



# **HOME-AMERICAN RESCUE PLAN**

## **ALLOCATION PLAN**

**City of Pawtucket**  
Department of Planning and  
Redevelopment

137 Roosevelt Avenue  
Pawtucket, RI

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# **HOME-ARP Allocation Plan Pawtucket, Rhode Island**

## **Introduction**

Pawtucket is a city in Providence County, Rhode Island. The population was 75,604 at the 2020 census, making the city the fourth-largest in the state. Pawtucket borders Providence and East Providence to the south, Central Falls and Lincoln to the north, and North Providence to the west. The city also borders the Massachusetts municipalities of Seekonk and Attleboro.

Pawtucket was an early and important center of textile manufacturing. It is home to Slater Mill, a historic textile mill recognized for helping to found the Industrial Revolution in the United States

There are currently 30,793 units of housing, with 33% Single Family and 67% two or more units, with 48% homeowners and 52% renters. Approximately 35% of households (10,384) are Cost Burden Households (32% Owner and 46% Renter). There are 15,165 households below HUD 80% area median income. Of the current housing stock, 8.67% are Long-Term Affordable Homes or 2,771 units; of this amount 51% are occupied by the Elderly, 42% Family, and 7% Special Needs.<sup>1</sup>

The City's Five-year Consolidated Plan (completed in 2020) and based on a series of public meetings and focus groups which culminated in a Needs Assessment and Market Analysis identified six priority needs:

1. Households with unmet housing needs;
2. Homelessness;
3. Special Needs Populations;
4. Public Infrastructure and Public Facilities;
5. Economic development; and
6. Neighborhood Stabilization.

These identified needs are to be addressed through the following Goals:

- Increase Affordable Housing Options: Increase the affordable housing options in the City through investment of HOME and CDBG funds, including the construction of rental and homeowner housing units, the rehabilitation of rental and owner-occupied housing units, direct financial assistance to homebuyers, and tenant-based rental assistance;
- Support Homeless Services: Fund efforts to combat homelessness in Pawtucket through supporting local efforts of homeless prevention, housing and homeless service options;
- Provide Essential Public Services: A number of special needs populations and low to moderate income households are in need of public and community services, including but not limited to, health services, services for youth and the elderly, and food pantry services;

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<sup>1</sup> 2022 Housing Fact Book | HousingWorks RI @ RWU.

- **Fund Public Infrastructure and Facility Improvements:** The City will continue to improve the living environment in the City of Pawtucket through the investment of CDBG funds into public infrastructure and public facility improvements, including parks;
- **Encourage Economic Development:** The City will continue its efforts to encourage economic development through providing opportunities for low-income residents to gain access to employment and economic growth;
- **Neighborhood Stabilization:** The City will continue its Neighborhood Stabilization efforts to decrease unsafe conditions, including Brownfield remediation and demolition activities.

The Plan continues, addressing several significant housing concerns. The current housing stock may not be meeting the needs of the population in Pawtucket, especially those in lower income levels. The rate and type of market housing production, as described in the following section, may not be meeting the needs of all income ranges in the Area. Those households in lower income levels encounter fewer choices that meet their needs. The highest rated need is for rental housing for energy efficient retrofits, followed by the construction of new affordable rental housing, and homeownership in communities of color. The affordable housing focus group also commented that there is a need for housing options in the City that are actually affordable to low-income households. The availability of units for lower income ranges is declining as higher housing cost options increase. As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant portion of the population that faces housing challenges. Low-income households are particularly prone to facing cost burdens. This points to the fact that there are not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

The City of Pawtucket saw a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. According to public input, data shown in this section does not accurately reflect the current market conditions in the City. City residents have witnessed a stark increase in both rental and home purchase costs. This increase would lead to additional households facing cost burdens. The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in the City. This may be especially true for larger families that require larger units.

The cost of housing in Pawtucket continues to be out of reach for many low to moderate income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options in the City of Pawtucket.

The Housing and Community Development Survey found that the top barriers to the development of affordable housing include Not In My Back Yard (NIMBY) mentality, cost of land or lot, and financial feasibility. This was followed by the cost of labor, lack of available land, and the cost of materials. Many of the barriers to developing affordable housing are based on market characteristics, such as the cost of land or lot, the cost of labor, and the limited

availability of land. The City will continue to seek out additional funding opportunities, as well as promote a positive understanding of affordable housing to combat NIMYism in the community.

## **Consultation**

### ***Describe the consultation process including methods used and dates of consultation:***

In addition to the more than 20 Pawtucket-based organizations that contributed to the development of the Consolidated Plan, the City's preparation for the development of this HOME-ARP Allocation Plan ("Plan"), was led by the Department of Planning and Redevelopment ("DPR") who engaged in a thorough consultation and outreach process. As part of that process, DPR staff held several meetings and focus groups with local and regional stakeholders, community and nonprofit leaders, and subject matter experts to ensure the Plan was drafted to reflect community priorities and needs. In addition, staff from DPR offered community public meetings to present on and/or discuss the HOME-ARP program and to solicit input on priority needs and gaps in the current system.

DPR met and maintains regular communication with -- representatives from Rhode Island Housing, the Rhode Island Continuum of Care, and other agencies serving Pawtucket's homeless population to ensure coordination between the City and State HOME-ARP programs, the Coordinated Entry System, and alignment with Continuum of Care policies and procedures.

On January 13, 2022, DPR staff attended, contributed, and solicited input on the HOME-ARP program at the Rhode Island Continuum of Care meeting. The Rhode Island Statewide Continuum of Care was established pursuant to federal regulation, and this diverse coalition engages in system-wide policymaking and planning to address homelessness; improve coordination and integration with mainstream resources and other programs targeted to people at risk of or experiencing homelessness; and seeks to improve data collection and performance measurement. The Rhode Island Continuum of Care is comprised of persons with lived experience of homelessness, nonprofit providers of housing and/or services for the homeless, victim service providers, faith-based agencies, governmental entities, housing authorities, housing developers, healthcare providers, veterans' organizations, and more. This diverse coalition of stakeholders offered subject matter expertise on system gaps and priorities for investment of HOME-ARP.

Throughout the months of February and March 2022, the City of Pawtucket initiated its consultation process with local homeless and domestic violence service providers, veterans' groups, public organizations that serve persons with disabilities, formerly incarcerated, fair housing, and our local housing authority.

The event included an overview of HOME-ARP Program (the "Program") parameters that were known at the time, as well as anticipated timelines for rolling out the Program.

After HUD's issuance of HOME-ARP CPD Notice 21-10, the City of Pawtucket completed the Needs Assessment informed by HUD's program guidance.

The details on the organizations consulted and the feedback received during that second round of outreach are detailed in the table below.

***List the organizations consulted:***

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>Operation Stand Down</b>	Veterans: homeless and at-risk	Face-to-face through Zoom	<ol style="list-style-type: none"> <li>1.) Increasing partnership with the City of Pawtucket, there is no direct contact for veterans in need. OSD currently partners with the City of Providence on a referral system through the Police Department.</li> <li>2.) Prioritize shelter needs over case management, rental assistance program for LMI individuals.</li> <li>3.) CoC order of operations, veterans have to be a priority as they are the individuals at greatest risk of housing instability.</li> <li>4.) Military typically recruits individuals from disadvantaged backgrounds, the transitioning coming back from service is not considered from other providers. Substance abuse, domestic violence, and job access are main issues.</li> <li>5.) Staff turnover in mental health and social work field, it is a field that often gets overlooked and has limited agency capacity.</li> </ol>
<b>House of Hope</b>	Community Development Corporation	Face-to-face through Zoom	There needs to be a significant investment of service dollars for supportive services such as case management, street-based outreach. Given the city's current economic development efforts, many

			<p>populations are being priced out and there is a need for rent control. This crisis has been expedited because of the pandemic and now emergency housing vouchers are expiring, which gave those with housing instability more immediate access to shelter. There is no year-round permanent shelter in the City of Pawtucket or permanent address of the problem. Low-barrier shelter, constituent outreach. High medical risk individual and vital documents, this includes criminal, elderly, and couples (hotel vouchers helped them from not being separated) trauma-informed agencies, dignified housing echo village personal sleeping units which is a non-traditional model replicable and precedent to Boston Jamaica plan</p>
<b>Project Weber/RENEW</b>	Harm Reduction and Recovery Services	Face-to-face through Zoom	<p>needs capital improvements, over 83% of their clients are homeless. Emergency shelter in Pawtucket is needed that meets zoning laws. Community efficiency helps municipalities deliver local financing programs for home-energy upgrades.</p>
<b>Pawtucket Housing Authority</b>	Public Housing	Face-to-face through Zoom	<p>preparedness for isolation, lack of food access due to food deserts. Refer to workforce housing plan. Family affordable housing, housing for mixed groups (elderly and disabled) energy efficiency weatherization, home repairs, broadband access, community orientation, social fears, mental health, Main street as an opportunity for affordable rental opportunities, mixed use housing, small business growth and services and a “Welcoming corridor Galego court future of residents (passive recreation and community space,)</p>

<b>Open Doors</b>	Re-entry Services	Face-to-face through Zoom	<ul style="list-style-type: none"> <li>• Funding request to State (high-risk shelter at 1139 Main St.)</li> <li>• Transitional as opposed to permanent model, having an intermediary step for folks who cannot commit to a lease or more permanent housing.</li> <li>• HOME-ARPA allows services as opposed to HOME just allows construction</li> <li>• Services provided outside of the residence are not as effective</li> <li>• Behavioral health, peer recover coaches, clinicians, should be on-site due to transportation barriers</li> <li>• Providence gateway does this ^</li> <li>• Psychological diagnosis, case management, job coaching, drug rehab</li> <li>• Open doors clientele are typically individuals with drug history use</li> </ul>
<b>ARC of the Blackstone Valley</b>	Services for adults with intellectual and developmental disabilities	Zoom: stakeholder's meeting	<ul style="list-style-type: none"> <li>• There is unmet housing needs for people with developmental disabilities and staff who work for the Arc and are in need of affordable housing</li> <li>• Access to vehicles for services and plowing for affordable housing units is a concern/need</li> <li>• A major priority for the Arc is making safety/security improvements to existing housing units. Improvements like new doors and security cameras would make units safer and address some existing security concerns.</li> </ul>

			<ul style="list-style-type: none"> <li>Many units are aging and other improvements on general maintenance and beautification would also be helpful. Slater Park Greenhouse project was paused in pandemic – could use some funds improvements</li> <li>At one property there is a tree growing alongside affordable housing unit which needs to be removed. State will not cover costs – Arc needs to find funding</li> <li>Homelessness: there is likely a portion of the homeless population in Pawtucket who have developmental disabilities but have not been identified</li> </ul>
<b>BVCAP</b>	Community Action Agency: Fair Housing	Face-to-face through Zoom	More resources for client advocacy for Fair Housing
<b>State of Rhode Island Department of Administration Rhode Island Housing Commission</b>	Continuum of Care- Board of Director's Meeting	Microsoft Teams Platform	Continued lack of shelter beds; long wait times for openings; local ordinances create barriers to shelter in severe weather for emergency purposes; funding should focus on those experiencing homelessness;

## Public Participation

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- Date(s) of public notice: 2/27/2023*
- Public comment period: start date – 2/27/2023 end date – 3/24/2023*
- Date(s) of public hearing: 3/16/2023*

***Describe the public participation process:***

Meeting notice was posted in the Pawtucket Times on February 27, 2023. Public comments were encouraged, recorded, and taken into consideration and discussed at a Public Meeting on March 16, 2023. All public views were evaluated by a team of DPR staff for adjustment to the initial allocation plan. It is important to note that the public meeting took place in City Council Chambers, which is accessible to individuals with disabilities and translation services were offered.

The City also publicized the desire for public participation on the City's website and postings in public buildings. The public was encouraged to provide feedback by email.

***Describe efforts to broaden public participation:***

To increase communication efforts with our local service providers and organizations, all meetings were held via Zoom, at times of the organization's convenience. Documents were made available for review.

Meeting notices were posted both via the City's website, and in several accessible public locations throughout the City. The opportunity to provide commentary by email was encouraged.

Subsequent to the March 16, 2023 Public Meeting, the PowerPoint Presentation was posted on the City's website. Key stakeholders were contacted in advance on an ad hoc basis to encourage the participation of their constituents.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

Please see the table presented on pages 4-7 within this document for feedback received and considered based upon the wide range of consultations with local and regional service providers. The fact that shelter and transitional housing was incorporated into this draft allocation plan, as well as the recurring theme that there is a significant shortage of affordable housing and rental units.

Pawtucket's initial allocation proposal called for 22% of the HOME-ARP funding to be used for shelter acquisition and development. An individual felt that some of those funds would be better spent for supportive services instead. This concept was discussed among the Planning Department personnel, and accepted as valid. The shelter acquisition and development portion was subsequently reduced to 17% and \$100,000 (4.8%) was allocated toward supportive services.

***Summarize any comments or recommendations not accepted and state the reasons why:***

No comments were not accepted.

## Needs Assessment and Gaps Analysis

**OPTIONAL Homeless Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Fam y HH (at least 1 child)	Adul t HH (w/o child )	Vets	Victi ms of DV	Family		Adults Only	
	# of Beds	# of Unit s	# of Beds	# of Unit s	# of Beds					# of Beds	# of Unit s	# of Beds	# of Unit s
Emergency Shelter	0	0	16	1	8								
Transitional Housing	17	17	0	0	0								
Permanent Supportive Housing	0	0	0	0	0								
Other Permanent Housing	0	0	0	0	0								
Sheltered Homeless						506	1070	113	17				
Unsheltered Homeless						0	248	10	49				
<b>Current Gap</b>										17	17	16	1

**OPTIONAL Housing Needs Inventory and Gap Analysis Table**

<b>Non-Homeless</b>			
	<b>Current Inventory</b>	<b>Level of Need</b>	<b>Gap Analysis</b>
	<b># of Units</b>	<b># of Households</b>	<b># of Households</b>
Total Rental Units	16,012		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1315		
Rental Units Affordable to HH at 50% AMI (Other Populations)	1315		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		6542	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		6542	
<b><i>Current Gaps</i></b>			5,227

***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

***Homeless as defined in 24 CFR 91.5***

The City of Pawtucket currently has two shelter programs within its boundaries: a 17-bed domestic violence shelter for women and their children and a 16-bed emergency shelter housing 16 homeless adult males, without children. As the 4<sup>th</sup> largest City in Rhode Island, Pawtucket has a considerable unsheltered homeless population, a hard number is not available as this data is not collected except during the CoC's PIT survey (there are 248 known unsheltered adults in RI). Recently, the City has had 2 homeless encampments under Interstate 95 and persons in Slater Park and in and around the main transportation hubs. It can be assumed that proportionally, the City has >50 homeless persons within the PJ at any one point in time.

***At Risk of Homelessness as defined in 24 CFR 91.5***

With 1,547 persons living in Emergency Shelter and 248 persons known to be unsheltered, there is a strong expectation that as resources for "emergency shelter in hotels", a pandemic initiative, ends, many of these persons will be "on the streets." And a proportional number will gravitate toward Pawtucket. The City sponsored day shelter has a capacity for 200 persons, these persons are all "at-risk" for homelessness.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The City of Pawtucket has hosted the Blackstone Valley Domestic Violence Shelter for more than a decade. The current capacity is 17, with 17 units available to victims and their children. The State-wide data (the only available data) indicates that 416 persons sought shelter in 2022, with 49 requests not served due to lack of availability.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

An emerging group are unaccompanied youth ages 18 – 24, with the number doubling since 2018, to its present population of 65 known youth. There are currently no shelter services for this population, with many engaged in sex trafficking. Pawtucket's Main Street Shelter operators have contact with this population.

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

There are 2 shelter options in Pawtucket: 17 beds of Transitional Shelter for victims of domestic violence and their children and a 16-bed night-to-night emergency shelter for men. Currently, there are 2,771 units of affordable housing (8.67% of year-round housing stock), with 51% occupied by the elderly, 42% families and 7% special needs; there are 28 units of preserved rentals.

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

As identified in the most recent Point-in-Time Report available (2022), there were 248 persons homeless statewide. As the 4<sup>th</sup> largest City and based on recent documented encampments under Route 95 and homeless loitering in the downtown transportation center, that the City has an equal proportion of this population. Additionally, the 16 residents that daily occupy the night-to-night emergency shelter provide further evidence of a constant number of people seeking shelter nightly.

***At Risk of Homelessness as defined in 24 CFR 91.5***

The City operated day shelter has a capacity for 200 persons, during the harshest weather this occupancy limit was met. This indicates, along with a daily stream of people seeking various services that there is a significant number of persons “at-risk” of homelessness. This number is augmented by the 10,834 households that are cost burdened (32% owner and 46% renters).

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

There were 49 persons attempting flee domestic violence in 2022 who were unable to secure shelter due to lack of availability. The 17-bed transitional shelter is always full. Another underserved population is Runaway and Homeless Youth who at present count number 65. There is not youth shelter option and many will not use the adult shelter system, primarily because of safety concerns.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

As indicated above, there are presently no shelter beds for unaccompanied youth except in the adult shelter system. Their current known population is 65.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

In addition to the lack of shelter for unaccompanied youth, there are 15,165 households in Pawtucket with a median income below HUD’s 80% Threshold and only 2,771 long-term affordable homes. A gap of approximately 12,500 units needed; a total of 20 building permits were issued in 2021: 14 single family and 6 multi-units (In 2021, there were 48 new owner-occupied units added and 130 renter occupied units added statewide; with 1,046 Single Family and 438 Multi-family building permits issued).

A challenge currently facing the City of Pawtucket is the high concentration of affordable housing units within a limited number of areas in the City. This is most apparent in Census Tract 152, which is one of twenty-one census tracts in Pawtucket that contains almost 50% of all deed restricted affordable housing units in the City. Almost half of Pawtucket census tracts contain no affordable housing units at all.

Pawtucket and neighboring Central Falls also have comparably low rates of homeownership, Pawtucket at 45.13% and Central Falls at 20.24%, while the State of Rhode Island has a much higher homeownership rate of 60.78

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

According to the Pawtucket Housing Authority and the ARC of Blackstone Valley, many affordable housing units in the City are aging and in need of safety and security improvements. General maintenance and beautification efforts are needed to meet housing quality standards and provide for a more dignified living environment. 43% of the PJ's Housing Stock was built before 1939 and 65% before 1960.

***Identify priority needs for qualifying populations:***

The priority need for those at risk of housing instability is to have year-round access to supportive services that are responsive to the needs of those experiencing homelessness. The COVID-19 pandemic has exposed the lack of housing resources available to this population, the very limited resources our community-based organizations are allocated, and the high demand to receive supportive services.

Each of the 4 QP's are equally deficient in availability of affordable opportunities and the prospect for expanded development to meet any one of the QP's needs is absent. With that understanding, the City is addressing all four QP's in the manner most efficient and equitable and in accordance with established distribution guidelines. The City, is able to immediately address social service supportive needs while simultaneously engaging the local CHDO and developers to increase the stock of affordable home ownership and rental units. The City will stress that developers awarded funds must prioritize the four QP groups in accordance with the guidelines established through this opportunity.

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

The challenge in determining the local need for the homeless/shelter needs in the PJ is data collection. Since, almost all data is collected statewide, very little data exists at the community level. That being stated, an analysis of existing sources: use patterns at the 2 shelters in the City; the PIT; recent incidents involving encampments within the PJ; Reports Issued by HousingWorks RI; the continuing obvious presence of homeless persons in the downtown transportation hub; and information provided by homeless service providers.

The housing inventory gap analysis was determined by analyzing data from the HousingWorks RI most recent Report and the City's Five-year Consolidated Plan. The analysis reveals that only 8.67% of the housing stock is long-term affordable (2,772 units) while 15,165 households make under HUD 80% of the median income combined with concentrated pockets of affordability citywide, with significant areas of the City lacking and affordable housing.

## **HOME-ARP Activities**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

The City has codified bidding process for all contracts exceeding five thousand dollars (\$5,000.00). Public notice following a regulated process, a Bidder's Conference to discuss the parameters of the project specifications and answer questions will be held. All bids must be sealed and delivered according to specified conditions. All bids are opened at a specified time, in public: all qualified Bidders may attend. The award winner will be determined based on lowest bid according to the specifications required.

***Describe whether the PJ will administer eligible activities directly:***

The PJ will monitor the project for compliance but will not provide any direct service activities.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

Not Applicable.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

**Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ 100,000		
Acquisition and Development of Non-Congregate Shelters	\$ 353,616.50		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 1,103,829.75		
Non-Profit Operating	\$ 103,829.75	5 %	5%
Non-Profit Capacity Building	\$ 103,829.75	5 %	5%
Administration and Planning	\$ 311,489.25	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 2,076,595</b>		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

As previously described, there is a significant lack of affordable long-term units for both homeowners and renters. This is coupled with more than 35% of homeowners and renters cost-burdened and a lack of options for homeless and at-risk populations. As such, DPR evaluated the needs of each QP, and determined that despite inherent differences in these populations, the

most rational approach for allocating funds is to approach the needs of these populations collectively; that is, to enhance supportive services and shelter capacity and capability to serve the immediate needs of each of the four QP's while providing the significant share of the funds to develop affordable dwelling units. This is reflected in the wide distribution of funds under several umbrellas to provide immediate supportive care while simultaneously developing permanent supportive housing and new unit development for both homeowners and renters at or below HUD's 80% of median income.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

In addition to the lack of long-term affordable housing and considerable cost burdened households, local homeless providers indicated that lack of permanent supportive housing and lack of social services were contributing to chronic homelessness and lack of prevention activities.

With input from the community and a range of service providers, the City determined that it was best to take a two-tiered approach regarding HOME-ARP funding. First, the City will use approximately thirty percent of the funds to provide immediate relief for the four QPs in the form of supportive services, non-profit operations, and shelter development. At the same time, the City will invest the remaining non-administrative funding (slightly over fifty percent) into the longer-term projects of non-profit capacity building and the development of LMI housing and rental unit production.

### **HOME-ARP Production Housing Goals**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

The City of Pawtucket estimates that 4 new supportive and affordable housing units will be created from the recommended allocation when combined with HOME funds.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

With the local CHDO, the City plans to develop approximately 12 new rental units. This development will be funded through both HOME and HOME-ARP grants. Four of these units will be developed with an emphasis on vulnerable populations.

### **Preferences**

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

The PJ does not intend to give any preferences to one or more qualifying populations or subpopulations.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Not Applicable.

## **Referral Methods**

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

Not Applicable

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

Not Applicable.

***If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):***

Not Applicable

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

Not Applicable

## **Limitations in a HOME-ARP rental housing or NCS project**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

There are no eligibility limitations

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Not Applicable

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation***

*through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):*

Not Applicable.

#### **HOME-ARP Refinancing Guidelines**

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*

Not Applicable

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

Not Applicable

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

Not Applicable

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

Not Applicable

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

Not Applicable

- *Other requirements in the PJ's guidelines, if applicable:*

Not Applicable

Monday, February 27, 2023

# THE TIMES

**Public Meeting Notice  
City of Pawtucket, RI  
Review of 2023-2024 HOME-ARP Allocation  
Plan Funding**

The City of Pawtucket, RI will hold a public meeting to discuss the 2023-2024 HOME-ARP Allocation Plan. The HOME-ARP funding will be used for Rental Assistance, Administration Fees, Social Services, (for those at greatest risk of instability/cost-burdened), for the following priorities: 1) those at greatest risk of housing instability/cost-burdened, 2) at-risk of homeless, 3) homeless, 4) affordable housing development and eligible costs up to 20% for City and CHDO Administration. The meeting has been scheduled for:

**March 16, 2023 at 5 p.m.  
City Council Chambers  
Pawtucket City Hall  
137 Roosevelt Avenue, 3rd Floor  
Pawtucket, RI 02860**

Bianca Policastro  
Director

Donald R. Grebien  
Mayor

