

# NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

**Deadline: Wednesday, June 10, 2015**

Visit [ncsha.org/awards](http://ncsha.org/awards) to view the Annual Awards Call for Entries.

**Instructions:** Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at [mcunningham@ncsha.org](mailto:mcunningham@ncsha.org) or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

**Entry Name:** \_\_\_\_\_

**HFA:** \_\_\_\_\_

**Submission Contact:** (Must be HFA Staff Member) \_\_\_\_\_ **Email:** \_\_\_\_\_

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

\_\_\_\_\_

Use this header on the upper right corner of each page:

**HFA:** \_\_\_\_\_

**Entry Name:** \_\_\_\_\_

**Select the appropriate subcategory of your entry and indicate if you are providing visual aids.**

<b>Communications</b>	<b>Homeownership</b>	<b>Legislative Advocacy</b>	<b>Management Innovation</b>
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
<b>Rental Housing</b>	<b>Special Needs Housing</b>	<b>Special Achievement</b>	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

## **Building Opportunity Communications: Annual Report**

### **Overview**

OK, what's that phrase about going back to the well one too many times? I understand we may be pushing our luck to submit yet again in the Annual Report category as we won in this same category for our 2012 annual report, and yet, here we are again and I think we have a very strong contender in this category. And I'm about to tell you why.....

### **Timing is Everything**

In the first month of 2015, the “biggest little state” in the country experienced some really big changes: newly elected officials were being sworn into office, and all at once we had a brand new Governor, Lt. Governor, State Treasurer and Secretary of State. And then our Executive Director decided to step down after more than 20 years with the agency.

As we began the year we realized it would be like no other and that new doors and opportunities had been opened for us, our partners and residents of our state. While the promise of a new vision and leadership offered much excitement it also meant we needed to quickly gear up and strategize how best to build upon these opportunities and the momentum that came with them.

We were already well into the planning and work of our 2014 annual report when these changes occurred. We had to stop and ask ourselves: *How best could we illustrate the many successes of the last year while also tapping into this new leadership and the exciting changes taking place both inside of and outside the agency?* We made the decision to move away with the model we had created with our 2012 report (and the subsequent 2013 report) and create a new model that would not only allow us to tell the story of our 2014 accomplishments, but provide us a vehicle to introduce new leadership, message key points and position us for the future.

What we came up with impressed us all...with a limited timeframe, working with a brand new outside design team, and a very small Communications staff, we were *able to tap into the energy and creativity of our newly appointed Executive Director and present a completely re-designed report that allows us to take advantage of the many opportunities while also building upon a solid foundation of success.*

### **‘Building Opportunity’**

We developed a theme for this year's report based on the many opportunities we saw opening up in the state for our agency and the people we serve. The idea was that as the state housing finance agency, we *build opportunity* (both in a very real sense construction-wise but also by opening doors and providing supports through our investments and programs). We also took a comment made by our new Executive Director who said she saw our role as *building a bridge to the middle class* for our state's residents as wove that into the report messaging.

Our new Executive Director brings with her nearly 30 years of experience in expanding access to affordable housing, building livable communities and leading economic development efforts. She has deep expertise in affordable housing finance and community real estate development as well as a strong track record of developing successful collaborations among government, private sector, nonprofit and community partners. And she brought with her a vision for our role as the principal housing agency in our state and where affordable housing fits within the economic landscape.

We took several of the key points she brought to senior leadership team meetings and created an outline and vision for the newly positioned and designed report based on the following statement:

***Housing is a starting point. It's the foundation for families. It's a bridge to the middle class. It strengthens communities and creates jobs.***

This message would be woven throughout the report and every stat, fact, figure and profile would tie into how we play a role in providing opportunities to residents, communities and the economic health and well-being of our state.

**Bridge between our Past, Present and Future**

The very purpose of an annual report is to tell the story of the previous year. But with so many changes both inside and outside the agency, we knew we had to balance the success stories of 2014 with the very real need to respond to and align with new state leadership and emerging economic opportunities. We wanted a dynamic piece that didn't just report facts and figures from 2014, but really set a stage for our state, which is poised to finally emerge from a years-long recession.

Our executive director may have said it best when she noted: "I am proud to lead an organization so well positioned to help move our state forward. Building upon a solid financial and programmatic foundation, Rhode Island Housing expects to do even more to improve the lives of Rhode Islanders in 2015." (*We used this quote in the card attached to the report cover.*)

We worked to strike a balance between old and new---telling the story of 2014 but introducing new and fresh ways of telling our story while building upon our existing "branding" for a fresh look and feel. We also wanted to recognize our former Executive Director for his 20+ years of service to the organization and our state. We took the opportunity in the opening letter to formally recognize the foundation he created, his leadership through some of our state's most challenging economic times and the legacy he has left for us.

**Significant Improvements**

2012-13 Reports	2014 Report	Benefits/Impact of Changes
17 pages; small format	32 pages, large format	Additional room for storytelling; greater use of dynamic photographs
Key impacts represented in pie charts	Key impacts represented through infographics	More visually compelling; conveys not just numbers, but how they impact various aspects of our state (economy, residents, tax savings, etc.)
Inside cover: was simple table of contents with opening letter	Inside cover: up-close image of construction worker's toolbelt with quote connecting us to building opportunity, state's economy	Compelling visual and quote make strong connection between our investments and impact to jobs creation, state's economy, etc.
Opening letter: from Executive Director and Board Chair; included head shots	Opening letter: from Executive Director with more dynamic photograph set on backdrop of recent award-winning	More compelling visuals convey our connection to these developments and more "informal" photo of ED conveys

	development	her personality and approachability
Profiles: single photo with paragraph	Profiles: expanded 2-page spreads with multiple photos and longer narratives weaving in quotes, how person helped by program, key partners, etc	Expanded profiles allow for interweaving of additional program information, highlight of impact on profile and others, supported by additional photos to draw reader in and support storytelling
Closing: Board list, achievements, etc.	Closing: Board list, achievements, etc. but with addition of back page showing construction worker and a closing thought on theme of “building opportunities”	Addition of back page allowed to yet another strong message and visual connecting us to state leadership’s efforts re: jobs creation, stability for families, etc.

We decided to present our overall impact on the state through the use of **Infographics**, something we had not really used before that would clearly **enumerate the broad impact we have on Rhode Island**. As such, we wanted to **present the very real impact our work has and illustrate how we can be a vital component of the state’s economic growth now and in the future**. We chose and presented stories to illustrate **how we meet the housing needs of our state while also creating jobs, building strong neighborhoods and stimulating economic development**.

We also added in a section on Building the Economy, which is a new component of our overall messaging strategy.

The elements of the report are laid out in such a way that they can be repurposed for other communications efforts. The Infographics and customer profiles appear in 2-page spreads that can be blown up for posters, signage, presented via social media and web posts and require little if any re-working or design to do so.

**Roll Out and Response**

Our report was presented at a ‘Meet and Greet’ at the RI State House at which we invited all members of the General Assembly, state leadership and key partners. The ‘Meet and Greet’ was an ideal opportunity for attendees to meet our newly appointed Executive Director and to also hear about our 2014 successes and our vision for the future. In addition to hard copies of the report, we also created presentation boards using stories, quotes and infographics from the report. The event was a way for attendees to meet with our new leadership and hear about the many successes we are building on for 2015 and beyond.

Additionally, we distributed the report via email and posts to our website in order to share with as wide of an audience as possible. We wove the numbers and stories presented in the report into speaking points and media articles to further reinforce both our accomplishments and position the many new opportunities that exist.

The new look, focus on economic impact, jobs creation in addition to housing, expanded customer profiles, and infographics have all been positively received. People have noted the changes and have provided greater feedback than any other piece we’ve done in recent years. Partners are calling to request copies for their offices and for them to promote and share with their respective audiences and contacts. With this one effort we’ve set ourselves up with a strong communications vehicle that staff, partners and our state’s leadership are proud to help us promote.

# 2014

## ANNUAL REPORT




Rhode Island Housing  
working together to bring you home



# BUILDING OPPORTUNITY







*Rhode Island Housing is  
building opportunity,  
building our state's economy,  
and building a foundation  
for a secure future...*

# GOVERNMENTS

RHODE ISLAND HOUSING

ANNUAL REPORT

- 2.** Letter from the Executive Director
- 4.** Building by the Numbers
- 8.** Building Opportunity through the American Dream of Homeownership
- 12.** Building Opportunity by Investing in Communities
- 16.** Building the Economy
- 20.** Building Stability and Sustainability for Families and Neighborhoods
- 24.** Building Healthy and Secure Futures
- 28.** 2014 Community Events
- 30.** Board of Commissioners
- 31.** Achievements
- 32.** Building Opportunities





## LETTER FROM THE EXECUTIVE DIRECTOR

### **Building a Bridge to the Middle Class**

At Rhode Island Housing, our goal is to make Rhode Island a better place to live, work and raise a family. We operate under a business model that allows families to access and maintain affordable homes, and invests in developments that spur the local economy.

As we align with Governor Raimondo's economic development agenda, there are increased opportunities for Rhode Island Housing to be a vital component in the state's economic growth in 2015 and beyond. We are a key driver in the state's housing market, bringing hundreds of millions of dollars into Rhode Island by creating jobs, helping families achieve their housing goals, and building opportunities to buy or rent. And, if we're going to add jobs, productive workers need good, affordable homes.

Rhode Island Housing is in a strong position to accomplish this work. In 2014, we had a total impact of \$375 million on the local economy. On the homeownership side, we nearly doubled our volume. We have broadened our reach by growing our partnerships with the development, lending and real estate communities.

We work with Rhode Islanders across a broad spectrum that includes families, developers, recent college graduates, senior citizens, veterans and individuals with special needs. Our work extends beyond housing to skill development and community revitalization.

I want to thank Richard Godfrey for his 20 years as Executive Director of Rhode Island Housing, during some of our state's most challenging economic times. His leadership in the effort to promote affordable housing, lead-paint remediation, and help for the homeless gave us a legacy upon which we will continue to proudly build.

I look forward to working with the Raimondo Administration, the General Assembly and our many partners to meet the housing needs of Rhode Islanders while creating jobs, building strong neighborhoods and stimulating economic development.

Sincerely,

Barbara G. Fields  
Executive Director

# BUILDING BY THE NUMBERS

Total impact of

**\$375,000,000\***

in the RI economy in 2014



Provided more than

**\$132,000,000**

in loans to

**827**  
homebuyers

**84%**

increase from 2013  
and the highest  
closing volume  
since 2008



Provided more than

**\$5,000,000**

in extra assistance to

**627** of these new homebuyers  
with down payments and  
closing costs



Provided homebuyer education to more than

**1,800**

individuals through  
in-person and online classes



Total investment of

**\$13,000,000**

in loans to **91** homebuyers purchasing homes  
needing repairs



Issued FirstHomes Tax Credits to

**361**

homebuyers, which could  
generate more than

**\$500,000**

in federal income tax savings in  
the first year alone





Average household income of our borrowers:

**\$60,544**



Since 1973, Rhode Island Housing has helped more than

**65,000**

households purchase their home



More than

**8,000**

homeowners currently have their loans serviced by us

Provided more than

**\$61,000,000**

in financing to construct or rehabilitate

**239** rental apartments



Administered more than

**\$161,000,000**

in federal funding from HUD to help renters

\*In addition to funding to assist homebuyers and homeowners, and building homes and the economy, Rhode Island Housing also self-funds and administers \$16 million in programming.

# BUILDING

## OPPORTUNITY THROUGH THE AMERICAN DREAM OF HOMEOWNERSHIP

Homeownership supports families, enriches neighborhoods and helps build our economy.

Rhode Island Housing works with community and business partners to make homeownership possible for many Rhode Islanders. Through our network of Lender Partners and our Loan Center we offer loans at attractive interest rates with minimal down payments. We also offer extra assistance loans for borrowers needing help meeting down payments and closing cost requirements. Over the past 40 years, Rhode Island Housing has helped nearly 65,000 Rhode Island families buy their first home.

Since buying a home is one of the most important investments a person will ever make, we offer Homebuyer Education classes – both in-person and online – to help take the mystery out of the homebuying and homeownership processes. These classes, also offered by our partners at the Housing Network of RI, help ensure homebuyers have all the information necessary to make smart and informed decisions about buying and keeping the home that is right for them.

Our FirstHomes 100 and 100+ suite of mortgages provide flexible loans with up to 100% financing and additional money to complete repairs or improvements. All of our loans are serviced at our Providence headquarters, allowing us to provide the highest quality customer service.

## JASON & ALISON

Jason and Alison Corcoran of Cumberland are a young couple with two young children – a 1-year-old son and 5-year-old daughter. Now, they are also the proud owners of their first home in Cumberland. It was an unexpected opportunity and a unique program that helped them make the transition from renting to homeownership.

The Corcorans bought their first home in September 2014, after renting for more than 10 years. With Jason's income as a social worker and Alison's as an administrative assistant, the couple wanted to own a home but the market and opportunity just did not allow it – until they learned of Rhode Island Housing's FirstHomes Tax Credit program.

"We had worked with Homestar Mortgage in the past, so when they told us we qualified for a Rhode Island Housing mortgage, we were thrilled," Jason said.

The couple took advantage of our new FirstHomes Tax Credit program, which helps income-eligible, first-time homebuyers save money at tax time. Launched in July 2014, the program is available statewide and enables homebuyers to save thousands of dollars through an annual federal tax credit of up to \$2,000 per year for the life of the loan.





The couple especially appreciated that they could keep working with a lender they already knew. “We felt more comfortable already having a relationship with this lender,” Jason said.

The program is available through Rhode Island Housing’s Loan Center and FirstHomes Tax Credit Approved Lenders – giving homebuyers the option to work with a lender they may already know. The tax credit does not have to be connected to a Rhode Island Housing loan, making it a benefit that all eligible homebuyers can tap into.

Getting a loan with a lower rate and an annual tax credit up to \$2,000 a year for the life of the loan meant the Corcorans could get the home of their dreams. “It meant we could put back into the mortgage the money we were saving each month,” Jason said. “That was a plus for us!”

“Homeownership has many benefits,” said Barbara Fields, Executive Director of Rhode Island Housing. “The introduction of our FirstHomes Tax Credit adds one more. Homeowners can use money they save on their taxes to fund upgrades to their home, purchase furniture or save for their future.”

The FirstHomes Tax Credit program is designed to pave the way for more Rhode Islanders to buy a home. It provides a significant benefit to homebuyers and pumps thousands of dollars back into the economy.

The FirstHomes Tax Credit program is just one of many programs offered by Rhode Island Housing to help make homeownership a reality – strengthening families, neighborhoods and the state’s economy.

## 2014 HIGHLIGHTS

### In 2014 Rhode Island Housing:

- Provided more than \$132 million in loans to 827 homebuyers, representing an 84% increase over 2013 and the highest closing volume since 2008
- Provided loans to homebuyers in 37 cities and towns
- Provided extra assistance loans to 76% of all loans closed in the form of down payment and closing cost assistance
- Rolled out new FirstHomes Tax Credit Program in July and issued tax credit certificates to 361 first-time homebuyers, potentially generating more than \$500,000 in tax savings in the first year alone
- Provided homebuyer education (in-person and online) to 1,843 Rhode Island homebuyers
- Introduced our streamlined 203k loan program, allowing purchasers to include the expense of necessary repairs in the first mortgage
- Provided more than \$13 million in purchase and rehab loans



## Growing Lender Partnerships

Much of the growth of Rhode Island Housing’s lending activity in 2014 was due to loans made through 40 participating lenders. In 2014, our lender partners helped increase loan production to Rhode Island homebuyers by 84%. This growing partnership is good for homebuyers, good for lenders and good for Rhode Island.

Thanks to the dedication of these lenders, hundreds of Rhode Islanders had a new home in 2014.



*Members of the Coastway Community Bank mortgage loan team accept Rhode Island Housing’s Participating Lender of the Year award at a breakfast for real estate professionals.*



# BUILDING

## OPPORTUNITY BY INVESTING IN COMMUNITIES

Rhode Island Housing plays an important role in supporting the state's economy by investing millions of dollars in the construction of new homes for renters and homeowners. As the primary funder of affordable residential construction in the state, Rhode Island Housing works with for-profit and nonprofit partners, municipalities, the business community, and elected officials to create quality homes in vibrant communities.

In financing the development, rehabilitation and preservation of single-family homes and apartments, Rhode Island Housing focuses on achieving two key goals: fostering reinvestment in urban neighborhoods and town centers, and creating housing options throughout the state. Rhode Island Housing provides financing for approximately 14% of all year-round rental homes in Rhode Island. These homes serve a wide variety of populations, including working people, families, veterans, seniors and individuals with special needs.

Rhode Island Housing's financing helps attract and leverage private investment – as well as state and federal resources – to develop homes. Housing construction revitalizes neighborhoods by rehabilitating vacant and abandoned properties and by boosting property values and tax revenues while creating jobs. Good homes are the foundations of strong families, vibrant communities and a dynamic economy.

Working together with our partners, Rhode Island Housing is helping build a more sustainable future for Rhode Island.

## AMANDA

Amanda Males' favorite book is *The Poisonwood Bible*, and she knows exactly where to find it on the wall of library books at Belleville House. Amanda clearly enjoys this quiet room, almost as much as she enjoys the camaraderie of fellow tenants of this independent living senior residence community, who gather around the piano to share songs.

Amanda is a bundle of energy who says living at Belleville House – an historic church turned senior housing community – is a blessing. She draws, sings, volunteers at the senior center and is a champion jigsaw puzzler. The cat she rescued from a shelter is her constant companion.

Following her retirement, Amanda welcomed the chance to live in a senior community that provides a supportive environment, allowing her to have a full and active life in close proximity to family and friends. For this 73-year-old former nurse, mother of four, grandmother of 11 and great-grandmother of four, Belleville House truly is "home."





# 2014 HIGHLIGHTS

## In 2014 Rhode Island Housing

- Provided more than \$61 million in financing to construct or rehabilitate 239 affordable rental homes using federal housing tax credits, tax exempt bonds as well as state and federal capital grants
- Celebrated the completion of several major developments, including:
  - o Grace Church Apartments, Providence (developer: Preservation of Affordable Housing) and Turning Point II, Providence (developer: Omni Development Corporation)
  - o Essex Village and Kings Grant, North Kingstown (developer: Retirement Housing Foundation)
  - o Pierce Street Apartments, Westerly (developer: Operation Stand Down RI)
- Provided financing to preserve and upgrade 340 existing rental homes at Charlesgate North in Providence and Esmond Village in Smithfield
- Assisted people with very low incomes, disabilities and identified risk of experiencing homelessness by providing \$4.3 million in funds through:
  - o Rental Housing Capital Improvement Program
  - o Homeless Facility and Operating Deficit Fund
  - o Neighborhood Opportunities Program
  - o Thresholds Program



The \$7.9 million Belleville House project in North Kingstown created a unique residential development for those 62 and older. Rhode Island Housing financed the construction with a variety of federal and state programs and helped Church Community Housing Corporation and Washington County Community Development Corporation successfully convert the former house of worship into safe, attractive homes for seniors.

The U.S. Department of Housing and Urban Development’s (HUD) Section 202 Supportive Housing for the Elderly program played a major role in the creation of these homes.

Rhode Island and the nation face many challenges in providing an adequate supply of housing to an aging population, whose numbers are increasing each year. By 2030, one in five Americans will be over 65. With appropriate housing opportunities, seniors can flourish in place and continue to make positive contributions to the communities in which they reside.

Belleville House is a great model. It serves as a safe place for those later in life, providing clean and modern facilities, privacy and the chance to live full and independent lives in the company of others at a price a senior’s fixed income will allow.

Rhode Island Housing’s investment not only benefits Amanda and others who live at Belleville House; it also enriches the surrounding community by converting a vacant former church into homes for active seniors who, in turn, support local businesses generating taxes and creating jobs. Amanda, like other Belleville House residents, frequents area shops and restaurants. She bikes, takes walks around the neighborhood and volunteers in town.

“You don’t feel so alone,” Amanda said. “I just feel truly blessed to be here – and not just because I’m in a church. I feel truly blessed.”

## VETERANS

Rhode Island is fortunate to have so many partners committed to assisting veterans who may face numerous challenges to obtaining safe and affordable homes that meet their needs.

In 2014, we celebrated the completion of 24 new rental homes for veterans at Pierce Street Apartments in Westerly and Turning Point II in Providence. In September 2014, the ARC of Blackstone Valley commenced construction on 20 new apartments for veterans at the Veterans for Tomorrow development in Providence.

These new rental homes are part of the *Opening Doors Rhode Island* goal of reducing homelessness among veterans by 20% each year.





# BUILDING

## THE ECONOMY

Rhode Island Housing is a significant contributor to Rhode Island. In 2014, we invested \$375 million in the local economy.

There is a strong correlation between good homes and economic growth. Whether it's spurring construction activity through the financing of new homes and the preservation of existing ones, or the thousands of dollars pumped into the local economy from first-time homebuyers, the impact of Rhode Island Housing's activities ripples across the state.

Rhode Island Housing's investments in the creation of affordable homes sustained hundreds of construction jobs in one of the state's hardest hit employment sectors – providing an estimated \$35.5 million in wages and \$6 million in taxes during construction. Jobs are also created in additional areas such as real estate, property management and home maintenance.

Decreasing housing costs for Rhode Islanders directly contributes to personal finances and people's desire and ability to spend on recreation, entertainment, dining and shopping.

The availability of reasonably priced, safe and healthy homes and mortgage financing are critical to businesses looking to expand their workforces and for young people graduating from colleges and universities.

## STAND CORPORATION

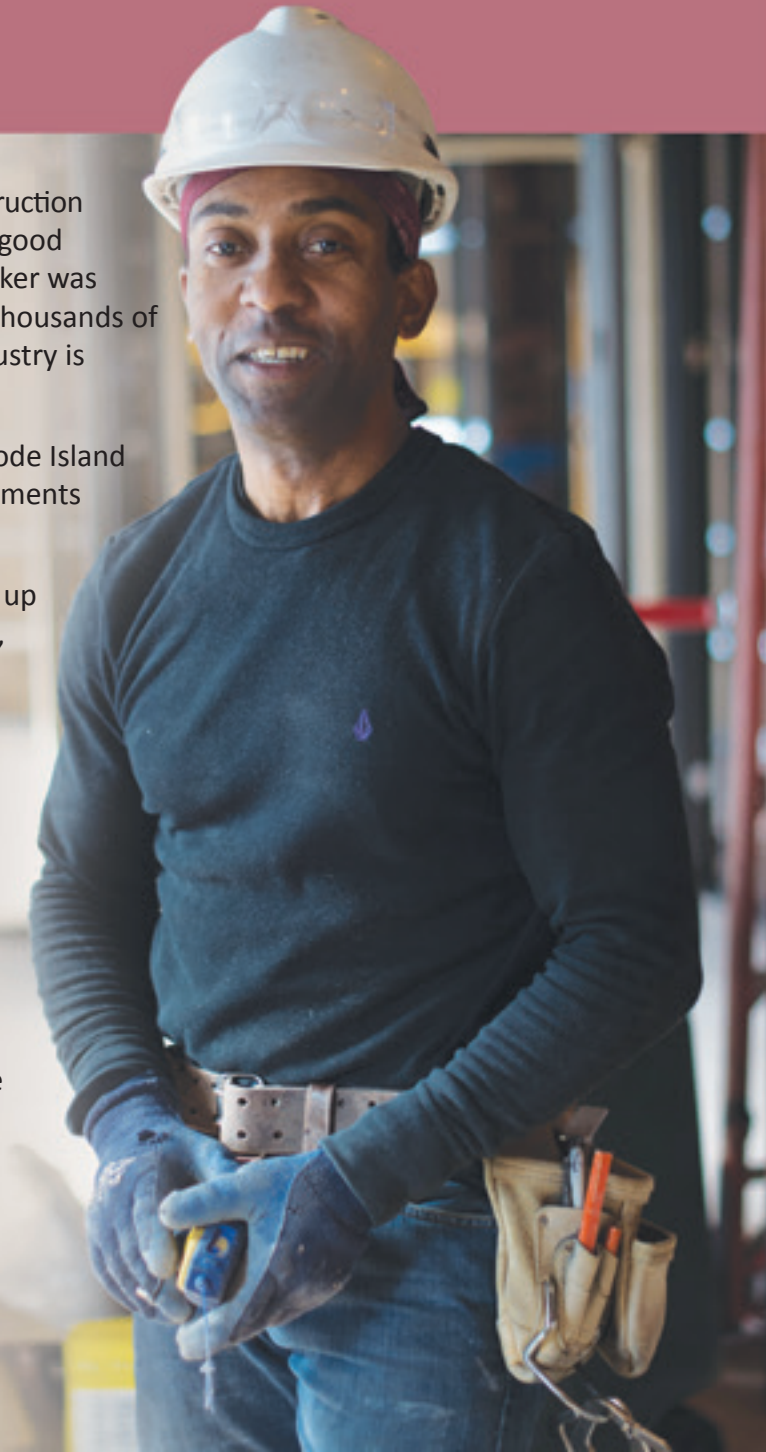
Times have been tough recently for Rhode Island's construction industry. A decade ago, there were more than 21,000 good paying construction jobs in the state. The average worker was making \$52,000 a year. But in 2008 that all changed. Thousands of jobs disappeared – seemingly overnight – and the industry is still recovering.

For contractors like Stand Corporation in Warwick, Rhode Island Housing has been a sustaining force financing developments that have created jobs for its skilled workforce.

On any given large-scale development, there could be up to 125 workers overall, including engineers, architects, plasterers, electricians, mechanics, plumbers, painters and roofers. "If you have three or four projects going on simultaneously, that's 200 to 300 people working," said Stand Corporation President Ron Caniglia.

Behind his desk in the makeshift office of a trailer overlooking the three-story brick Gately Building (part of Blackstone Valley Gateways II being rehabilitated by Pawtucket Central Falls Development Corporation), Caniglia recently talked about his 50-year experience in the construction industry and the critical role Rhode Island Housing has played for companies like his in the aftermath of the recent Great Recession.

"It kept you alive," he said.

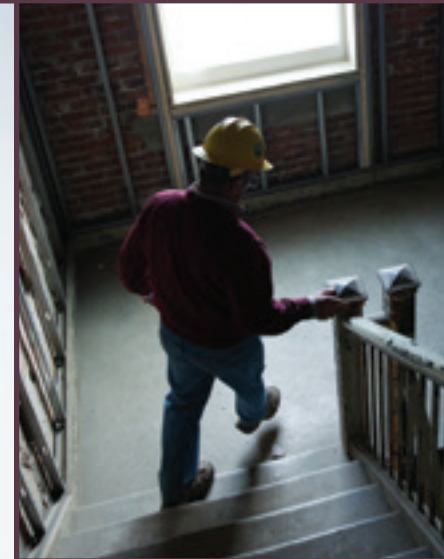




# 2014 HIGHLIGHTS

## In 2014 Rhode Island Housing:

- Invested \$375 million in Rhode Island
- Generated \$35.5 million in total income for Rhode Island business owners and workers and almost \$6 million in taxes and public revenue
- Created approximately 550 construction jobs with our 2014 investment
- Made investments that benefited numerous other sectors including retail, business and professional services, health and education services, and restaurants



Caniglia said there are nearly a dozen general contractors working on affordable housing in Rhode Island, and that the overall impact on housing and the economy is great.

“We have the ability to be nimble, responsive to the community and the community development corporations, and many – including young graduates, teachers, fire and policemen – all benefit from this housing,” said Caniglia.

“Housing is an economic driver,” he noted. “That’s something a lot of folks just don’t realize. For every dollar invested, that’s \$3 or \$4 spent in the community, with workers and owners and tenants buying curtains, rugs, groceries.”

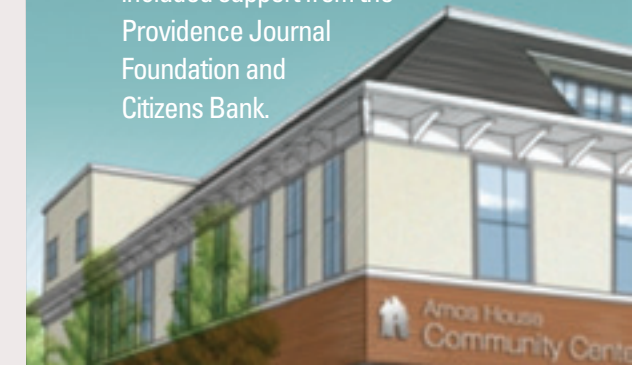


## AMOS HOUSE

Amos House – a Providence-based agency that provides vital housing, educational, vocational and nutritional support to hundreds of Rhode Islanders each day – received \$1 million from Rhode Island Housing for the construction of a new community center that will offer carpentry and culinary training and social services.

Funded through both public and private investments, the initiative will employ 25 individuals at peak construction periods, while adding 18 new on-site jobs. The completed project will allow the agency to train 30-50% more students in entrepreneurial programs. The new building is scheduled to open in 2016.

The effort received financial support from MHIC, Bank of America, Boston Community Capital, a federal appropriation through HUD’s Office of Community Development, Local Initiatives Support Corporation (LISC), The Champlin Foundations, and capital campaign contributions which included support from the Providence Journal Foundation and Citizens Bank.





# BUILDING

## STABILITY AND SUSTAINABILITY FOR FAMILIES AND NEIGHBORHOODS

Rhode Island Housing helps connect renters with affordable apartments while investing in developments that increase the supply of apartments.

We build rental homes that strengthen neighborhoods. Utilizing a variety of federal, state and Rhode Island Housing programs we help families afford these homes. If residents pay an affordable rent then they have more money to spend on the things they need, thereby contributing to the economy.

A stable home allows people to hold a steady job and maintain a higher quality of life. Rhode Island Housing does not just help move people to the middle class; it also helps keep them there. We provide support for residents to help them gain the skills and experience necessary to obtain jobs and achieve financial independence.

## DAMARIS

For Damaris Cuevas the trip from the Dominican Republic to her stately Victorian home in the south side of Providence took years of hard work and a commitment to a dream. With the help of Rhode Island Housing, Damaris, 39, and her children – ages 19, 15 and three years – have succeeded in realizing that dream.

Damaris first came to Providence as a young child to visit her grandfather. As an adult with a young family, Damaris was urged to relocate to Providence by her cousin, and in 2006 she moved from the Bronx to Rhode Island. She has never looked back.

“I was raised in a different environment,” Cuevas said about what life was like before relocating to Rhode Island. With growing children, she worried and wanted more for them. “I was looking into the future.”

Damaris, a trained medical office assistant, sought the help of the Providence Housing Authority and Rhode Island Housing to pursue her dreams. Armed with her Section 8 Voucher, Damaris signed up for Rhode Island Housing’s Family Self-Sufficiency (FSS) program, which provided her with counseling and other social supports, as well as a plan to reach her five-year life goals.







“The FSS program was great,” she said. “I had a caseworker that helped me with jobs and planning for my goals.” With guidance, Damaris found a job and had the support she needed to reach her other goals – including saving enough money for a down payment to move from rental housing into a home of her own.

When the time was right, she found an 11-room, Victorian-style home owned by a local community development corporation, in a nice neighborhood with trees, a wide boulevard and friendly neighbors. It offered features she might not otherwise have been able to afford – a new roof and boiler, refinished floors and a new kitchen with new appliances.

“It feels great to have your own home,” she said. “The kids are comfortable here, because it’s ours.

“As a renter I had the help I needed to find a safe place to call home. The support and guidance I received from Rhode Island Housing through the FSS program put me on my own path to homeownership.”

Today, Cuevas works nearby at Lifespan’s Rhode Island Hospital and has a busy life. Her home is bright and cheerful. It is a frequent gathering place for family and friends, filled with food, music, laughter and both new and old memories.



## 2014 HIGHLIGHTS

### In 2014 Rhode Island Housing:

- Administered more than \$161 million in federal rental assistance to more than 17,000 renters through the U.S. Department of Housing and Urban Development’s (HUD) Performance Based Contract Administration (PBCA) program and Housing Choice Voucher Program (HCVP)
- Provided oversight of 15,485 apartments through the PBCA Program to assure continued affordability, quality and financial feasibility
- Provided direct services to more than 1,700 residents of our developments through:
  - o YouthRAP (tutoring, mentoring and job training)
  - o Foundations of Senior Health (homemaker services for elderly and disabled residents)
  - o Family Self-Sufficiency (skills and experience to obtain jobs and achieve financial independence)



## Senior Living

The Foundations of Senior Health (FOSH) Program provides direct support services to assist elderly and disabled residents of Rhode Island Housing financed developments with their activities of daily living. These services help residents continue to live independently for as long as possible. On average, more than 120 residents per month receive services through the FOSH Program. Residents pay a nominal fee for the services with the remainder of the cost being assumed by the developments and Rhode Island Housing.





# BUILDING

## HEALTHY AND SECURE FUTURES

Rhode Island Housing helps residents keep and improve their homes through an array of programs. Funding is available to cover home repairs and improvements as well as energy efficiency upgrades. The programs also address unhealthy living environments – all in an effort to help ensure that home is a safe, healthy place to live.

Our healthy housing efforts have an impact across the state. Homes are being made safe for residents while also creating jobs for local contractors.

Rhode Island Housing provides assistance to homeowners facing financial challenges. Whether it is a homeowner struggling to meet mortgage payments or having difficulty making ends meet during the winter months, we offer assistance and support.

With the help of our community partners, lenders, elected officials, municipalities and others, Rhode Island Housing works to create solutions and opportunities for homeowners.

From our loan servicing staff working to assist Rhode Island Housing borrowers to our HelpCenter and foreclosure mediation services, we provide counseling and assistance to homeowners in our state.

## AJ & ELIZABETH



AJ is a bright, 4-year-old whirling dervish. He excitedly asks his mom if he can play his guitar. Proudly standing alongside it, AJ's smile hints at a budding Eric Clapton.

But it wasn't always that way. There were grave concerns AJ might be permanently affected by his inadvertent exposure to lead paint as an infant.

AJ was only a few months old when his parents tackled a large restoration project of their 1921 home in historic Newport.

Every day, while her older son, Orion, attended nursery school and her husband worked in Boston, Elizabeth Harrington Silva would carefully tape, scrape, and sand while her infant son, AJ, slept nearby.

It was only when she brought AJ in for his annual checkup that she learned the truth: AJ had alarmingly high levels of lead in his blood resulting from the restoration work.

"I couldn't believe I had done this, that this was happening to my sweet little guy," Elizabeth said, her eyes tearing up at the memory. "I felt incredibly guilty and scared."

"That's when everyone came to help," Elizabeth said. "Thank God these programs exist."

Working with Rhode Island Housing's LeadSafe Homes Program (LSHP) staff, licensed lead hazard reduction contractors and inspectors, a 29-point Healthy Homes Assessment was completed. From this inspection, a plan was developed to ensure the home was a safe environment for the family, both inside and out.



# 2014 HIGHLIGHTS

## In 2014 Rhode Island Housing:

- Provided \$1.45 million in home repair loans to 83 households in 24 communities across the state
- Provided counseling and mortgage assistance to 1,155 homeowners through the Rhode Island Housing HelpCenter
- Assisted 376 homeowners facing tax lien sale by purchasing more than \$1.3 million in liens through the Madeline Walker Program
- Completed a 3-year, \$3.1 million U.S. Department of Housing and Urban Development (HUD) grant helping hundreds of families across the state address lead hazards in their homes
  - o Since 1993, we have used state and federal funding to reduce lead hazards for 3,500 households in 34 communities

## For Rhode Island Housing homeowners:

- Provided loan servicing to 8,189 single-family homeowners
- Assisted 222 single-family borrowers through a loan modification retention program.
- Helped 64 households through a Heating Assistance Program

# HELP CENTER

While we see bright spots on the horizon, many homeowners are still struggling to make their mortgage payments. We opened the doors to our HelpCenter in 2007, offering counseling, technical assistance and foreclosure mitigation services to Rhode Island homeowners.

There is no cost to the homeowner to receive assistance through the HelpCenter, and this resource is available to any homeowner, without regard to income or lender.

Since we opened our doors, more than 12,000 homeowners have met face to face with our counselors.



Like many homes nationwide, Rhode Island homes built before 1978 are at high risk of lead paint contamination, creating life-threatening hazards for children exposed to it. Rhode Island Housing, working with the RI Department of Health, Childhood Lead Action Project (CLAP) and others, has been a leader in making the state's older housing stock safer for our families. The LeadSafe Homes Program (LSHP) provides forgivable loans to homeowners and landlords to reduce the hazards of lead in their homes.

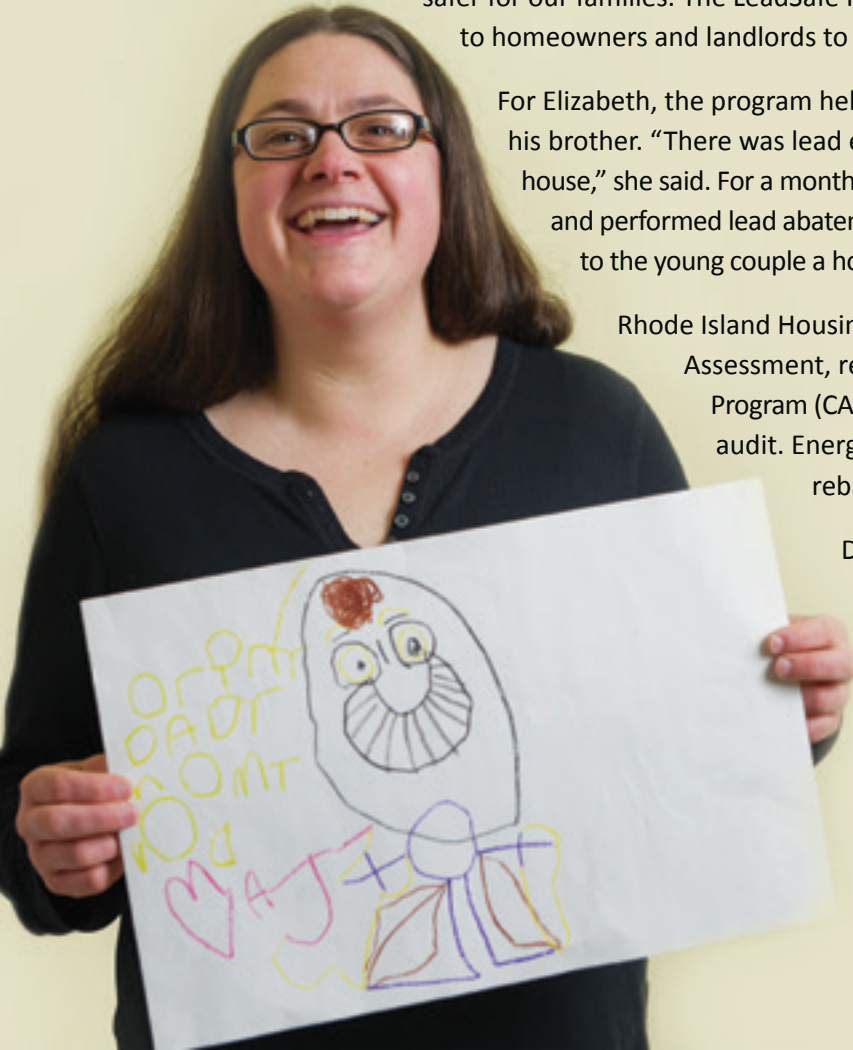
For Elizabeth, the program helped make her home healthy and safe for AJ and his brother. "There was lead everywhere. (They found it) in the yard, inside the house," she said. For a month, contractors scraped, sealed, and painted the home and performed lead abatement in the yard (adding clean, new mulch), returning to the young couple a home that was safe and highly livable.

Rhode Island Housing, as part of a home's Health and Safety Hazard Assessment, refers the owner to their local Community Action Program (CAP) agency or RISE Engineering to complete an energy audit. Energy efficiency improvement and available grants and rebate options are then presented to the owner.

Doctors immediately treated AJ, and thankfully his levels returned to normal, with no lasting effects.

"Now he's brilliant," Elizabeth happily reports. "Off the charts, they said. Testing above his age level."

Today, Elizabeth divides her time between her children and the busy consignment shop she owns in Newport. AJ loves school, coloring, spending time with his family, counting his carefully stacked play-money and most of all, playing with his guitar.





# 2014 COMMUNITY EVENTS

2014 was a year to celebrate many successes. We were able to open the doors to new homes for families, veterans, seniors, persons with special needs and the homeless at developments across the state. From the urban and urban ring communities to the suburbs, we cut a lot of ribbons in 2014!

**Linden Tree Place, Central Falls** – Creation of new homes and supportive services for young adults



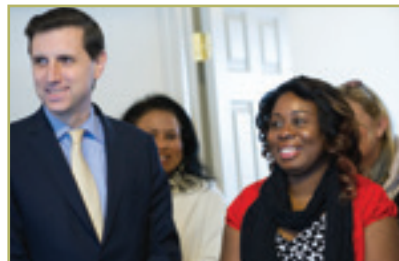
RI Senator Elizabeth Crowley and Central Falls Mayor James Diossa joined by representatives from Pawtucket Central Falls Development Corporation, Department of Children, Youth and Families, Foster Forward and RI Council of Resource Providers

**Amos House** – Breaking ground on a new community center in Providence's South Side



Senators Reed and Whitehouse, Congressman Cicilline, Governor Lincoln Chafee and Mayor Elorza with officials from Amos House and others (photo courtesy of Amos House)

**Beacon Street, Central Falls** – New two-family affordable home developed by Pawtucket Central Falls Development Corporation on site of foreclosed and demolished property.



RI General Treasurer and Rhode Island Housing Commissioner Seth Magaziner with new homeowner Loretta

**Turning Point II** – Rehabilitation of an historic building into 14 affordable rental homes in Providence for veterans with disabilities



US Senators Sheldon Whitehouse and Jack Reed, Congressman James Langevin and Providence Mayor Charles Lombardi joined Omni Development Corporation, Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and their funding and community partners



Speaker of the House Nicholas A. Mattiello joins Barbara Fields in presenting the award (photo by Reinhard Sokol)

**Sojourner House & Smith Hill Community Development Corporation** – collaborated in a first-of-its-kind development for survivors of domestic violence



Providence Mayor Jorge Elorza with Jeane Cola, Executive Director, RI LISC, and Adam Greenman, Executive Vice President for Community Investment, United Way of Rhode Island

**Deerfield Apartments, North Smithfield** – Renovation and preservation of 80 affordable rental homes for seniors



Senator Reed and Congressman Cicilline with development partners and town officials

**Grace Apartments** – Ongoing renovation and preservation of 101 affordable rental homes for seniors in downtown Providence



Funding and community partners gather with Preservation of Affordable Housing (POAH) (photo by Reinhard Sokol)

**Pierce Street Apartments, Westerly** – Restoration of historic property as rental homes dedicated to supporting veterans



Senators Reed and Whitehouse, Congressman Langevin and RI Representatives Brian Kennedy and Samuel Azzinaro with Operation Stand Down Rhode Island (OSDRI) and funding and community partners

*Our thanks to all the partners who made 2014 such a success! It is through the combined efforts and support of our partners at the national, state and local levels that we were able to help so many Rhode Islanders!*

**Realtor of the Quarter Presentation** – Dee Southerland, Williams & Stuart Real Estate, 2nd quarter 2014



# BOARD OF COMMISSIONERS

We are thankful for the service of our Board members both past and present.

## **2014 Board Members** (listed alphabetically)

**Andrew Cortés, Director, *Building Futures***

**James V. DeRentis, Realtor, *Residential Properties Ltd.***

**Steven Costantino, Designee, *Rhode Island Department of Administration (ex officio)***

**Stephen McAllister, Manager, *Eastern Region, U.S. Chamber of Commerce***

**Paul McGreevy, Director, *Rhode Island Department of Business Regulation (ex officio)***

**Jose V. Monteiro, Jr., Assistant Vice President, *Navigant Credit Union***

**Gina Raimondo, General Treasurer (ex officio)**

## **Current Board List** (as of printing)

**Chairman:** *Vacant*

### **Board Members:**

**James V. DeRentis, Realtor, *Residential Properties Ltd.***

**Michael DiBiase, Director, *Rhode Island Department of Administration (ex officio)***

**Seth Magaziner, General Treasurer, *State of Rhode Island (ex officio)***

**Stephen P. McAllister, Manager, *Eastern Region, U.S. Chamber of Commerce***

**Sidney “Macky” McCleary, Director, *Rhode Island Department of Business Regulation (ex officio)***

We invite all readers to view our official financial disclosures on our website at [www.rhodeislandhousing.org/financials](http://www.rhodeislandhousing.org/financials). All photographs Gretchen Ertl Photography, unless otherwise noted.

# ACHIEVEMENTS

Rhode Island Housing is proud to have been acknowledged for our work throughout the community.

## **National Council of State Housing Agencies (NCSHA)**

*Rental Housing Preservation and Rehabilitation Award: Capital Improvement Loan Program*

## **Providence Preservation Society (PPS)**

*Neighborhood Revitalization Award: Trinity Place, Providence  
Partner: Stop Wasting Abandoned Property (SWAP Inc.)*

## **GrowSmart RI**

*Outstanding Smart Growth Project Award: Westfield Commons and Lofts, Providence  
Partner: West Elmwood Housing Development Corporation*

## **Greater Providence Chamber of Commerce and Blue Cross & Blue Shield of RI**

*Exemplary Award for the 2014 Annual Worksite Health Awards*

## BUILDING OPPORTUNITIES

Housing is the starting point  
It's the foundation for families  
It's a bridge to the middle class  
It strengthens communities and creates jobs







**Rhode Island Housing**  
working together to bring you home

44 Washington Street, Providence, RI 02903-1721  
(401) 457-1234 • [rhodeislandhousing.org](http://rhodeislandhousing.org)

2013 ANNUAL REPORT



Rhode Island Housing  
working together to bring you home





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\* All photography courtesy of  
Gretchen Ertl Photography,  
unless otherwise noted.

In 2013, Rhode Island Housing showed improved outcomes in virtually every area of our mission. New loans for homeowners rose as Rhode Island Housing shifted lending platforms to match the new model of housing finance. In doing so, we lowered the cost of borrowing for homeowners and increased benefits for our participating lenders. Rhode Island Housing was able to reduce its borrowing costs by maintaining strong investment ratings and refinancing several issues of outstanding bonds to lower interest rates. In its initial year of financing under this new model, Rhode Island Housing sold 10 pools of loans to Fannie Mae or Ginnie Mae.

With the successful conclusion of the Hardest Hit Fund, Rhode Island Housing was able to craft its own loan modification program. Through this and other efforts, we were able to reduce our overall mortgage delinquencies by 23%. We also continued to offer our customers the option to defer a portion of their monthly mortgage payment to warmer months to offset the increased winter heating costs.

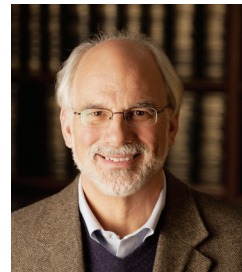
For our state's very low income renters, Rhode Island Housing was able to offer increased numbers of housing vouchers for individuals and families, and maintained funding for all Neighborhood Opportunities Program (NOP) and RoadHome subsidized apartments.

We also celebrated the completion of several major affordable housing developments including Phoenix and Olney Village Apartments in Providence, North Cove Landing and Kingstown Crossings II in North Kingstown, and Hammett Court Apartments in Jamestown, as well as Operation Stand Down Rhode Island in Johnston, WARM Shelter in Westerly, the Harold Lewis House in West Warwick, and the Himes-Getchell House in Woonsocket. These developments serve a range of populations including families, individuals with special needs and veterans.

For 2014, we look ahead to increasing affordable home production as we match our financing tools with the new round of Building Homes RI state bond funds. We also welcome new budget agreements in Washington that will help mitigate the impact of sequestration and other drastic cuts to federal housing funds.

We look forward to working with all of our partners to provide safe and affordable homes for all Rhode Islanders.

**Sincerely,**  
**Richard and Jim**

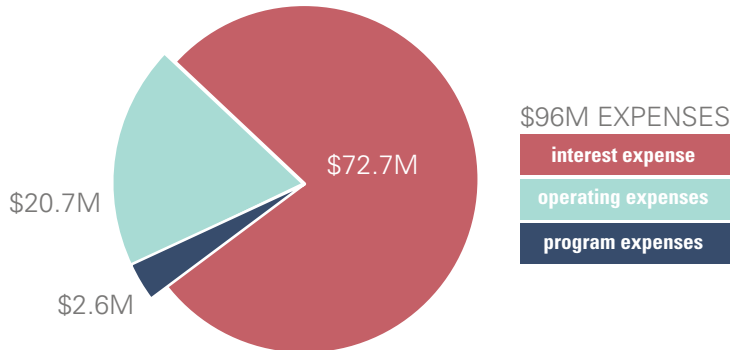
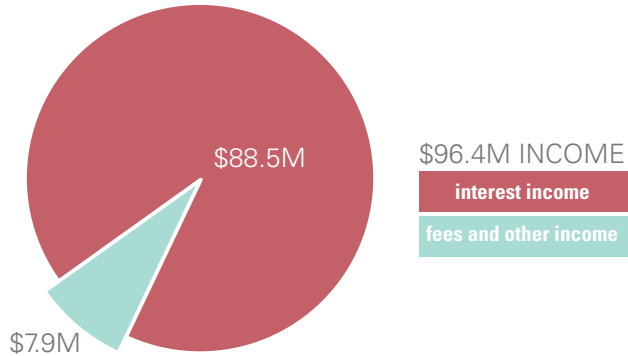


Richard Godfrey  
Executive Director



James V. DeRentis  
Chairman  
Board of Commissioners

# FINANCIAL PROFILE BY THE NUMBERS



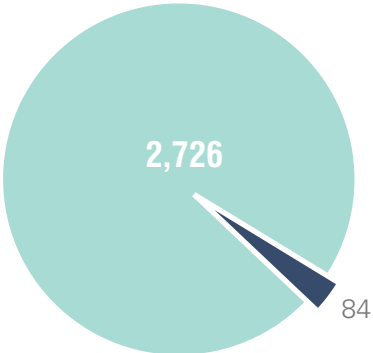
## Housing Help for Rhode Islanders

- Loans to Buy Homes
- Loans to Build Homes
- Grants to Prevent Homelessness
- Emergency Housing Assistance
- Funding for Interagency Council on Homelessness
- Grants to Community Action Agencies
- Grants to Nonprofit Housing Agencies
- Programs for Older and Younger Residents
- Rental Subsidies
- LeadSafe Funding
- Foreclosure Prevention
- Loans for Home Renovations and Repairs
- Partnering with Federal, State and Local Agencies
- Homebuyer Education
- Land Bank
- KeepSpace Initiatives
- Loans to Preserve Affordable Homes
- Madeline Walker Taxpayer Assistance
- Neighborhood Opportunities Program
- Down Payment Assistance
- Funds for Energy Improvements



# HELPING RHODE ISLANDERS

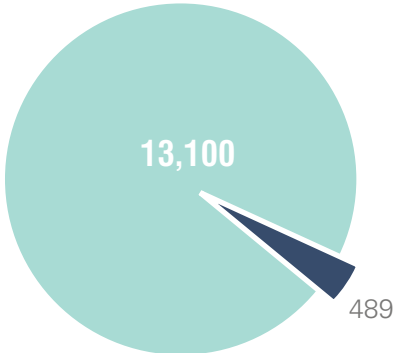
\* Please note, these depictions are approximate graphic representations of Rhode Island Housing's financial overview. We invite all readers to view our official financial disclosures on our website at [www.rhodeislandhousing.org/financials](http://www.rhodeislandhousing.org/financials).



**2013 | 84**

**10 YR | 2,726**

NUMBER OF NEW AFFORDABLE RENTAL HOMES FINANCED



**2013 | 489**

**13,100 LOCALLY SERVICED LOANS**

NUMBER OF SINGLE FAMILY LOANS



Loans to Build Homes or Buy One



Housing Help for Owners and Renters



Working to End Homelessness



Creating KeepSpace Communities

## 2013 TOTAL COMMUNITY INVESTMENTS IN HOUSING

**\$7.2 MILLION**

Rhode Island Housing program funding

2,200 FAMILIES SERVED

**\$114 MILLION**

construction of affordable homes

776 FAMILIES SERVED

**\$14.1 MILLION**

certificates & vouchers

1,700 FAMILIES SERVED

**\$150 MILLION**

Section 8 housing rental subsidies

15,400 FAMILIES SERVED

**\$72 MILLION**

new homeowner loans

489 FAMILIES SERVED

**\$9.5 MILLION**

other housing programs

2,400 FAMILIES SERVED

**\$366.8 MILLION** INVESTED IN RHODE ISLAND IN 2013





## LOANS TO BUILD HOMES

**Rhode Island Housing** currently provides financing for more than 23,000 apartments – about 14% of all year-round rental homes in Rhode Island. Our partnerships with builders and community developers throughout the state have allowed us to focus on the construction, rehabilitation and preservation of affordable homes with two key goals: restoring investment in urban neighborhoods and creating new affordable housing options in all communities throughout the state.

Rhode Island Housing is a major provider of first mortgage loans for affordable apartments, and allocates and oversees federal tax credits that promote their construction. Often these two programs are not sufficient to cover the complete cost of good home construction in Rhode Island, and we administer a variety of other resources, including bond funds authorized by Rhode Island voters. A typical new home development may require as many as 10 different sources of financing, so we also provide expertise to ensure success and patient capital for land acquisition and project planning. These developments serve a range of populations including families, veterans, persons with special needs and the homeless.

- Provided nearly **\$114 million to finance 776 affordable apartments in 2013** – to renovate and preserve affordability of 692 apartments and construct 84 additional ones.
- Provided financial assistance to nonprofit organizations to develop a pipeline of **219 homes for future development**.
- Worked with the Housing Resources Commission to coordinate the application process and administer financing for **370 homes** through the second round of **Building Homes Rhode Island**, the state-funded bond for affordable homes.
- Joined with partners to celebrate the **completion of several major developments** including Phoenix and Olney Village Apartments in Providence, and North Cove Landing and Kingstown Crossings II in North Kingstown, as well as new homes in Jamestown, Johnston, Westerly, West Warwick and Woonsocket.



State and federal officials attended the ribbon cutting for Hammett Court Apartments.

*Our mission is to work in collaboration with the people we support and these new homes are tailored to their success and their ability to live stable and productive lives. It is the best investment we can make in serving adults with intellectual and developmental disabilities.*

– Lisa Rafferty, Executive Director of Bridges, Inc.

## HAMMETT COURT APARTMENTS

Hammett Court Apartments, located in downtown Jamestown, provides five new affordable rental homes on the same site as employment training and employment opportunities for individuals with developmental disabilities. Safe and affordable housing is one of the most critical issues adults with disabilities face, and Hammett Court helps address the acute shortage of housing for this population while helping its residents pursue meaningful careers and independence.



Helder and his girlfriend Mollie in their new home.

## HELDER CABRAL

Helder Cabral had always considered owning a home to be one of life's greatest achievements. So, after graduating with a bachelor's degree in Biology from Rhode Island College in 2007, Helder focused on doing what was necessary to purchase his own home. He took an entry-level laboratory position and began paying off school loans and other debt. Three years later, he started his career as the Microbiologist for the City of Newport, knowing the opportunity would allow him to save money and achieve his goal of homeownership.

By 2013, he found the perfect home; however it was a short sale which would make the purchase more complicated. On his mother's advice he contacted the Rhode Island Housing Loan Center, a decision he is glad he made. The flexibility of the staff, along with the wide array of loan options available, helped Helder maximize his buying power and purchase the home of his dreams.

*Rhode Island Housing stuck with me and saw the process through until the end. I couldn't be happier with the decision I made. It certainly feels like it was meant to be.*

– Helder Cabral





## LOANS TO **BUY HOMES**

**“I bought my first home with a Rhode Island Housing mortgage”** is a common theme in our state. At Rhode Island Housing, we work together with partners and Participating Lenders to ensure that as many Rhode Islanders as possible can experience the joy of owning a home. With expanded lending programs designed to help Rhode Islanders buy their next home, 2013 was Rhode Island Housing’s strongest overall year since 2008 for new loans and loan applications.

Rhode Island Housing offers loans through our network of Participating Lenders and our Loan Center at attractive interest rates with reduced down payment requirements. We also offer extra assistance loans for down payments and closing costs. All of our loans are serviced at our Providence headquarters so that we can provide the highest quality assistance, from first inquiry to final payment.

We believe that successful homeownership happens best when homebuyers are fully informed. That’s why we offer homebuyer education classes directly and through community partners, and always encourage lots of questions throughout the homebuying process. To make the process easier, we launched online homebuyer education, providing convenient, online classes available in English and Spanish. We want Rhode Islanders to buy a home that fits their budget, is a great place to live and proves to be a sound investment.

- In 2013, we **financed 489 home purchases bringing \$72 million in investment.**
- **419 of our new homebuyers** received more than \$3.6 million in extra financing assistance.
- **1,653 Rhode Islanders** attended homebuyer education classes.
- The average income of our **2013 homebuyer was \$60,402.**
- **9,177 Rhode Island homeowners** currently have their loans with us.
- Since 1973 we have financed **64,661 households.**



## HOUSING HELP FOR OWNERS

**Rhode Island Housing has shifted far beyond its traditional role** of just making loans to actually helping save the homes of those who have found themselves in financial trouble.

We first opened our HelpCenter in 2007, offering counseling and technical assistance to homeowners struggling to communicate with their lenders. Next, we administered the Hardest Hit Fund Rhode Island (HHFRI), offering \$68 million in direct financial assistance to homeowners. Finally, we provided foreclosure mediation conciliation services first in five communities and now, with the passage of a new state law in 2013, to homeowners in all Rhode Island municipalities. Since the passage of the 2006 Madeline Walker Act, Rhode Island Housing has purchased delinquent municipal liens, such as real estate or sewer taxes, giving homeowners extra time and counseling to work through financial issues, while also providing immediate revenues to Rhode Island's cities and towns.

Rhode Island Housing also provides a variety of options for home repairs and improvements, energy efficiency, clean water and home equity loans.

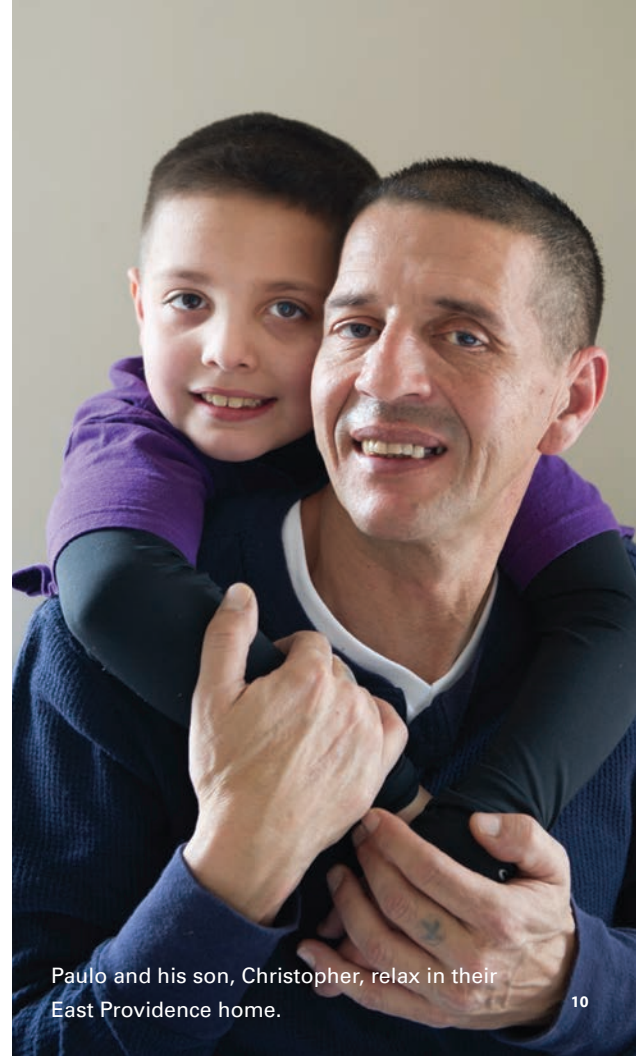
- In 2013, Rhode Island Housing provided **counseling and mortgage assistance to more than 6,400 homeowners.**
- The HelpCenter helped **2,351 R.I. homeowners** in 2013.
- At the end of 2013, **3,300 families and individuals were approved for HHFRI funds.**
- **Since 2006**, through the Madeline Walker Act, Rhode Island Housing has exercised its right of refusal on more than **3,000 tax liens** in nearly every community in Rhode Island. This year, Rhode Island Housing purchased \$1.8 million in tax liens to **avoid the loss of 487 homes at tax sale.**
- **365 at-risk homeowners were reached through the foreclosure mediation program**, resulting in **93% of homeowners avoiding foreclosure.**

## PAULO

Like so many in Rhode Island and across the country, the past few years have been challenging for Paulo. When the company he worked for shut down, he found himself unemployed for close to a year and falling behind on the mortgage for the East Providence home he shares with his three children. With the help of Rhode Island Housing, Paulo was able to catch up on his mortgage and then negotiate a decrease in his interest rate, thereby lowering his monthly mortgage payments to a sustainable level. Now working part time and hoping to soon find full-time work, Paulo went from feeling like he was at the end of his rope to feeling hopeful about his future.

*I honestly look at Rhode Island Housing as angels sent down from heaven. They helped me through the most stressful time of my life. Now I can afford my house and focus on getting my life back on track.*

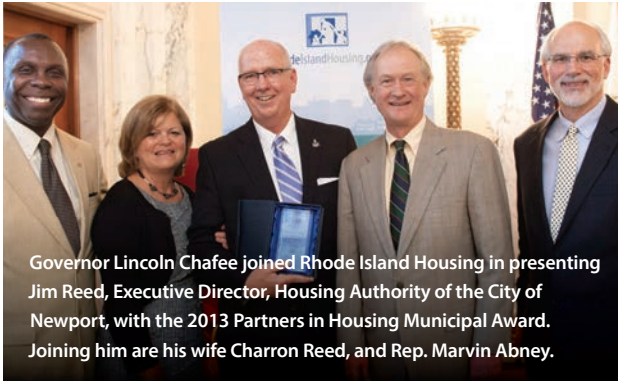
– Paulo



Paulo and his son, Christopher, relax in their East Providence home.



## 2013 COMMUNITY EVENTS



Governor Lincoln Chafee joined Rhode Island Housing in presenting Jim Reed, Executive Director, Housing Authority of the City of Newport, with the 2013 Partners in Housing Municipal Award. Joining him are his wife Charron Reed, and Rep. Marvin Abney.



U.S. Congressman David Cicilline, Central Falls Mayor James Diosa, the Housing Network of RI and Rhode Island Housing co-hosted a Housing Resource Fair in Central Falls.



U.S. Senators Sheldon Whitehouse and Jack Reed pose with Amber Champlin, NE Head Start Association Parent Representative, at a hearing on the impact of sequestration.



Attorney General Peter Kilmartin and Warwick Mayor Scott Avedisian discuss the importance of the new statewide Foreclosure Mediation Law with Richard Godfrey before the Foreclosure Mediation Workshop begins.

# RIBBON CUTTINGS

1. U.S. Senator Reed, Governor Chafee and HUD Regional Administrator Barbara Fields join community partners to cut the ribbon at Phoenix Apartments, 83 affordable homes in Providence's West End neighborhood.
2. U.S. Senators Reed and Whitehouse joined Senator Dennis Algiere, HUD Regional Administrator Fields, state and town officials to cut the ribbon for eight new affordable rental homes and a meal kitchen in Westerly.
3. U.S. Senators Reed and Whitehouse, U.S. Congressman James Langevin, Governor Chafee, Lt. Governor Elizabeth Roberts and General Treasurer Gina Raimondo join HUD Regional Administrator Fields, and other state and local officials to cut the ribbon for new affordable homes with supportive services for veterans at Operation Stand Down Rhode Island's Johnston headquarters.
4. Friends and family members of the late Billy Taylor gathered with Providence Mayor Angel Taveras and Rhode Island Speaker of the House Gordon Fox to unveil the Billy Taylor House, which provides services and learning opportunities for youth in the Mount Hope neighborhood of Providence.
5. The 40 affordable homes and three community spaces for area nonprofits at Olney Village were celebrated by U.S. Senators Reed and Whitehouse, Treasurer Raimondo, Providence Mayor Taveras, HUD Regional Administrator Fields and community partners.
6. The 38 new affordable rental homes for families at North Cove Landing not only mark significant progress towards achieving North Kingstown's affordable housing goals but were designed to complement the traditional character of the town.





## YERALIN

Yeralin was just 17 years old when circumstances left her with the care for her four younger siblings ages 16, 13, 6 and 5. While the three youngest were soon placed with relatives, Yeralin and her 16-year-old brother were on their own. Through Rhode Island Housing's Housing Choice Voucher Program (HCVP) Yeralin and her brother were able to afford the rent on a safe and affordable apartment. She also joined the Family Self-Sufficiency (FSS) program, which enables individuals and families who receive assistance through HCVP to learn the fundamentals of money management and achieve economic independence.

With the help of Rhode Island Housing's FSS staff, Yeralin received housing and food assistance and was helped through the process of obtaining her GED. Now 21, Yeralin is working at an area hotel and pursuing a business degree at CCRI. Her two youngest siblings have moved back and the family now lives in a kid-friendly neighborhood in Warwick.

*I would love to have my own business someday. This is something I never would have even dreamed of if it had not been for the support of Rhode Island Housing. I want to show my brothers and sisters that despite bad things happening, they can do anything they set their minds to. I am proof of that. –Yeralin*

Yeralin (far right) is joined by her siblings Miguel, Jesus, and Nurkis along with their puppy, Sage, outside their Warwick area home.





## HOUSING HELP FOR RENTERS

**With federal and state support, along with its own funds,** Rhode Island Housing provides rental assistance to more than 17,000 Rhode Island households. In total, Rhode Island Housing provides oversight of more than 23,000 affordable apartments. Knowing that a home is more than just four walls and a roof, Rhode Island Housing works to ensure that these apartments are healthy places to live that have positive impacts on the neighborhoods where they are located.

Services and support are available to residents through programs such as YouthRAP, in which young adults receive tutoring and job training. Through the Foundations of Senior Health Program, there are homemaker services available to elderly and disabled residents to help them retain their housing. The Family Self-Sufficiency (FSS) program allows participants to gain the skills and experience necessary to obtain jobs and achieve financial independence, earning cash as they do.

- Project Based Contract Administration provided rental assistance for **15,403 individuals and families, providing nearly \$150 million in assistance per year.**
- **\$14.1 million in rental assistance** was provided to landlords, helping **1,703 families under the Housing Choice Voucher Program.**
- More than **1,300 residents** participated in **YouthRAP, Foundations of Senior Health and Family Self-Sufficiency programs.**
- Five families graduated from the **Family Self-Sufficiency program** and four families purchased their home through our **Housing Choice Homeownership Program.**
- Rhode Island Housing's **Emergency Housing Specialists** responded to **7,486 requests for assistance** in finding an affordable apartment.



## WORKING TO END HOMELESSNESS

### **Rhode Island has the scale, level of concern and willingness**

to work together to actually end homelessness as we know it.

Ending homelessness requires two distinct approaches – one for individuals who have experienced multiple occasions of being homeless and another for individuals and families who, for the first time in their lives, become overwhelmed by current events and have no place to call home. To address the second group, we need to ensure an adequate supply of homes affordable to a range of incomes and have an emergency response system to match these homes with the needs of the displaced.

For people experiencing multiple or prolonged instances of being without a home, a three-pronged strategy is needed: 1) Homes to meet their needs; 2) Rental subsidies to pay the rent needed on those homes; and 3) Services to support their individual situations.

Rhode Island Housing works with hundreds of partners to advance these strategies, utilizing federal and state funds, along with its own resources.

- Administered HUD's Continuum of Care, providing **\$4.6 million for 42 homeless assistance programs.**
- The Supportive Housing Program and Shelter Plus Care financed **homes and services to 811 households.**
- Provided more than **\$2 million to 386 service-enriched households** through the RoadHome program.
- Through StateRAP, managed rental assistance payments for another **170 at-risk households.**
- Rhode Island Housing-funded Neighborhood Opportunities Program committed **\$1.3 million for the development and operation of 25 apartments for individuals or families with special needs.**
- 75 homes were completed in 2013 and another 148 are in the pipeline for **people with special needs or otherwise at-risk.**

## U.S. VETERAN MARK BRADEN

Mark Braden is a decorated, 22-year U.S. military veteran, who served in the Army, Army National Guard and Naval branches of our nation's armed forces. It comes as no surprise, then, that he showed incredible resolve when he and his young family found themselves on the brink of homelessness. "We will get through this," he declared. With the help of Operation Stand Down Rhode Island (OSDRI), Rhode Island Housing and other community partners, Mark and his family did get through that troubling time. The Bradens now live in one of seven new rental homes in Johnston designed specifically to meet the needs of veterans. This new home and support system allow both Mark and his wife to focus on continuing their education while raising their 22-month-old daughter.

*Our Rhode Island heroes won the battles over there so we wouldn't have to fight them here. It is now up to us to fight the war against veteran homelessness, to ensure those who served have the treatment they need to overcome the physical and mental scars of battle and to provide them meaningful employment opportunities so they can pursue the American dream they fought for.*

*– Erik B. Wallin, OSDRI Executive Director and General Counsel*



Mark is joined by his wife Becky and young daughter Bailey in their new Johnston home.





# CREATING **KEEPSPACE** COMMUNITIES

**KeepSpace is Rhode Island Housing's groundbreaking effort** to create vibrant communities, fostering the health and prosperity of our residents while preserving our beautiful forests, fields and waters. As one of the primary financiers of residential activity in our state, Rhode Island Housing's participation in KeepSpace means that our state will flourish sustainably by, whenever possible, encouraging rebuilding on previously developed land and capitalizing on existing infrastructure. KeepSpace communities succeed when partners collaborate to shape sustainable and holistic places. KeepSpace is founded on the principle that all concerns and ideas – whether from residents, businesses or government, and people with a passion for improving our economy, infrastructure, environment, homes and culture – are respected.

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## **The Six KeepSpace Elements**

KeepSpace partners worked together to identify six key Elements of a sustainable community. These six Elements, outlined below, served as the framework for developing strategies to create viable, long-term solutions.



A GOOD HOME



A HEALTHY ENVIRONMENT



STRONG COMMERCE



SENSIBLE INFRASTRUCTURE



INTEGRATED ARTS, RECREATION, CULTURE AND RELIGION



POSITIVE COMMUNITY IMPACT

The closing on financing for Blackstone Valley Gateway II (BVG II) in late 2013 allowed construction to begin on 41 new and rehabilitated apartments in Pawtucket and Central Falls. Developed by Pawtucket Citizens Development Corporation (PCDC), BVG II builds upon earlier efforts by improving connectivity within the neighborhood and serving as a future gateway to the Blackstone Valley.

*Rendering courtesy of PCDC and Burkea Brown Viveiros & Werenfels Architects*



2013 witnessed the completion of Olney Village, 40 new affordable rental homes and three community spaces for area nonprofits in a neighborhood heavily impacted by the state's foreclosure crisis. Olney Village accomplishes several critically important neighborhood revitalization goals identified through the KeepSpace and LISC Our Neighborhoods planning processes.



KeepSpace partners in Cranston continued their efforts in support of strategies outlined through the community engagement process. The Knightsville Zoning Study was completed, which encourages reuse and redevelopment in the Knightsville Square area that is consistent with the KeepSpace Elements and the State's Land Use 2025 Plan.



*Photo: Rhode Island Housing*

► Façade improvement grants were provided to 18 key downtown businesses in Westerly, providing them with financial resources and guidance to repair damage or upgrade store fronts. The Westerly Revolving Fund was incorporated and has received start up funds from various community supporters.





## ACHIEVEMENTS

Together with our partners, Rhode Island Housing is proud to have been acknowledged for our work throughout the state.

### **National Council of State Housing Agencies (NCSHA)**

- *Legislative Advocacy Award: Vote Yes on 7 Campaign*
- *Communications Award: 2012 Annual Report*
- *Human Resources Award: RESPECT Employee Initiative*

### **Affordable Housing Finance**

- *Readers' Choice Finalist Award: Phoenix Apartments, Providence*

### **Grow Smart RI Award**

- *Outstanding Smart Growth Project: Sweetbriar Apartments, Barrington*

### **The Families and Work Institute/Society for Human Resource Management**

- *2013 Alfred P. Sloan Award for Excellence in Workplace Effectiveness and Flexibility*

### **Greater Providence Chamber of Commerce**

- *2013 Exemplary Award: Worksite Health Awards*

### **Mission**

Rhode Island Housing's mission is to make living in Rhode Island affordable by reducing the cost of renting or owning a home.

We do this by:

- Making loans to buy or build homes.
- Providing housing assistance to owners and renters.
- Working to end homelessness.
- Creating KeepSpace communities where neighbors meet, people work and children play.

Rhode Island Housing, an agency of the State of Rhode Island, is primarily funded by private investors and through administration of federal housing programs. All of our resources are invested in our mission.



## Working Together to Bring You Home

Rhode Island Housing works with hundreds of partners in the government, business and nonprofit sectors. Governor Lincoln Chafee hosted our annual **Partners in Housing Awards** honoring outstanding achievement among our many partners and the work we achieve together.

### 2013 Recipients:

- **Private Sector:** Rejuvenation LLC and The Armory Revival Company
- **KeepSpace:** Olneyville Housing Corporation
- **Nonprofit:** Linda Weisinger, Deputy Director, SWAP, Inc.
- **Public Service:** June Sager Speakman, Barrington Town Council President and member of the Barrington Affordable Housing Task Force
- **Municipal:** Jim Reed, Executive Director, Housing Authority of the City of Newport

## Rhode Island Housing Board of Commissioners

### Chairman:

James V. DeRentis - Realtor,  
Residential Properties Ltd.

### Vice Chair:

T. Paul Dimeo - President, Dimeo Properties

### Board Members:

Andrew L. Cortés - Director, Building Futures

Steven Costantino - Secretary, Executive Office  
of Health & Human Services

Paul McGreevy - Director, Department of  
Business Regulation

Jose V. Monteiro, Jr. - Assistant Vice President,  
Navigator Credit Union

Gina Raimondo - General Treasurer, State of Rhode Island

## Our Employees

We thank our extremely dedicated employees who strive each and every day to help realize Rhode Island Housing's mission. To help achieve this mission, we work together to acknowledge our guiding principles: **RESPECT**. Our employees are **Responsive, Empathetic, Service Oriented, Professional, Ethical, Compassionate** and **Trustworthy**. We sincerely appreciate their continuous efforts to go above and beyond for all Rhode Islanders in search of safe and affordable homes.





**Rhode Island Housing**  
working together to bring you home

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Learn more at  
[www.rhodeislandhousing.org](http://www.rhodeislandhousing.org)

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