Issue Brief

HousingWorksRI
Quality affordable homes for all

BUILDING HOMES RI
Home. There's no place like it.
Your Housing Bond Dollars at Work

Building Homes Rhode Island
The Housing Bond: Year Two Status Report

In 2006, Rhode Island voters—an overwhelming majority in every city and town—approved a $50 million bond to create affordable rental and ownership homes throughout the state. Building Homes Rhode Island, the program established by the Housing Resources Commission (HRC) to distribute the bond funds, helps income-eligible individuals and families to rent or buy a quality home in Rhode Island.

In its first two years, Building Homes Rhode Island (BHRI) has helped create 560 affordable homes throughout the state. In the first year (2007), $12.5 million was awarded, funding 345 affordable homes in 19 communities. (Visit **HousingWorksRI.org** for more information on these developments). An additional $12.5 million was awarded in year two (2008) to develop another 153 apartments and 62 affordable homeownership opportunities for Rhode Islanders. This Issue Brief provides detailed information about the homes being built with funds received during the second year of the program.

The Positive Economic Impact

Perhaps there is no more critical time to invest in Rhode Island's economy and social well-being than today. Investments in affordable homes offer high economic and social returns—an opportunity Rhode Island cannot afford to ignore.

The proof: The $25 million of BHRI funds invested to date has leveraged $230 million of private and federal dollars, **nine times the initial investment**. This is money that is directly and indirectly invested in the state's economy and its communities generating a high multiplier impact. Builders buy materials and hire members of the local workforce. New homeowners and renters shop at the local grocery store, eat at local restaurants, and pay taxes to the local government.


Sweetbriar, Barrington

Consider the following examples of developments funded through Building Homes Rhode Island:

- The Sweetbriar development in Barrington, which has received $2.5 million in bond funding, is projected to **leverage an additional $12.9 million** and create over **60 jobs**.
- North Glen Townhouses in Westerly received $375,000 of bond funds and is expected to **leverage an additional $2.7 million** and create almost **30 jobs**.
- Sandywoods Farm, a 75-unit development in Tiverton that received $2.6 million in bond funding over two years, is **leveraging an additional $13.8 million** and creating nearly **70 jobs**.


Sandywoods Farm, Tiverton
Credit: Donald Powers Architects, Inc.

Funded in 2008: 153 Affordable Apartments

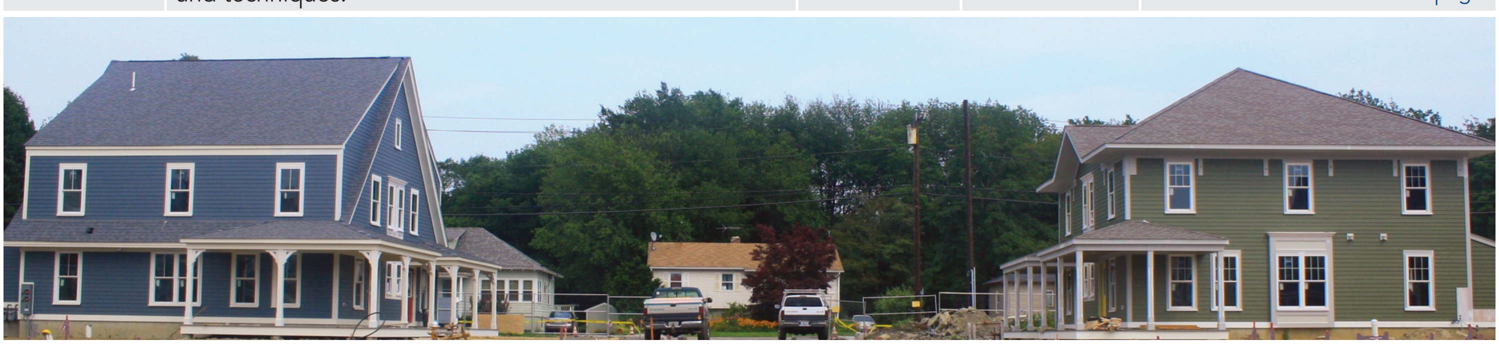
City/Town	Description	Amount of Bond Funding	Number of Bond-Funded Homes	Initial Economic Impact (Private & Federal Dollars Leveraged/ Total Development Cost)
Barrington	**Sweetbriar – East Bay CDC** On 8.6 acres of mostly vacant land, the East Bay CDC is building 18 townhouse style duplexes with 36 units, two fourplexes with eight apartments, and three flats. The homes will be targeted to families earning up to 60% of the Area Median Income (currently $43,920 for a family of four).	**$2,500,000**	**47 homes**	**$12,951,800** (**5.2 times** the initial investment)
Newport	**Coddington Point – Edward A. Fish Associates** This development includes the acquisition of two condominium buildings and construction of an additional 11 buildings. The apartments will serve as replacement housing for the ongoing HOPE VI project in Newport.	**$756,276**	**32 homes**	**$6,664,328** (**8.8 times** the initial investment)
North Kingstown	**Kingstown Crossings I – Crossroads RI** 58 new affordable apartments are being developed on a vacant parcel of land adjacent to former Navy housing (set to be demolished). Families currently living in the Navy housing will move into the new affordable apartments.	**$2,500,000**	**46 homes**	**$13,399,007** (**5.4 times** the initial investment)
Providence	**Mercantile Block – AS220** AS220, an arts nonprofit, is rehabbing a vacant historic building to create 22 efficiencies (16 affordable) with commercial and work space for artists. Three of the apartments are reserved for young artists aging out of DCYF care.	**$640,000**	**16 homes**	**$5,813,913** (**9.1 times** the initial investment)
Providence	**Trinity Place – SWAP** SWAP is adding 12 additional bond-funded apartments to this Broad Street development, which includes homeownership opportunities and commercial space. The homes will be targeted to families earning no more than 60% of the Area Median Income (currently $43,920 for a family of four.)	**$590,000** (Year One BHRI funding: $293,724)	**12 homes**	**$5,178,483** (**5.9 times** the initial investment)
Tiverton	**Sandywoods Farm – Church Community Housing Corporation** This innovative project includes 50 affordable apartments, land for agricultural production, open space, and commercial space. The decline in the market price of low-income housing tax credits left a $740,000 gap that is being filled with this second round of bond funding.	**$740,000** (Year One BHRI funding: $1,900,000)	Additional funds for **50 homes** funded in 2007	**$13,871,344** (**5.2 times** the initial investment)

North Glen Townhouses, Westerly

577 Public Street, Providence

Funded in 2008: 62 Affordable Homeownership Opportunities

City/Town	Description	Amount of Bond Funding	Number of Bond-Funded Homes	Initial Economic Impact (Private & Federal Dollars Leveraged)
Bristol	**Kane's Way – East Bay CDC** The East Bay CDC is making 19 condominiums on Metacom Avenue affordable to families earning up to 100% of the Area Median Income (currently $72,500 for a family of four).	**$579,720** (Year One BHRI funding: $200,000)	**15 homes**	**$5,507,900** (**7.1 times** the initial investment)
Charlestown	**South County Trail #2 – Habitat for Humanity, South County** Habitat is building a three-bedroom home for a household at or below 60% of the Area Median Income (currently $43,920 for a family of four). The buyer will be required to complete 350-500 hours of sweat equity during construction.	**$39,710**	**1 home**	**$146,210** (**3.7 times** the initial investment)
Little Compton	**Colebrook Road Lot – Church Community Housing Corporation** Scheduled to start in August 2009, Colebrook Road's development includes 1 home—which will fall under the Church Community Housing Corp.'s Land Trust program.	**$50,000**	**1 home**	**$255,000** (**5.1 times** the initial investment)
Pawtucket	**Renaissance at Pleasant View – Mandamiento Nuevo Corp. (Diocese of Providence)** Mandamiento Nuevo is converting a former school into 14 affordable condos and building four single family homes on land that served as the former school's parking lot. The development will include one, two, and three-bedroom homes.	**$350,305**	**14 homes**	**$4,000,306** (**11.4 times** the initial investment)
Providence	**Dayton Court – SWAP, Inc.** Four first-time homebuyers (and two renters) will benefit from the creation of two single-family homes and two duplexes.	**$260,000**	**4 homes**	**$1,347,500** (**5.2 times** the initial investment)
Providence	**Parkis Homeowners Group Condominiums – Community Works RI** Three historic multi-family structures on Parkis Avenue have been converted into mixed-income condos. Bond funds are being used to write down the sales prices of seven unsold units.	**$280,000**	**7 homes**	**$1,951,000** (**7 times** the initial investment)
Providence	**577 Public Street & 11 Trask Street – Providence Habitat for Humanity** These two-story duplexes and a single-family four-bedroom home will be for first-time homebuyers whose incomes do not exceed 50% of the Area Median Income (currently $36,600 for a family of four). Providence Habitat has partnered with Brown University's Urban Environmental Lab to make these homes more energy efficient while using environmentally friendly materials and techniques.	**$50,000** **$25,000**	**2 homes** **1 home**	**$426,050** (**5.7 times** the initial investment) Continues on next page



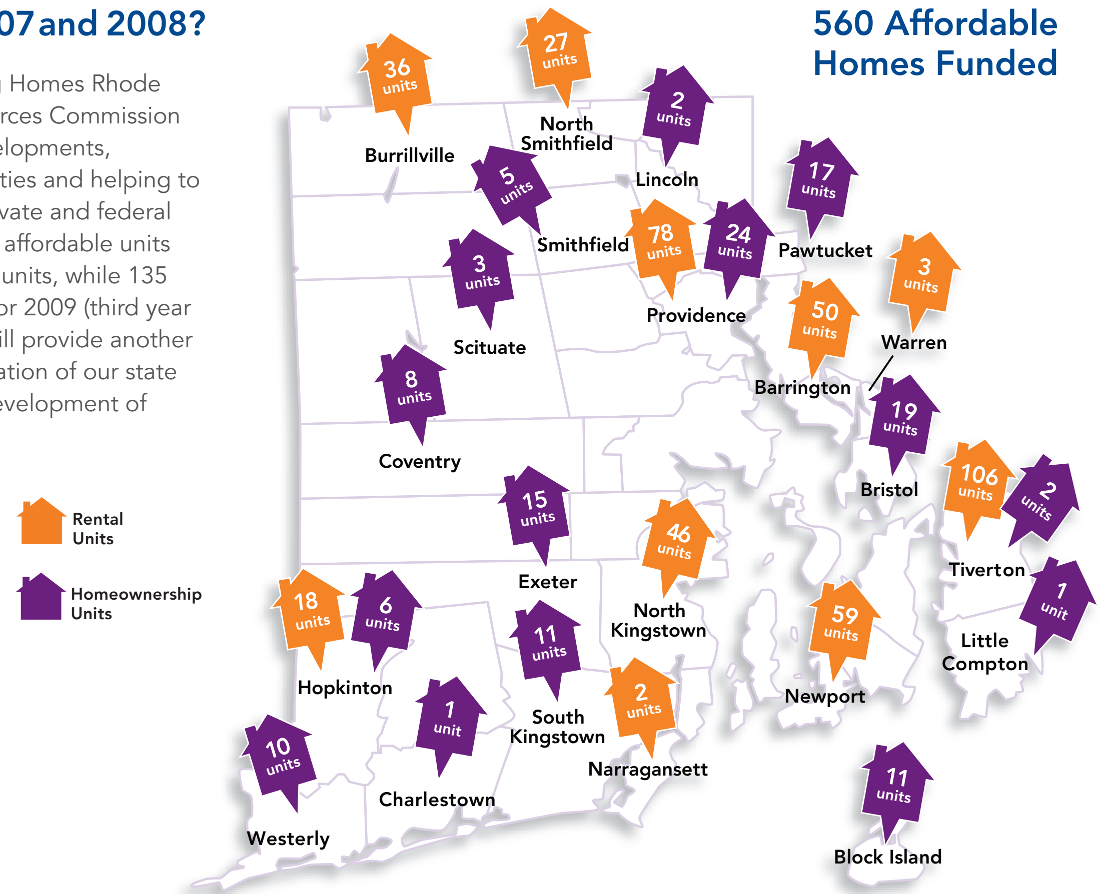
Sweetbriar, Barrington

City/Town	Description	Amount of Bond Funding	Number of Bond-Funded Homes	Initial Economic Impact
Smithfield	**Country Hill Condominiums – Sunn Builders, Inc.** This mixed income development includes six buildings with 12 condos on 2.29 acres of land. Five of the three-bedroom condos will be affordable.	$325,000	5 homes	**$2,880,200** (**8.9 times** the initial investment)
Tiverton	**Cottrell Farms – Church Community Housing Corporation** Five duplexes will be constructed within this mixed-income development. The lots will be land-trusted, preserving their affordability for generations.	$50,000	2 homes	**$400,000** (**8 times** the initial investment)
Westerly	**North Glen Townhouses – Washington County CDC** This development incorporates new construction, historic rehabilitation, and neighborhood revitalization. In total, 10 affordable condominiums surrounding a common courtyard will be available to families earning up to 80% of the Area Median Income (currently $61,700 for a family of 4).	$375,000	10 homes	**$2,757,475** (**7.4 times** the initial investment)

What Was Funded in 2007 and 2008?

In the first two years of the Building Homes Rhode Island program, the Housing Resources Commission has awarded $25 million to 40 developments, creating 560 homes in 22 communities and helping to leverage over $230 million from private and federal supplementary sources. Of the 560 affordable units financed to date, 425 will be rental units, while 135 will be for ownership. Bond funds for 2009 (third year of Building Homes Rhode Island) will provide another $12.5 million for economic revitalization of our state and its communities through the development of affordable homes.

560 Affordable Homes Funded



For an expanded sample of photos and descriptions of developments funded by Building Homes Rhode Island, visit ***HousingWorksRI.org***

Parkis Homeowners Group Condominiums, Providence
Community Works RI