

**PY2019**



**June 2020**

**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**

**CITY OF CENTRAL FALLS  
R H O D E I S L A N D**

**COMMUNITY DEVELOPMENT  
BLOCK GRANT APPLICATION**

Date Received: \_\_\_\_\_

Program Year 2019  
Rhode Island  
COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM  
MUNICIPAL APPLICATION COVER

Instructions: Submit one original hard copy and one electronic copy (via disk or thumb drive) of the application. Do not transmit sensitive personal information via email.

<b><u>1a. Community Information</u></b>	
City/Town:	Central Falls
Duns #:	089357636
Tax ID #:	05-0600063

<b><u>1b. Application Contact Information</u></b>	
Contact Person:	Thomas E. Deller
Title:	Director, Planning & Economic Development
Phone:	401-727-7480
Email:	<a href="mailto:TDeller@CentralFallsRI.US">TDeller@CentralFallsRI.US</a>
Mailing Address:	Department of Planning & Economic Development 1280 High Street Central Falls, RI 02863

<b><u>1c. Application Type</u></b>	
Rolling Affordable Housing Application (due 3 PM on April 30, 2020)	No
Rolling Economic Development Application (due 3 PM on April 30, 2020)	No
Rolling Housing Rehab Application (due 3 PM on April 30, 2020)	No
Competitive Application (due 3 PM on May 15, 2020)	Yes

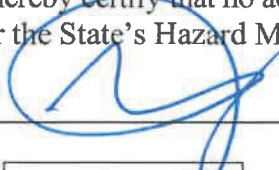
<b><u>2. Total Funding Requested</u></b>	
Total Funding Requested (Should reconcile with Budget Page)	\$2,272,660.20

**COMMUNITY DEVELOPMENT NEED AND PLAN COMPLIANCE**

I hereby certify that all community development and housing needs, particularly the needs of low- and moderate-income residents, were considered in the development of the city/town's currently state-approved, local Comprehensive Plan.

I further hereby certify that each activity in this application is consistent with 1) currently state-approved, local Comprehensive Plan, 2) local development ordinances and regulations, 3) the State Land Use 2025 Plan, and 4) meets the general standards and principles set forth in the aforementioned plans applicable to the activity(ies).

I also hereby certify that no activity in this application is in conflict with the municipal Hazard Mitigation Plan or the State's Hazard Mitigation Plan.

  
 Name:   
 Title:   
 Date:

Activity Title	Address/Location	In Land Use 2025 USB? (Y/N)	In Growth Center (Y/N)	Solely Rehab/Conversion of Existing Structures? (Y/N)
Be Safe and Housing Support	134 Thurbers Ave. Providence, RI 02905	Yes	No	No
Rhode Island College - Professional Studies and Continuing Education	934 Dexter St. Central Falls, RI 02863	Yes	No	No
Progresso Latino Central Falls Residents Covid Relief Assistance	626 Broad St. Central Falls, RI 02863	Yes	No	No
GHHI Racial Equity in the Healthy Homes Workforce Initiative	460 Harris Ave. Unit 104 Providence, RI 02909	Yes	No	No
Jenks Park Improvements	583 Broad St Central Falls, RI 02863	Yes	No	Yes
Sylvian Street Phase 2	1 Sylvian St. & 155 Washington St. Central Falls, RI 02863	Yes	No	No
City dock/boat launch reconstruction and BVTC office buildout	1420 Broad St. Central Falls, RI 02863	Yes	No	Yes

Note: Applicants without a current state-approved, local Comprehensive Plan must:

- 1) Identify and document all community development and housing needs in accordance with the objectives of the Housing and Community Development Act of 1974, as amended; particularly the needs of low- and moderate-income residents;
- 2) Describe how the proposed activities are in compliance with the local community plan(s) and with local development ordinances and regulations; and

- 3) Describe how each proposed activity is consistent with the State Land Use Plan, the State Strategic Affordable Housing Plan, or meets the general standards and principles set forth in the aforementioned plans applicable to the activity.
- 4) Describe how each proposed activity is consistent with the municipal Hazard Mitigation Plan and/or the State's Hazard Mitigation Plan.

## **FAIR HOUSING**

Describe activity(ies) undertaken to affirmatively further fair housing in your community during the previous grant year. Attach evidence of fair housing activity(ies) (e.g. copies of agendas/advertisements for fair housing events, ordinances, analyses, etc). Note that fair housing and affordable housing are different. However, new, affirmatively marketed affordable housing units may support fair housing goals by increasing units available to/occupied by persons with disabilities, minorities, households with young children, etc. (APPLICATIONS NOT DETAILING FAIR HOUSING ACTIVITIES WILL NOT BE CONSIDERED).

In the past year, the City of Central Falls has continued to work vigorously to further fair housing in our community. Concerns over the quality and quantity of the City's housing supply and rising rents and home prices continue to be discussed across all departments and with community partners. A displacement study was conducted to look at the Transit Oriented Development district around the new train station and work continues on the housing provisions for this area's proposed new Zoning Ordinance. In addition, the City along with the American Institute of Architects' (AIA) Sustainable Design Assessment Team hosted a series of workshops to ensure our forthcoming comprehensive plan update will adequately ensure fair and affordable housing as the market adjusts to major changes in our transportation infrastructure. AIA's report of the meeting outline recommendations to how the City should move forward.

Much staff effort in the past year has concentrated on implementing current housing-related programs, such as the placement of a housing specialist in the Central Falls School Department (through Family Service of Rhode Island, CDBG PY16) and the rehabilitation of multiple deed-restricted affordable units (Pawtucket-Central Falls Development, CDBG PY17.) The City continues participant in Rhode Island Housing's Lead Safe Home program. The City relaunched home repair program. On an ongoing basis, the City continues to seek funding for housing (i.e. ARP/Rhode Housing) and work closely with the Central Falls Housing Authority to submit a CDBG Affordable Housing to rehab more than 200 hundred units.

The City has continued to regularly convene its Nuisance Task Force, an interdepartmental collaborative that identifies problem properties, dis-swaps abusive landlords, and encourages the redevelopment of abandoned properties. This continued partnership with the Central Falls Housing Authority, Pawtucket-Central Falls Development Corporation, and other fair housing advocates has furthered the City's capacity to ensure fair housing in Central Falls. As Chair of the Task Force, the City's Assistant Solicitor proposes legislative changes when needed (such as a proposed ordinance to require residential rental agreements) and works closely with the receivership program. The Legal and Health department staff work with individual residents on a daily basis on issues related to eviction and homelessness, and the City has committed to continued support and participation in the Pawtucket-Central Falls Health Equity Zone.

Meanwhile, the City continues to staff and support the Central Falls Redevelopment Agency to better address and redevelop "blighted or substandard" areas with one of its major goals to provide community members with high-quality, fair affordable housing. The Redevelopment Agency has purchased and sold property for residential development (16 new units currently planned), commissioned architectural designs for three housing projects, voted to provide matching funding for two housing projects (if otherwise funded), and works closely with the City's Legal department to monitor potential new projects as part of the City's Redevelopment Plan.

Program Year 2019  
 Rhode Island  
 COMMUNITY DEVELOPMENT BLOCK GRANT  
 (CDBG) PROGRAM

COMPETITIVE APPLICATION FORM

Applicant: (City) Central Falls

**3. Authorizing Resolution\***

*The following certification must be completed and submitted as part of the final application:*

This is certified as a true copy of a resolution adopted by the Council of the City of Central Falls at a meeting held on June 4<sup>th</sup>, 2020.


WHEREAS, funds are available under the Rhode Island Community Development Block Grant Program, administered by the Executive Office of Commerce, Office of Housing and Community Development; and,

WHEREAS, the Governor of the State of Rhode Island has authorized the Director of said Department/Office to disburse such funds; and,

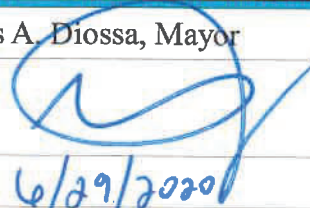
WHEREAS, it is in the interest of the citizens of the City of Central Falls that application be made to undertake a local Community Development Block Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE President COUNCIL OF THE City OF: Central Falls

That the filing of this application for the amount of \$2,272,660<sup>00</sup> to implement the activities proposed herein hereby authorized and that Mayor James A. Diossa (Chief Executive Officer) is hereby authorized and directed to file this application with the Office of Housing and Community Development, to provide any additional information or documents required by said office, to make any assurances required in connection with this program, to execute an agreement with the State of Rhode Island and to otherwise act as the Representative of the City of Central Falls in all matters relating to this application and any award which may be based upon this application.

Date:	Signature: <u>Amaria Rivera</u>
Seal: 	Title: Council President

**Officer Signature (Empowered by Resolution in #3 above)**

Name & Title:	James A. Diossa, Mayor
Signature:	
Date:	<u>6/29/2020</u>

**5. Certification of Public Hearing\***

*The following certification must be completed and submitted as part of the final application:*

1st Hearing Ad:	May 7, 2020	Held:	May 15, 2020
2nd Hearing Ad:	June 3, 2020	Held:	June 12, 2020

I hereby certify that public hearings duly advertised and convened on the above listed dates have been completed in accordance with 24 CFR Part 570.486(a) and that public comments made as the result of this process have been considered in the development of proposals contained in this application.

Date:	Signature:
06/29/2020	
	Title: Mayor

**6. Certification of Local Planning Board\***

*The following certification must be completed and submitted as part of the final application:*

I hereby certify that, at a meeting held on June 24<sup>th</sup>, 2020 at 6PM, the Planning Board of the City of Central Falls reviewed the proposals contained in this application and has been given opportunity to comment on said proposals. The Planning Board certifies that to the best of its knowledge, the activities proposed are not in conflict with the general policies set forth in the Comprehensive Community Plan of the City of Central Falls.

Date: 6/29/2020

Signature: 

Title: Vice Chair, City of Central Falls Planning Board

**\*Attach** copies of public notices, Council meeting minutes, and Planning Board meeting minutes.

**7. Local Prioritization of Project Proposals (do not include local administration).**

Project Priority	Project Title	Amount Requested	National Objective			Located in Opportunity Zone? **
			LMI	SB	UN	
1	Sylvian Street Phase 2	\$577,400		<input checked="" type="checkbox"/>		
2	Be Safe and Housing Support	\$368,365.20			<input checked="" type="checkbox"/>	
3	Jenks Park Improvements	\$469,375	<input checked="" type="checkbox"/>			
4	Rhode Island College - Professional Studies and Continuing Education	\$241,000	<input checked="" type="checkbox"/>			<b>Yes</b>
5	River Access/ Safety Improvements and Office Build-Out	\$416,520	<input checked="" type="checkbox"/>			
6	Progreso Latino - Central Falls Residents COVID-19 Relief	\$100,000			<input checked="" type="checkbox"/>	
7	GHHI Racial Equity in the Healthy Homes Workforce Initiative	\$100,000	<input checked="" type="checkbox"/>			

\*\*Opportunity Zone Mapper <https://opportunityzones.hud.gov/resources/map>

**8. Project Proposal Abstracts (do not include local administration).** *For each activity, provide a project abstract. Be sure to specify how the CDBG funds will be used, who/how many will benefit, the need for the activity, other funding, and any other information that will assist the CDBG Committee in their review. 10 line limit. The space for each abstract will expand as needed to contain inserted text.*

Project Priority	Project Title	Amount Requested	
1	Sylvian Street Phase 2	\$577,400	Insert abstract below:
Abstract >	<p>The City was awarded funds during Program Year (PY) 18 to improve the streets and sidewalks on Sylvian Street. We are requesting additional funds to enhance (beautify) the entrances of the streets and to realign the western end of Sylvian Street to connect with Hedley Avenue. The funds will be used to plant trees or other vegetation along the parking lot located at the corner of Sylvain and Broad Street to enhance the aesthetics. To successfully realign the west Sylvian Street, we will acquire and demolish 155 Washington (old laundromat). The demolition and realignment will produce open space to install trees and other vegetation, bioswales, wide benches, boulder-style play features, flexible pavement material, bike racks, a raised crossing, and high friction surface.</p>		
2	Be Safe and Housing Support	\$368,365.20	Insert abstract below:
Abstract >	<p>Family Service of RI (FSRI) is proposing “BeSafe and Housing Support” to address the effects of COVID-19 on Central Falls, currently the epicenter of the state’s COVID-19 crisis. The “BeSafe” component provides free cleaning products and food to low income Central Falls residents via contact-less home delivery; “Housing Support” addresses the crisis, recently underscored by Governor Raimondo’s remarks and a Federal Reserve Bank of Boston study, of missing rent payments and related threats to maintaining housing. “Housing Support” involves emergency back rent, utility supports and related, as well as educating residents on successful tenancy, household management and the like. A key component is a required long-term sustainability plan to help prevent future homelessness. Nearly 60% of all requested funding is for direct assistance, e.g. utility payments. Family Service of RI is providing a nearly 10% match.</p>		
3	Jenks Park Improvements	\$469,375	Insert abstract below:
Abstract >	<p>Jenks Park is a 4.5-acre park built-in 1890, and is home to Cogswell Tower, Central Falls' most prominent feature. This "city beautiful" park provides both active and passive recreation and scenic views of the surrounding landscape from Cogswell Tower. The Tower is open to the public periodically throughout the year during City events in the park. Funds will be used to improve, restore, and enhance the park's natural and historic features. Some of the major aspects of this project are to 1. restore the exterior masonry and repair the deteriorated interior of Cogswell Tower; 2. Retrofit railings, replace the concrete pad, and maintain the compass of two of three gazebos; 3. Relocate one of the gazebos to be more prominent and improve park safety; 4. Renovate and modernize fountain; 5. Repair all damaged walkways; 6. Create a flex lawn area with a terrace for overflow play and event gatherings; 7. Incorporate “Elk Rock” into a playground for a possible rock-climbing wall; and 8. Install iron fencing around the entire park for safety measures and to restore the park’s historic value.</p>		
4	Rhode Island College - Professional Studies and Continuing Education	\$241,000	Insert abstract below:
Abstract >	<p>Rhode Island College will provide three Professional Studies and Continuing Education Certifications to Central Falls residents. Students can earn college credits that will allow for continuing education and/or position students to advance their careers. The programs are Bilingual Medical Assistant Training, Foundations in Community Health Worker Training, and Undergraduate Social &amp; Human Services Assistance.</p>		



5	River Access/ Safety Improvements and Office Build-Out	\$416,520	Insert abstract below:
Abstract >	The City-owned public dock and boat launch are located adjacent to the property known as “the Central Falls Landing” at 1420 Broad Street, Central Falls. The public dock at the Central Falls Landing is one of the only means of access to the Blackstone River for Central Falls residents, providing opportunities for fishing, boating, and observing wildlife. Funds will be used for design, construction, and materials for the reconstruction of the dock and boat launch. The project will also include build out of the office space that will become the new headquarters for the Blackstone Valley Tourism Council (BVTC). Having their headquarters located at the site will allow BVTC to expand their free and low-cost programs that make use of the dock, some of which they have already been providing for City residents (including educational boat tours, environmental education, kayaking and canoeing, and others.) This project will make all of these activities safer and more accessible.		
6	Progreso Latino - Central Falls Residents COVID-19 Relief	\$100,000	Insert abstract below:
Abstract >	Progreso Latino (PL) proposes to enhance its Senior Citizens and Wellness program services and assist more people than the programs currently serve. The Senior program will offer the following: follow-up weekly phone calls to older adults needing company; virtual exercise, nutrition, chronic health management workshops and activities; and increase congregate meal distribution to older adults without transportation that cannot visit. PL also will offer social services assistance to community members addressing a myriad of issues including setting up overdue utility payment plans, addressing consumer issues, assisting with accessing benefit programs, addressing eviction, domestic violence, and other issues which are amplified during the COVID-19 epidemic. PL will work with employers to accommodate the language barriers faced by the workforce and with the assistance of an additional part-time staff person will work to serve an additional 100 workers during the grant period. Finally, PL will be able to offer more assistance to a growing number of families with emergency food assistance.		
7	GHHI Racial Equity in the Healthy Homes Workforce Initiative	\$100,000	Insert abstract below:
Abstract >	GHHI Racial Equity in the Healthy Homes Workforce Initiative is an 18-month healthy homes workforce capacity building and training initiative, geared to low-to-moderate income residents of color in the Central Falls area. The initiative incorporates an intensive marketing and community-based education campaign to recruit Central Falls residents currently involved or looking to enter the residential construction workforce. Training includes Healthy Homes comprehensive assessment, Virtual platforms for healthy homes assessment, Lead hazard remediation (EPA RRP 8-hr. & 24 lead supervisor), Asthma hazard remediation and Aging in place interventions and injury hazard remediation and OSHA 10 workplace safety training and certification. Curriculum will be offered in Spanish and English with the goal of training 50 low-to-moderate income residential construction workers and Central Falls residents, enabling these residents to compete for lead and healthy homes contract work including Rhode Island Housing Lead Hazard Control funding that is targeted to Central Falls and Pawtucket.		

**9. Balances Sheet (as of 3/31/20)**

Please detail all remaining funds (funds not drawdown from the State) for any activity in any open grant year. Do not list activities with a zero (0) balance. List activities individually; do not aggregate.

Note that this information will be used in assessing past performance in the evaluation of applications/activities.

<b>GRANT YEAR:</b>	<b>ACTIVITY:</b>	<b>BALANCE Not Yet Drawn:</b>
2015	PCFD Improvement	\$98,995.96
2015	City Park Safety and Security	\$43,701.69
2015	Closing Cost Assistance	\$7,000
2015	Home Ownership Program	\$90.03
2016	Workforce Development	\$35,682.73
2016	Water Activities	\$20,000
2016	Homebuyer Education	\$15,422.94
2016	Housing Support Specialist	\$36,959.68
2017	Macomber Stadium Remediation	\$500,000
2017	Home Ownership Program	\$25,000
2018	Sylvian Street and Sidewalk Improvements	\$500,000
2018	Train/Bus Hub Access	\$500,000
2018	Bilingual Senior Citizens Program	\$50,000