



Entry Form 2018 Annual Awards for Program Excellence

Entry Deadline: Friday, June 15, 2018, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Category:

Subcategory:

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

HFA:

HFA Staff Contact:

Phone:

Email:

Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF? Yes No

Payment:

My HFA is mailing a check to NCSHA.
My HFA is emailing the credit card authorization form to awards@ncsha.org.

Creative Partnerships – Capitalizing on HFA Expertise to Support State Partners Special Achievement

In 45 years, RIHousing has had an extraordinary impact on our state. These efforts do not exist in a vacuum; all have benefited from the support of a variety of partners. In recent years, we've taken on a crucial **partnership role of assisting other statewide agencies to meet the needs of Rhode Islanders and achieve state goals.**

Three unique partnerships have a significant impact on our state, its economy, and its residents. Each of them **rely on RIHousing playing an integral role in supporting other statewide agencies who may be limited in their in-house capacity or expertise.** Two of the programs rely on RIHousing capitalizing on our role and capacity as an underwriter and lender, utilizing our existing infrastructure and lending platforms to support state agencies. The third taps into our design, construction and multifamily underwriting expertise to achieve statewide goals.

These programs are **innovative solutions to issues that many states face:**

- Health/environmental issues
- Aging and special needs populations
- Sagging economy/jobs creation

Each has **resulted in the creation of financial tools and program implementation based on our capacity, experience, and expertise.**

Community Lending (Septic/Sewer) Program

Homeowners face many costs associated with owning a home. One cost to homeowners of older homes along coastal and rural areas is the cost to replace cesspools and/or sub-standard septic systems and tie in to sewers. A number of factors have resulted in homeowners living in homes with failing cesspools or outdated septic systems: age of property; properties constructed for seasonal use now resided in year-round; adjacency to waterways/coastlines; and establishment of environmental laws.

The state Dept. of Environmental Management (RIDEM) and others identified the significant environmental issues relating to failing/substandard systems, but many homeowners simply could not afford the costs associated with cesspool removal and/or sewer tie-ins. So, in partnership with the RI Infrastructure Bank and RIDEM, **RIHousing stepped in to administer, process, underwrite, close, and service the loans for two programs to assist homeowners:**

- **Community Septic System Loan Program (CSSLP)** (*launched spring 1999*)
- **Sewer Tie-In Loan Fund (STILF)** (*launched 2009*)

Both programs provide low-interest loans to homeowners to help them repair or replace failing or substandard septic systems, or to replace a cesspool with a septic system or tie into existing sewer lines (*when available*).

Program Basics

In a nutshell, RIHousing supplies the capacity and infrastructure needed to handle administrative functions of the loan program. RIHousing has the administrative capacity and lender expertise that other partners did not have. Additionally, we provide the funding for the programs, getting reimbursed by the RI Infrastructure Bank post loan closing. *Refer to attached one-pager for additional program details.*

These programs are important to help protect our environment while providing homeowners with access to low-interest loans.

Compliance with State Law

2016 kicked in a new state law requiring that cesspools, whose waste can taint groundwater and flow into vital waterways, be disconnected within 12 months of the sale of a property. Property owners must either replace them with modern septic systems or tie into an available sewer line. The new law is projected to affect about 5% of all property sales, leading to the removal of about 400 cesspools/year. The law is intended to allow buyers and sellers to factor the cost of a cesspool replacement into their negotiations and to allow buyers to wrap the cesspool elimination costs into financing the property purchase. A **conventional septic system can cost about \$10,000 to \$15,000, while advanced systems needed in troublesome areas can cost double that amount.** Connecting to an existing sewer line costs less than \$4,000.

As of May 2018:

Septic System Loans: 17 participating municipalities; *729 loans closed totaling \$11.3 million* **Sewer Tie-in Loans:** 5 participating municipalities; *43 loans closed totaling \$153,052*

Benefits to homeowners: financial resources they need to comply with regulations/law

Benefits to municipalities: able to offer residents access to low-interest loans while meeting state law

Benefits to state: programs support statewide goals relating to environmental protections/health and safety as well as compliance with statewide law relating to removal of cesspools at sale of property (RI Cesspool Act: <http://www.dem.ri.gov/programs/benviron/water/permits/isds/pdfs/cessfaqs.pdf>).

Access Independence II

The challenges faced by individuals with disabilities are many. Residing in a home that does not meet ones needs requires adequate financing to make necessary improvements, modifications, and upgrades. In collaboration with the State Dept. of Behavioral Healthcare, Developmental Disabilities, and Hospitals (BHDDH), RIHousing partners to support the Access Independence II program. Access Independence II provides loans up to \$50,000 for families and caregivers of people with developmental disabilities to modify their homes in order to support their needs and continue living with their families. Funds cover the costs to families for adaptations to their homes, including the installation of ramps, modifications of bathrooms, installation of lifts, or other equipment purchases.

Eligibility

- having an intellectual disability or physical impairment since birth or before age 22
- disability is likely to continue indefinitely
- results in substantial functional limitations in 3 or more of following areas of major life activity:
 - personal care
 - communication
 - mobility
 - learning
 - self-direction
 - capacity for independent living
 - economic self-sufficiency

RIHousing utilizes its lender servicing and underwriting capacity and infrastructure to support the program. We underwrite each loan application for credit worthiness, schedule and hold the loan closing,

administer the program funds, and service the loan. Additionally, RIHousing staff provide post-rehab inspections to ensure the work has been done according to the rehab contract.

Since 1996, **243 loans have closed, totaling \$5.4 million in Access Independence funds.**

Rebuild RI Tax Credit Program

RIHousing’s **extensive experience in developing affordable housing is currently providing critical capacity and support to a recently launched state program: Rebuild RI Tax Credit Program.**

Launched in 2015, the program is administered by the RI Commerce Corporation (“Commerce RI”), the economic development entity for the state of Rhode Island. The program provides tax credits to promote the retention and expansion of existing jobs, stimulate the creation of new jobs, attract new business and industry to the state, and stimulate growth in real estate developments and/or businesses that are prepared to make meaningful investment and foster job creation in Rhode Island.

For real estate projects that cannot raise sufficient funding, Rebuild RI fills the financing gap with redeemable tax credits covering up to 30% of project costs. Commercial office, industrial, residential, mixed-use development, ground-up construction, and historic rehab are eligible. For projects that include an affordable housing component, **RIHousing provides valuable insight and review prior to the award of tax credits.**

The state agency relies on our Design & Construction staff to review and provide expertise, especially as relates to costs associated with the proposal/development. As part of the application review process, we play a critical role in determining feasibility of proposals for these valuable tax credits. As Commerce RI does not have in-house design expertise and/or design staff, we review the plans, specs, and proforma to determine if proposals are reasonable.

RIHousing also plays a critical role in the funding of projects utilizing the Rebuild RI tax credits.

As tax credits come in at project completion, developers need gap financing to move projects forward. Therefore, RIHousing and financial institutions have to bridge the equity. With scarce resources to support affordable housing efforts, the ability to bring new funding and innovative financial solutions to the capital stack has been critical to our work.

In early 2018, we joined the state in celebrating the rehabilitation of the Prospect Heights development, the first RAD deal in Rhode Island, which also uses Rebuild Tax Credits. RAD is an extremely difficult program to execute in the Northeast, and the Rebuild RI credits are part of the capital stack for Prospect Heights, allowing the project to get to the finish line.

Impact

Partnering with state agencies to bring financing tools to Rhode Islanders, RIHousing has been able to provide critical support as well as fulfill our mission in helping homeowners remain in their homes and developers to build homes. **Reaching beyond our traditional partners (lenders, mortgage brokers), we have been able to assist other statewide agencies in responding to pressing state needs by utilizing our existing capacity, expertise and infrastructure.**



Community Septic System Loan Program

Participating RI Communities



Rhode Island Department of Environmental Management



Rhode Island Infrastructure Bank

RIHousing

Community Septic System Loan Program (CSSLP)

Background:

Rhode Island Infrastructure Bank in cooperation with the **Rhode Island Department of Environmental Management (DEM)** and **RIHousing**, launched the **Community Septic System Loan Program (CSSLP)** in the spring of 1999 in accordance with Title VI of the Federal Clean Water Act and Chapter 46-12.2 of the General Laws of Rhode Island. **Rhode Island Infrastructure Bank** uses federal dollars recycled from previous **Clean Water State Revolving Fund** loans to provide the source of funds for the CSSLP. This program allows residents without access to sewers to access low-interest loans to repair or replace failing or substandard septic systems, or to replace a cesspool with a septic system.

To access these funds, communities must first complete a **DEM-approved On-Site Wastewater Management Plan**. The community then negotiates a loan with the Infrastructure Bank. Once the loan is negotiated, the community may then allow residents to access the funds. Residents of participating communities can access a CSSLP application through their municipality. **RIHousing then underwrites and administers the loan. When a community has depleted their funding, they apply to the Infrastructure Bank for additional funds.** Homeowners who apply for funding before additional funds are provided are placed on a wait list.

Current Participating Communities:

Bristol	Glocester	Johnston	No. Kingstown	Scituate	Warren
Charlestown	Hopkins	Narragansett	Portsmouth	So. Kingstown	Westerly
Coventry	Jamestown	New Shoreham	Richmond	Tiverton	

Loan Activity:

- Since 1999, **729 loans** closed totaling **\$11.3 million**
- Average loan amount: **\$15,558**
- Monthly payment for a **\$15,000 loan** with a **10-year term** would be **\$131**

Sewer Tie-In Loan Fund (STILF)

Background:

In addition to the Community Septic System Loan Program, the **Clean Water Finance Agency** (now known as the **Rhode Island Infrastructure Bank**) has implemented the **Sewer Tie-In Loan Fund (STILF)** to provide low-interest loans to homeowners so they can tie into the local sewer system and abandon their individual septic systems.

The Infrastructure Bank makes loans of up to \$150,000 to the sewer system owner. The **system owner then directs the STILF funds to individual homeowners through RIHousing. Upon notification by the sewer system owner that the individual property owner qualifies for the local tie-in program, RIHousing will process the loan applications, cut the checks to the vendors and process loan repayments.**

Current Participating Communities:

Coventry

East Providence

North Smithfield

Tiverton

Warwick

Loan Activity:

- **43 loans** closed for a total of **\$153,052**
- Average loan amount: **\$3,559**
- Monthly payment for a **\$4,000 loan** with a **5-year term** would be **\$68**



Loans available for sewer tie-ins

March 17, 2018

By Cassias Shuman

Island homeowners with antiquated septic systems may have an opportunity to connect to the town sewer system affordably through a state run program if they're eligible. Town Manager Ed Roberge introduced the item to the Town Council based on a recommendation made to him by Finance Director Amy Land.

The New Shoreham Town Council voted unanimously (5-0) at a recent meeting to draft a resolution in support of some homeowners on Old Town Road who wish to participate in the Rhode Island Infrastructure Bank's Sewer Tie-in Loan Fund program. The program, administered by Rhode Island Housing and Mortgage Finance Corporation, will provide the town with up to \$150,000 in credit with the maximum loan amount of \$10,000 to each homeowner who wants to participate and tie-in to the town's sewer system.



It's Official: R.I. Cesspools on Their Way Out

July 26, 2015

By TIM FAULKNER/ecoRI News staff

PROVIDENCE — Topher Hamblett was a constant presence at the Statehouse this spring. As the top lobbyist for Save The Bay, he spent most afternoons among lawmakers continuing the environmental group's eight-year effort to ban Rhode Island's remaining cesspools.

"This was not an easy thing to do," Hamblett said during a July 22 signing ceremony of the legislation on the lawn of Save The Bay's headquarters overlooking upper Narragansett Bay.

He credited lawmakers for sticking up for the bill even when it faced stiff resistance from influential groups such as the Rhode Island Association of Realtors.

Residents concerned about high sewer costs

Kendra Lolio/klolio@ricentral.com Sep 28, 2017 1



Photo by Kendra Lolio



COVENTRY — Residents filled Coventry Town Council Chambers Monday night for a workshop on the town's Sewer Facilities Plan with engineering firm Weston & Sampson, ready to voice their concerns about the town's installing of new sewer lines in residential neighborhoods and requiring residents to connect within one year. They are primarily concerned about costs, including an approximately \$5,000 fee for each home to connect to the main lines, in addition to a rather large sewer assessment bill for each household.

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FEATURED

As temperatures rise, blue-green algae arrive in RI's ponds

By SHAUN KIRBY Jul 14, 2017



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Costly mandatory sewer project angers Coventry residents

by TONY GUGLIOTTA, NBC 10 NEWS | Thursday, October 12th 2017



Coventry residents are angry that the town is trying to mandate a large payment -- upwards of \$20,000 in some cases -- per home for the installation of sewers under the streets. (WJAR)

THE BLOCK ISLAND TIMES



Loans available for sewer tie-ins

By Cassius Shuman | Fri, 03/16/2018 - 8:30am

Category: [News](#)

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RI Infrastructure Bank @RI_InfraBank · May 22

Our team was in #Portsmouth last Tuesday talking with local homeowners about installing new septic systems with funding through the Community Septic System Loan Program (CSSLP). #InfrastructureWeek2018 #TimetoBuild





RI Infrastructure Bank @RI_InfraBank · May 15

We learned a lot today from talking to tenants in Portsmouth regarding our Community Septic & Sewer Loan Program. Thank you to the homeowners and the Town of Portsmouth for upgrading septic systems and making homes free of cesspools! @PortsmouthPatch @RIHousing @RhodelslandDEM



Jeff Diehl and Shaun O'Rourke



RIHousing @RIHousing · Jun 4

Happy to be working with @Richmond_RI, @RhodelslandDEM, and @RI_InfraBank to assist residents & safeguard public health! To learn more: loans.rihousing.com/SepticSewer/

Town of Richmond, RI @Richmond_RI

Richmond is participating in the Community Septic System Loan Program. See our website for details richmondri.com/125/Building-P...
@RhodelslandDEM @RIHousing @RI_InfraBank

 COMMUNITY SEPTIC SYSTEM LOAN PROGRAM What is CSSLP?

PROGRAM BASICS

The Community Septic System Loan Program (CSSLP) is a lending program that provides low-cost, long-term financing to residential property owners for the repair or replacement of substandard or failing septic systems or to replace cesspools when the homeowner wishes to upgrade to a septic system.

- Financing is interest-free, with borrowers only subject to a \$300 loan origination fee and a 1% annual servicing fee on the outstanding loan balance (differs in some communities)
- Residents may borrow up to \$25,000 with a term of up to ten years (maximum loan amount varies by community)
- Funds may be used to pay for engineering costs in addition to construction work
- Rhode Island Housing is responsible for underwriting and servicing loans made through the program

 SEWER TIE-IN LOAN FUND What is STILF?

PROGRAM BASICS

The Sewer Tie-In Loan Fund (STILF) is a lending program that provides low-cost loans to homeowners to connect to the local sewer system and abandon their individual septic system or cesspool.

- Financing is interest-free, with borrowers only subject to a \$300 loan origination fee and a 1% annual servicing fee on the outstanding loan balance (differs in some communities)
- Residents may borrow up to \$10,000 with a term of up to five years
- The cost to properly abandon the existing septic system (pumping out its content and filling with sand) is also eligible
- Funds cannot be used to connect newly-constructed homes to sewers, or to repair, replace, or upgrade existing sewer connections.
- Rhode Island Housing is responsible for underwriting and servicing loans made through the program

Please complete and mail this application along with the items requested on page 2. If you have any questions, please call us at 401-457-1127.

Please tell us about your borrowing needs: Desired amount \$ _____ Purpose: Sewer Tie-in

APPLICANT		CO-APPLICANT	
Applicant's Full Name		Co-Applicant's Name	
Social Security Number [][]-[][]-[][][][]	Date of Birth [][]/[][]/[][][][]	Social Security Number [][]-[][]-[][][][]	Date of Birth [][]/[][]/[][][][]
Home Address		Home Address	
City State Zip		City State Zip	
Phone Number With Area Code [][][]-[][][]-[][][][]		Phone Number With Area Code [][][]-[][][]-[][][][]	
Employer / Position		Employer / Position	
Employer Phone Number [][][]-[][][]-[][][][]		Employer Phone Number [][][]-[][][]-[][][][]	
Years There _____ Monthly Gross Income \$ _____		Years There _____ Monthly Gross Income \$ _____	
Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (includes single, divorced, widowed)		Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (includes single, divorced, widowed)	

ABOUT YOUR PROPERTY

What is the address of the property you will be using as security for this loan?

Is this your primary residence? Yes No

Home Type Single Family: Style _____
 2-4 Family Other _____

Year Purchased _____ Original Purchase Price \$ _____

Your Estimate of Property Value \$ _____ Year Built _____

Annual Real Estate Tax Bill \$ _____ Assessed Value \$ _____

Annual Property Insurance Premium \$ _____

Monthly Mortgage Principal and Interest Payment \$ _____

List all owner's full names _____

CURRENT DEBTS

Please tell where and to whom you currently owe money. Be sure to include all mortgages, other installment loans and credit cards.

Creditor	Balance	Monthly Payment
1st Mortgage	\$ _____	\$ _____
2nd Mortgage/Equity Line	\$ _____	\$ _____
Auto Loan(s)	\$ _____	\$ _____
Other Debt Including Credit Card(s)	\$ _____	\$ _____
Alimony/Child Support/Separate Maintenance	\$ _____	\$ _____

OTHER SOURCE(S) OF INCOME YOU WANT US TO CONSIDER

If you are receiving pension or rental income include 2 years signed tax returns. Alimony, Child Support, or Separate Maintenance need not be revealed if you do not choose to have it considered for repaying this loan. Alimony, Child Support, or Separate Maintenance received under: Court Order Separation Agreement (include a copy of the agreement)

APPLICANT	Source _____ Amount \$ _____	CO-APPLICANT	Source _____ Amount \$ _____
	Source _____ Amount \$ _____		Source _____ Amount \$ _____

INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the federal government in order to monitor compliance with federal statutes that prohibit discrimination in housing. **You are not required to furnish this information, but are encouraged to do so. The law provides that a lender or servicer may not discriminate either on the basis of this information, or on whether you choose to furnish it.** If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, the lender or servicer is required to note the information on the basis of visual observation or surname if you have made this request for a loan or grant in person. **If you do not wish to furnish the information, please check the box below.**

APPLICANT	<input type="checkbox"/> I do not wish to furnish this information	CO-APPLICANT	<input type="checkbox"/> I do not wish to furnish this information
Ethnicity:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	Ethnicity:	<input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
Race:	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander	Race:	<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander
Sex:	<input type="checkbox"/> Female <input type="checkbox"/> Male	Sex:	<input type="checkbox"/> Female <input type="checkbox"/> Male

Certification: Everything that I/we have stated in this application is true and complete to the best of my/our knowledge. You are authorized to check my/our credit and employment history and to answer questions about your credit experience with me/us.

Applicant Signature _____ Date _____ Co-Applicant Signature _____ Date _____



RIHousing

Bristol Community Septic Loan Program

Offered by RIHousing in partnership with the Rhode Island Infrastructure Bank, the State Department of Environmental Management and the Town of Bristol.

The program goal is to safeguard public health, and protect and improve ground and surface water resources, by ensuring the proper functioning and maintenance of all septic systems in Bristol. The program makes low interest rate mortgages available to Bristol residents.

Loan Terms: 10 years

PLEASE ATTACH THE FOLLOWING ITEMS TO YOUR APPLICATION

- a copy of 2 most recent pay stub(s) for each applicant
- a copy of each applicant's most recent signed tax return, along with last two years of W-2s (*Note: one tax return is acceptable in the case of joint returns*)
- a copy of the property deed with exhibit A
- a copy of most recent mortgage statement, real estate tax bill and homeowner's insurance
- a copy of social security and/or pension award letters (*or recent bank statement verifying receipt of social security and/or pension funds*)
- If self-employed or commissioned, provide copies of your completed federal tax returns from the last two years with all schedules attached

LOAN TERMS

- Loan terms: 10 years
- 2% Fixed Rate
- Loan amounts to \$30,000
- No income restrictions
- Owner-occupied and non-owner-occupied one- to four-family properties qualify

NO FEES

There are no application, title, credit report, appraisal fees or points to pay.

PROGRAM REQUIREMENTS

- All work must be completed by a Rhode Island-licensed installer
- Must be current with all financial obligations with the Town of Bristol
- No current state or federal tax liens on the property
- DEM Certificate of Conformance required prior to disbursement

CONTACT US

Call us today at 401-457-1127 with questions or complete and mail this application to:

RIHousing
44 Washington Street
Providence, RI 02903-1721
Attn: Community Lending





State Department of Behavioral Healthcare,
Developmental Disabilities, and Hospitals
(BHDDH)

RI Housing



Do Not Copy



Gina Raimondo
Governor

ACCESS INDEPENDENCE II

A Collaborative Project
For Home Modifications

Between the Rhode Island Department of Behavioral Healthcare,
Developmental Disabilities & Hospitals and Rhode Island Housing

Department of Behavioral Healthcare,
Developmental Disabilities and Hospitals

Rhode Island Housing

2000

THE POTENTIAL ROLE OF RHODE ISLAND'S HOUSING AUTHORITIES IN FURTHERING COMMUNITY INTEGRATION FOR PEOPLE WITH DEVELOPMENTAL DISABILITIES

Renee M. Saedlo
University of Rhode Island

The Division also cosponsors a program, together with Rhode Island Housing and Mortgage Finance Corporation, known as Access Independence II. The program is a collaborative project that provides grants up to \$50,000 to people with developmental disabilities, their families, or their caregivers to make modifications that improve accessibility to their homes (Power & Godfrey, 1999).



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
BEHAVIORAL HEALTHCARE, DEVELOPMENTAL DISABILITIES, AND HOSPITALS
DIVISION OF DEVELOPMENTAL DISABILITIES
6 HARRINGTON ROAD – SIMPSON HALL
CRANSTON, RI 02920
(401) 462-3421

INTRODUCTION TO THE APPLICATION FOR SERVICES

By completing this application, you are requesting services from the Rhode Island Division of Developmental Disabilities. Participation is voluntary; you may withdraw this request at any time.

See the Checklist on page 3 for the list of required documents. **Without these documents, and a signed application, your application will be considered incomplete and we will not be able to initiate the application review process.** Please note that the applicant and/or their legal guardian must sign ALL forms. If the applicant is unable to sign their name, they must make a mark on the signature line and have it witnessed by a friend or family member.

CRITERIA TO RECEIVE BHDDH-FUNDED SERVICES

There are 2 requirements in order to receive BHDDH-funded services. You must:

1. Be eligible for BHDDH services by having an intellectual disability since birth or before age 22, or another type of developmental disability which requires services similar to those needed by people with an intellectual disability. See *Eligibility Criteria* below for more details.
2. And be found Medicaid eligible by the Department of Human Services.

ELIGIBILITY CRITERIA

To be eligible for supports funded through the Division of Developmental Disabilities individuals must have an Intellectual Disability or meet the following definition of developmental disability, as stated in RI State Law: *The term 'developmental disability' means a severe, chronic disability of a person which:*

- *is attributable to a mental or physical impairment or combination of mental and physical impairments;*
- *is manifested before the person attains age twenty-two (22);*
- *is likely to continue indefinitely;*
- *results in substantial functional limitations in three or more of the following areas of major life activity:*
 1. *personal care*
 2. *communication*
 3. *mobility*
 4. *learning*
 5. *self-direction*
 6. *capacity for independent living*
 7. *economic self-sufficiency;*
- *and reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment or other services which are life-long or of extended duration and are individually planned and coordinated.*

SUBMISSION

Mail **completed** applications and all other documents to:

BHDDH-DDD
Simpson Hall, Eligibility Unit
6 Harrington Rd
Cranston, RI 02920

Keep a copy of all documents for your records. The Division of Developmental Disabilities (DDD) will send confirmation when the COMPLETED application is received. If an application is incomplete, you will receive a letter listing what is missing and how long you have to submit the missing documents.

ELIGIBILITY DETERMINATION

Complete application packets with **all** required documents (**see Checklist on page 3**), will be processed within 30 days. Once the Eligibility Committee has made a determination, a notice of the determination will be sent to the applicant. If the applicant has a legal guardian(s), they will also be notified, and, when appropriate, the agency, advocate, or professional who referred the applicant.

If the applicant is eligible, the letter will describe next steps. If the applicant is found ineligible, the notice will include the reasons for the determination and an explanation of the applicant's appeal rights. If a determination cannot be made, an in-person interview will be set up.

QUESTIONS

If you have any questions while completing these forms, please call the Division of Developmental Disabilities (DDD) at **401-462-3421** and ask to speak with the covering eligibility caseworker.

**Please note that DDD cannot begin
the eligibility determination process
if any information is missing or incomplete.**

CHECKLIST OF DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION

The documentation listed in both boxes is needed to determine eligibility for services through the Division of Developmental Disabilities. Applicants who do NOT have a clear diagnosis of an Intellectual Disability will be assessed based on how the individual's disability significantly impacts functional abilities.

Before submitting your application:

- Remember to sign the Application form. Only Applications that have been signed can be processed.
- Make sure all documentation is attached.

General Documentation

- Copy of Applicant's **Birth Certificate**
- Copy of Applicant's **Social Security Card**
- Copy of **Medicaid and/or Medicare Card**
- Proof of **Rhode Island Residency**
Acceptable documentation will be current and show name and address (no PO Box). This includes: a voter registration card, utility bill, bank statement, payroll check stub, tax records, lease, or current school records with the student's address, including a report card, diploma, transcript or ID card, together with parent's license/ID with same address.
- If applicable, a copy of the **Probate Court's Appointment of Guardianship** paperwork or **Power of Attorney**

Disability Related Documentation

- Official DSM Diagnosis** by medical doctor, psychologist, or licensed clinician, such as Down Syndrome, Fragile X Syndrome, or Intellectual Disability *(Please submit all diagnoses)*
- Intelligence/Cognitive Tests:** These tests, such as the Wechsler or Stanford-Binet, assess the applicant's intellectual/cognitive ability and generate IQ scores *(Please submit all available tests)*
- Vocational records** through school, Office of Rehabilitative Services, or other agency

If applicable, also submit the following documentation:

- Medical history** and most recent physical examination records documenting a medical disability
- Psychiatric records** including any psychiatric hospitalizations
- Any other agency records that document the applicant's abilities and limitations, including but not limited to CEDARR, PASS, HBTS reports, or school testing such as OT or PT



APPLICATION FOR SERVICES

For Internal Use Only

SECTION 1. PERSONAL INFORMATION

Applicant Name: _____ Gender: M F

Social Security Number: _____ Date of Birth: _____

Residence Address:

Mailing Address (if different):

Street: _____ Street/PO Box: _____

Apt: _____ Apt: _____

City, State Zip: _____ City, State Zip: _____

Telephone: _____ Email: _____

Living Arrangements: Live Alone With Family Group Home/Residential Other

School Information

- Applicant has graduated or left school.
- Applicant is still attending school or receiving any school funded service.

Anticipated date of final school supported services: _____

School/Transition Program: _____

School Contact Person: _____ Phone#: _____

Other Services

Are you receiving services from:
(check all that apply)

- CEDARR ORS
- HBTS DCYF
- PASS

Applicant's Disability/Disabilities

Please note, disability must have occurred before your 22nd birthday.

Age when disability/disabilities began: _____

Do you have an official diagnosis of an Intellectual Disability that has been determined by evaluation by a licensed psychologist or other licensed professional? Yes No

List all official diagnosis, and attached supported documentation as listed in checklist on page 3.

Court-Appointed Guardian or Power Of Attorney

Do you have a court appointed guardian? Yes No

Do you have a power of attorney Yes No

If "Yes", complete the information below

- Enclose a copy of the Probate Court’s Appointment of Guardianship paperwork or Power of Attorney document

Name of Guardian
or Person with POA: _____

Relationship: _____ Telephone: _____

Address: _____

City, State Zip: _____

**SECTION 2: SERVICES REQUESTED THROUGH THE DIVISION OF
DEVELOPMENTAL DISABILITIES**

Describe the type of services or supports you believe you need (a service could be a Job Coach; and support could be “help getting a job”). For example: Do you need help with getting a job? Do you need assistance to get dressed? Do you need family support? Do you need some place to live?

- Case Management** – Services of a Social Worker through the Division to assist in accessing supports.
- Employment Supports** – Supports to find and keep a job.
- Day Supports** – Supports to assist with volunteer experiences or recreational and social activities.
- Community Supports** – Direct support and assistance for participants for recreational and social activities, or for the relief of the caregiver, in or out of the participant’s residence.
- Home Modifications** – Changes in the home to enhance the individual’s ability to be independent.

SECTION 3: FUNCTIONAL INFORMATION

If the applicant is over the age of 21, please complete the following section for his/her abilities at age 21.

A. Do you have an official diagnosis of an Intellectual Disability (formerly MR)?

- Yes → Go to Section 4
 No → Complete B – H Below

Please note the following definitions:

NONE = No assistance needed, independent with task

PROMPTING = Verbal reminders to initiate or for thoroughness

DIRECT = Physical assistance or total support needed

B. LEARNING

In school did you have an IEP?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you able to read a newspaper?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What books or magazines do you read?		
Are you able to tell time?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, with an analog (clock with a face and hands) or digital (numbers only, like 3:47 PM) clock?	<input type="checkbox"/> Analog	<input type="checkbox"/> Digital
Do you have sensory issues? If yes, please describe:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

C. SELF CARE

dress, eating, grooming, hygiene

Do you need help to do the following:

Activity	None	Prompting	Direct
Bathing:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tooth brushing:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hair washing:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toileting:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dressing:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eating:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain the areas where you need prompting or direct assistance:

D. EXPRESSIVE/RECEPTIVE LANGUAGE

talking to other people / understanding what they say to you

Are you able to understand other people when they talk to you?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you need any special help to communicate with people who don't know you well? (for example, sign language, communication device, pictures, or does someone you know "interpret" what you mean). If yes, please describe:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

E. MOBILITY

walking / getting around / motor skills

Do you need any special equipment to help you get around?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are you able to independently go up and down stairs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are you able to fasten buttons?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you able to fasten zippers?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you able to use a pencil or pen?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

F. SELF-DIRECTION

making your own decisions

Do you have a representative payee for SSI/SSDI checks?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What bills do you pay on your own?		
How do you pay these bills (check, credit card, pay at site)?		
Who helps you with your goals and big decisions (moving, new job, etc.)?		
Does anyone help you with day to day planning/activities? If so how?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
List clubs or organizations you belong to:		
Are you able to keep in touch with friends on your own? <i>(phone them or otherwise contact to make plans to get together)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you need help to get out of your home in case of emergency? <i>If yes, please describe:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

How long are you comfortable being home alone?

List two reasons to call 911:

1.

2.

Do others sometimes take advantage of you (borrow money and not pay you back or take your belongings)? If yes, what do you do? Yes No

What would you do if a stranger is bothering you?

G. INDEPENDENT LIVING

living on your own

Meal Preparation:

What kind of help do you need to use the following kitchen appliances:

Activity	None	Prompting	Direct
Stove:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hand Wash Dishes:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain the areas where you need prompting or direct assistance:

Are you able to make a grocery list?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you able to read and follow a recipe?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Describe food items that would make a healthy meal:

Describe the help you would need to prepare this meal:

Household Chores:

What kind of help do you need to do the following household chores:

Activity	None	Prompting	Direct
Vacuuming:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changing Bedding:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sweeping and Mopping:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cleaning a Bathroom:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain the areas where you need prompting or direct assistance:

Errands and Appointments:

What kind of help do you need in the following areas:

Activity	None	Prompting	Direct
Riding the RIPTA Bus:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shopping (Food, Clothes):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Setting Appointments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Getting to Appointments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Following Doctor's Orders:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taking Medication:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain the areas where you need prompting or direct assistance:

If you buy something in a store, do you count your change? Yes No

Can you tell if the change is the correct amount? Yes No

If you go to the store with \$14.00 and spend \$5.00, how much will you have left? _____

How many quarters are in \$1.75? _____

What are your current medications?

H. ECONOMIC SELF-SUFFICIENCY

Work

What kind of help do you need in the following areas:

Activity	None	Prompting	Direct
Locate a job & complete application:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Participate in basic job interview:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Learn the job:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Return from break on time:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accept correction:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working with others:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain the areas where you would need prompting or direct assistance:

List any paid jobs you have held (past or present):

List any volunteer jobs you have held (past or present):

SECTION 4: RELEASES

HIPAA Release	
Name: _____	Date of Birth: ____/____/____
<p>Release of Information</p> <p>I authorize the release of information including educational, medical, psychological, vocational, and other records that will assist the Division of Developmental Disabilities in the eligibility determination process. This information may be released to the Rhode Island Department of Behavioral Healthcare, Developmental Disabilities, and Hospitals, Division of Developmental Disabilities.</p> <p>This Release of Information will remain in effect for 1 year from the date signed unless terminated by me in writing earlier.</p>	
<p>Messages</p> <p>Please call:</p> <p><input type="checkbox"/> my home</p> <p><input type="checkbox"/> my work</p> <p><input type="checkbox"/> my cell number: _____</p> <p>If unable to reach me:</p> <p><input type="checkbox"/> you may leave a detailed message</p> <p><input type="checkbox"/> please leave a message asking me to return your call</p> <p><input type="checkbox"/> _____</p> <p>The best time to reach me is (<i>day</i>) _____ between (<i>time</i>) _____</p> <p>Signed: _____ Date: ____/____/____</p> <p>Witness: _____ Date: ____/____/____</p>	

Notification Of Eligibility Decision			
<p>If you would like a copy of the BHDDH eligibility decision notice sent to anyone besides yourself, you must provide the name and address of the person below. This serves as written authorization to allow BHDDH to release information and to send a notice to anyone other than the applicant or legal guardian.</p>			
Name	Relationship to applicant (<i>e.g., guardian, representative</i>)		
Address	City	State	ZIP

SECTION 6: SUBMISSION

Did You Need Help In Completing This Form? Yes No

If "Yes", who helped you complete it?

Name: _____

Relationship: _____ **Telephone:** _____

I give permission to BHDDH to discuss my application and records with the person named above for the purpose of completing the eligibility determination process.

Please send this application and copies of all required records to BHDDH.
Mail to:

BHDDH-DDD
Simpson Hall, Eligibility Unit
6 Harrington Rd
Cranston, RI 02920

You will receive an email or letter confirming the receipt of this application.

Signature

By signing below, I agree that the information contained in this application is true and correct, whether given by me or a representative.

Signature	Date

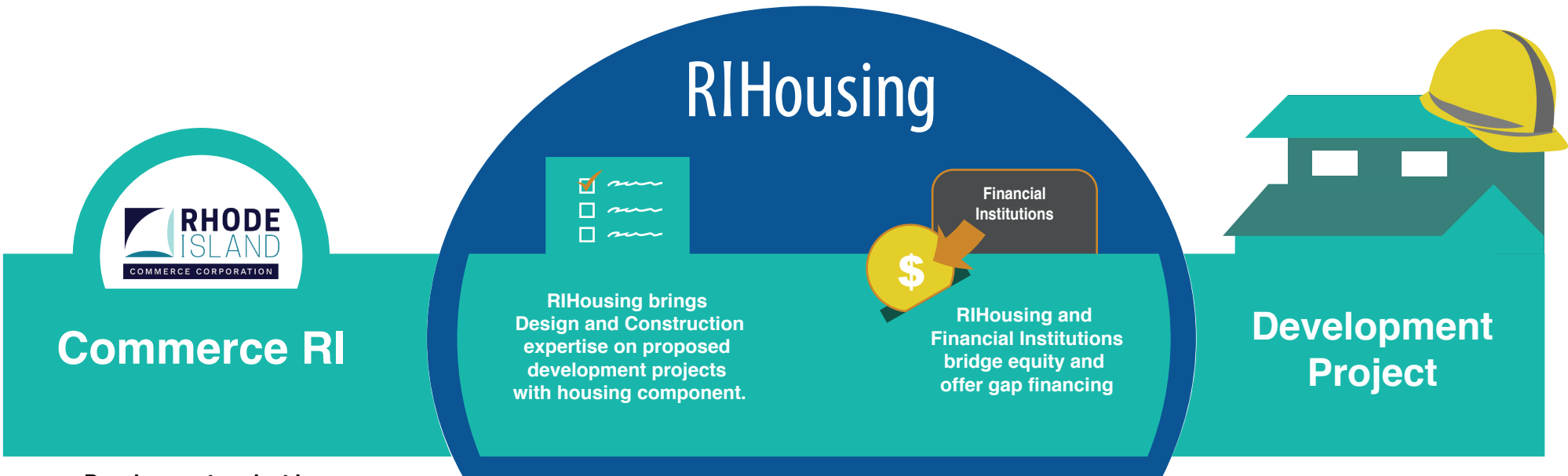
Print name

Relationship

Self (*adult applicant*)

Adult's court-appointed guardian

Minor's custodial parent or legal guardian



Development project is proposed to Commerce RI

Real Estate projects promote economy and jobs creation



State housing agency OKs financing for Lippitt Mill project

August 17, 2017

Christine Dunn Journal Staff Writer

PROVIDENCE, R.I. – He was late, but Commerce Secretary Stefan Pryor arrived at the Rhode Island Housing Board of Commissioners meeting Thursday morning in time to laud a vote approving final financing for the Lippitt Mill Apartments development in West Warwick.

The mill, the second-oldest in Rhode Island, will be reused as 65 apartments, including 28 affordable units, Eric Shorter of Rhode Island Housing told the board. The total project cost is \$15.9 million, including \$2.3 million in Rebuild RI tax credits.

Developer Kristopher Shaw said there will be a groundbreaking this fall, and he hopes construction will be completed by next summer.

Board member Kevin Orth said that in addition to providing needed mixed-income housing, the project includes the preservation of a site with historical and cultural significance, and it will also accomplish environmental remediation of the property.

Currently vacant and uninhabitable, the site requires frequent police and fire presence, but this redevelopment will put it back on the tax rolls, added Barbara Fields, executive director of Rhode Island Housing.

Pryor commended Rhode Island Housing for its work to finance developments that are helping to revive Rhode Island's economy by adding construction jobs and producing and preserving housing. In June, he said, employment data showed Rhode Island had the highest job growth in the construction sector in the nation.

Thank you for quite directly contributing to that trend, Pryor said.



RI Housing Oks financing for rehab of Pawtucket's Prospect Heights

February 16, 2017

Christine Dunn Journal Staff Writer

PROVIDENCE - The Rhode Island Housing Board of Commissioners on Thursday approved a financing package for the phased \$12.3-million rehabilitation of the Prospect Heights housing development at 560 Prospect Street in Pawtucket.

Built by the Pawtucket Housing Authority between 1941 and 1942, the 292-unit complex is significant as Pawtucket's first and only New Deal-era, federally funded public housing project, according to a Rhode Island Housing staff report. It comprises 36 brick and concrete block buildings set on a 21-acre lot at the intersection of Prospect Street and Beverage Hill Avenue in Pawtucket.

Tax credits, including 4 percent and 9 percent federal low-income housing tax credits, federal historic tax credits and \$3.2 million in state Rebuild Rhode Island tax credits, are all part of the complex financing deal. Rhode Island Housing first gave financing approval in May 2016. The rehabilitation budget increased slightly since firm approval to include potential lead and asbestos remediation, the report stated.

The board on Thursday approved a \$4.7-million tax exempt construction loan and a \$1.7-million tax exempt permanent loan.

A joint venture between WinnDevelopment and Omni Development Corp. will redevelop Prospect Heights in two phases; 101 apartments will be completed in the first phase, scheduled to start in the spring.



Project to convert West Warwick's Lippitt Mill into residential complex advances

August 18, 2016

Kate Bramson, Journal Staff Writer

PROVIDENCE, R.I. — A \$15-million project to redevelop the now vacant Lippitt Mill in West Warwick into a residential complex with affordable-housing units took two steps forward Thursday.

The Rhode Island Commerce Corporation's investment committee recommended approval for the project of up to \$2.1 million from the state's Rebuild Rhode Island tax-credit program and up to \$230,691 in sales-tax exemptions for construction materials. The agency's board of directors is expected to vote at a Monday meeting whether to approve that and two other projects recommended by the committee at a Thursday afternoon meeting.

Prominen Management Group, LLC, of Cedar Hill, Texas, also won conditional approval from Rhode Island Housing Thursday morning for low-income housing tax credits of 4 percent, Executive Director Barbara Fields said. Another vote is required.

Developer Kristopher Shaw, leading the project for Prominen, intends to build 65 residential units in the old mill building at 825 Main St., Commerce managing director Jesse Saglio, head of the agency's investments division, told the committee. Of those, 28 units would be affordable.

All units are expected to be developed to the same "market rate" standards, said Eric Shorter, Rhode Island Housing's director of development. But rental prices for the affordable units would be lower, calculated on a formula that takes into account annual income, said Shorter, who did not attend the Commerce meeting but spoke with The Providence Journal afterward.

At the Commerce meeting, Commerce Secretary Stefan Pryor said the project meets dual goals set by Governor Raimondo's administration when it created the Rebuild Rhode Island program: creating more affordable housing and renovating an historic structure. The "iconic, well-known" mill is the second-oldest textile building in the state, behind only Slater Mill in Pawtucket, Saglio told the committee.

This is the fourth or fifth renovation attempt over the last decade by various developers for the building that has been completely vacant since 2010, Shorter said.

Saglio said the developer with affordable-housing experience has committed to investing 9 percent of the project in cash. Plus, he has gotten federal and state historic tax credits, Pryor said.

The Rebuild Rhode Island program is intended to cover financing gaps for projects that might otherwise not go forward. Developers may get credits worth up to 30 percent of total costs, capped at \$15 million. Pryor noted the credits and sales-tax exemptions for this project equal 15 percent of the project.

<https://commerceri.com/tax-credits-and-financing/rebuild-rhode-island-tax-credit-prospect-heights/>

Prospect Heights

Project

The Sponsor is proposing the first phase of a two-part rehabilitation of the historic Prospect Heights apartment complex in Pawtucket, which recently received designation as a historically significant building by the National Park Service. In the first phase of project, the Sponsor is undertaking the rehabilitation of 101 affordable apartment units, which comprises 35% of the complex's total units. Additionally, this project will include rehabilitation to the roofs, pipes, and community center. The project is the first Rental Assistance Demonstration Program (RAD) in the state of Rhode Island and is administered through the Department of Housing and Urban Development (HUD). Total project costs are estimated at \$12.2 million.

Approved Incentive

The Sponsor has requested up to a maximum of \$3,657,600 in Rebuild Rhode Island Tax Credits, which will be issued over five years.

Sponsor Description

The sponsor is a joint venture between WinnDevelopment and Omni Development Corporation. Located in Boston, MA, WinnCompanies is a leader in developing, operating and managing affordable housing communities. The company is the fifth-largest, affordable property manager in the country and has a portfolio of 100,000 multifamily units.

Omni Development is a Providence-based developer specializing in affordable housing. Omni has developed over 400 multifamily units throughout Rhode Island and Connecticut. Both companies previously partnered together on the successful redevelopment of the Lockwood Plaza Apartments in the South End of Providence, which transformed a blighted property into high-quality housing for low-income families.

Prospect Heights is currently owned by the Pawtucket Housing Authority (PHA) and will be developed in partnership with the PHA. Sokoloff Associates, Inc. is the development consultant for the project.

WINNCOMPANIES & OMNI DEVELOPMENT BREAK GROUND ON \$42 MILLION REHAB AT HISTORIC RHODE ISLAND PUBLIC HOUSING COMMUNITY

RI Gov. Raimondo & Pawtucket Mayor Grebien Praise Project at Prospect Heights Apartments

PAWTUCKET, RI (May 15, 2018) – WinnCompanies, an award-winning multifamily property developer and manager, and Omni Development Corporation, the largest minority not-for-profit housing developer in Rhode Island, today formally kicked off \$42 million in ambitious renovations to modernize Prospect Heights Apartments, a historic New Deal-era public housing community in Pawtucket.

Rhode Island Gov. Gina M. Raimondo, Pawtucket Mayor Donald R. Grebien, Pawtucket Housing Authority Executive Director Stephen Vadnais and Executive Director of RIHousing Barbara Fields were among the dignitaries who attended the groundbreaking ceremony to kick-off the work, which will rehabilitate 292 apartments spread across 35 two-story buildings and also create 20 new units of housing at the 21-acre site.

"This redevelopment is creating a new future for the residents of this New Deal-era property," said **WinnDevelopment President and Managing Partner Larry Curtis**. "We're pleased to partner once again with Omni Development and so many local and state agencies to insure that the affordable housing at Prospect Heights serves the community for generations to come."

"All Rhode Islanders deserve to live somewhere that's safe and warm," said **Governor Raimondo**. "This redevelopment is a perfect example of what government and the private sector can achieve when we work together. This is a great day for Rhode Island, the City of Pawtucket and most importantly, the people who will soon call these apartments home."

Constructed in 1942, Prospect Heights is one of the nation's public housing projects to qualify for Federal Historic Tax Credits after being placed on the National Register of Historic Places in December 2016.

A joint venture between WinnDevelopment and Omni Development acquired a ground lease for the Prospect Heights property from the Pawtucket Housing Authority in June 2017. The transaction was coordinated under the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) Program, which allows public housing agencies to leverage their assets to raise necessary funds to do rehabilitation and capital improvements.

Rhode Island Housing and Mortgage Finance Corporation provided tax-exempt bond financing for the construction and permanent loans, the Low Income Housing Tax Credits and separate bridge financing for the project. WNC, of Irvine, CA, served as the equity investor, providing Federal Historic Tax Credit and Low Income Housing Tax Credit proceeds. **Commerce Corporation provided tax credits from the state's new Rebuild Rhode Island program.** Additional soft funds were provided by the federal Home Loan Bank of Boston from the Affordable Housing Program, the Rhode Island Housing Trust Fund, and the Building Homes Rhode Island Program. Housing Ministries of New England and Local Initiatives Support Corporation (LISC) provided predevelopment funds.

The City of Pawtucket supported the project through zoning and entitlement changes, as well as a tax stabilization agreement and Community Development Block Grant and HOME funds.

"This is a great day in our city that has been a long time in the making," said **Mayor Grebien**. "The renovation of Prospect Heights and preservation of affordable housing marks another milestone in the revitalization of our community. I want to extend my sincere gratitude to the Governor and her leadership team, Rhode Island and Pawtucket Housing, and our private partners WinnCompanies and Omni Development Corporation for coming together to make this possible."

(more)

All apartments at Prospect Heights will receive new kitchens and bathrooms with Energy Star-rated appliances and fixtures, new flooring and windows, and new boilers and roofs. A modern security system will be installed, and patio areas and landscaping will be renovated. An updated community room and laundry room, a new playground, and parking lot improvement also will be delivered.

In addition, two new townhouse-style buildings will be built, adding 20 new Low Income Housing Tax Credit units for those earning at or below 60 percent of Area Median Income.

"This is truly a significant event for residents of Prospect Heights," said **Executive Director Vadnais**. "Through this private-public partnership, we are preserving 292 units of affordable housing and producing an additional 20 affordable units within the City of Pawtucket. I applaud the efforts of our partners in working toward providing a quality product for the residents of historic Prospect Heights, and I applaud the residents for their patience during the transition in management and enduring the relocation process."

Residents will be temporarily relocated to vacant on-site units during the phased construction, which is expected to be completed in April 2020. The Pawtucket Housing Authority is overseeing the redevelopment project.

"We are pleased to be part of preserving one of Pawtucket's first public housing communities. We anticipate that the redeveloped homes in this phase will help improve the quality of life for the residents of Pawtucket," said **Sharon Morris, Executive Director of Omni Development Corporation**. "Omni is thankful to Lawrence Brown, the former executive director, and everyone involved with moving Prospect Heights forward."

This will be the first RAD project in Rhode Island and the first RAD project nationwide to be listed on the National Register of Historic Places.

"As the first development in the State to utilize the Federal Rental Assistance Demonstration (RAD) program, Prospect Heights is a great example of how RI Housing can help partners leverage their resources to maintain our housing stock throughout Rhode Island," said **Barbara Fields, Executive Director of RI Housing**. "The preservation of these apartments will help to strengthen families, the community, and the local economy for years to come, making Pawtucket an even more vibrant and attractive place to live and work."

Brian Poor of David Presbrey Architects in Providence, RI, is the architect for the project. Craig Sutton, of STAND Corporation in Warwick, RI, is the general contractor.

"Expanding and restoring housing is an essential part of our effort to grow economic opportunity in Rhode Island," said **Rhode Island Commerce Corporation President Jesse Saglio**. "This development represents a significant step towards our goal of ensuring that Rhode Islanders at every income level have access to quality housing."

Prospect Heights is one of 18 properties, totaling 1,950 apartments, managed by WinnResidential in Rhode Island.

About WinnCompanies

[WinnCompanies](#) is an award-winning national developer and manager of high-impact affordable, middle income and market rate housing communities. Supported by 3,000 team members, the company acquires, develops and manages affordable, senior, mixed-income, market rate, military and mixed use properties. Founded in 1971, WinnCompanies is one of the nation's most trusted multi-family housing managers with a portfolio of 100,000 units in 22 states and the District of Columbia. It is the largest manager of affordable housing and the second largest manager of privatized military housing in the U.S.

About Omni Development Corporation

[Omni Development Corporation](#) is a not-for-profit development corporation that provides affordable housing for low-to-moderate income families in Rhode Island and Connecticut. Omni has developed over 1,200 units of affordable housing in the past 20 years, fueling a renaissance to some of Rhode Island's poorest neighborhoods, replacing vacant lots and abandoned properties with high quality, safe and affordable housing for residents who otherwise may not be able to obtain it.

QUALIFIED JOBS INCENTIVE TAX CREDIT



REBUILD RHODE ISLAND TAX CREDIT



TAX INCREMENT FINANCING



If your real estate project cannot raise sufficient funding, **Rebuild Rhode Island can fill the financing gap with redeemable tax credits covering up to 20% – and, in some cases, 30% – of project costs.**


Commercial office, industrial, residential, mixed-use development, ground-up construction, and historic rehab can qualify. A minimum project cost of \$5 million and certain square footage/project size minimums may apply. Approved projects can also be exempted from sales tax on construction materials, furnishings, and equipment.


Target Industries:


Biomedical innovation	Design, food and custom manufacturing
IT/software	Transportation, distribution, logistics
Cyber-physical systems	Arts
Data analytics	Education
Defense shipbuilding and maritime	Hospitality and tourism
Advanced business services	


[Contact Us Today](#)

References

[Download the Application](#) 

[Rebuild Rhode Island Tax Credit Regulations](#) 

[Application Review and Evaluation Principles](#) 

[Rebuild Rhode Island Tax Act, R.I.G.L. § 42-64.20](#) 



RIHousing @RIHousing · 19 Jan 2017

Proud to partner with and support @CommerceRI efforts to #RebuildRI.

CommerceRI @CommerceRI

RI tax incentives are converting an industrial economy to one based on innovation & advanced industries. bit.ly/2j2p0F0 #MakeItInRI



CommerceRI @CommerceRI · 22 Aug 2016

Prominen Management Group, LLC, redeveloping historic #LippittMill in W. Warwick into #housing units, 40% affordable units #RebuildRI



AWARDED PROJECTS

Prospect Heights

Project

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Rebuild Rhode Island Tax Credit Recipients

- [78 Fountain JV Owner →](#)
- [93 Cranston →](#)
- [A.T. Cross Company →](#)
- [Agoda Travel Operations USA →](#)
- [Amgen →](#)
- [Case Mead Associates →](#)
- [Chestnut Commons →](#)
- [The Commons at Providence Station →](#)
- [Cornish Associates Downcity →](#)
- [The Edge Providence →](#)
- [Finlay Extracts & Ingredients USA →](#)
- [Gotham Greens →](#)
- [Hope Artiste Village →](#)
- [Infosys →](#)
- [Innovate Newport →](#)
- [Lippitt Mill →](#)
- [Ocean State Jobbers →](#)
- [Prospect Heights →](#)
- [Providence Capital III →](#)



[ADVANTAGES](#) [BUSINESS SUPPORT](#) [INCENTIVES](#) [INDUSTRIES](#) [FINANCING](#)

AWARDED PROJECTS

Lippitt Mill

Project

Lippitt Mill LLC is proposing a \$15.2 million redevelopment of the historic Lippitt Mill in West Warwick. The historic mill is one of the oldest in the State of Rhode Island, and one of the few timberframe mill buildings still standing. The 62,375-square-foot project, which includes the wooden mill building and various other interconnected buildings, will create 65 residential units, of which 28 (43%) will be deed restricted as affordable housing for families earning 60% of Area Median Income (AMI) or less. The project will provide high-quality affordable housing, help revitalize the surrounding West Warwick neighborhood, return a dilapidated historic mill to productive use, and remediate existing environmental contamination on the site.

Approved Incentive

The Sponsor has requested up to a maximum of \$2,103,501 in Rebuild Rhode Island Tax Credits, which will be issued over 5 years.

Sponsor Description

The project is being developed by Prominen Management Group. The project lead, Kristopher Shaw, has 15 years of construction and project management experience.

Additional Documentation

- [Board Resolution](#)
- [Economic Impact Analysis](#)
- [Press Release](#)
- [Renderings](#)

Rebuild Rhode Island Tax Credit Recipients

- [78 Fountain JV Owner →](#)
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- [A.T. Cross Company →](#)
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