

November 24, 2017

Central Falls Redevelopment Agency

580 Broad St. Central Falls, RI 02863

To: Central Falls Redevelopment Agency

Re: 12 Hood Street and 229 Washington Street

Thank you for this opportunity to present The Flex Loft Group to your committee. The Flex Loft Group is guided by Neil Abate and has teamed with as consultants, Michael Abate, President and Owner of Abate Design Group, a land planning firm located in Charlotte North Carolina and Joe Pariseault, President and Owner of Pariseault Builders located in Warwick, Rhode Island.

Flex Lofts are designed to provide a new way of living for Millennials & Emerging Young Professionals currently searching for quality housing. Millennials alone make up the largest share of home buyers, representing 32% of the population according to a recent generational trends report by the National Association of Realtors.

The City of Central Falls, Rhode Island known as the "Comeback City" along with its emerging in-fill growth opportunities provides Flex Lofts with an abundance of excitement. The city is in need and currently has a shortage of affordable living space. The Flex Loft Group has a unique vision and is in position to provide and developing such living options. This is our core value.

The Flex Loft concept is a renewal of progressive flexible residential design. Affordability is the cornerstone of the concept with an average 660 square feet of open floor plan promoting a fully appliance quality live work space with outdoor living space, private balconies and on-site parking availability.

Flex Loft design and development options range from two story up and down units, one story side by side duplexes and one to two story quads units all while complimenting the fabric of the neighborhoods existing architectural vernacular. The Flex Loft Group can then develop small empty lots into productive properties generating positive property tax opportunities for the city.

Flex Loft is proposing a program of two units side by side one story lofts for 12 Hood Street and two units side by side one story lofts for 229 Washington Street. 12 Hood Street (Plat 4, Lot 251) is a .113 acre parcel of cleared, relatively flat land on a side street in the northeast part of Central Falls and 229 Washington Street (Plat 4, Lot 121) is a .09 acre parcel of cleared, slightly sloped land on a secondary street in the northeast part of Central Falls.

Neil Abate is planning on living in one of the loft units, solidifying the owner occupancy concept and overall ownership pride within the community.

It is The Flex Loft Group mission to provide quality living to an in need population while providing development opportunities to neighborhoods throughout the city.

Under this criteria we would like to present an offer as previously agreed upon price during a meeting with the city in December 2014 for the combined properties of 12 Hood Street and 229 Washington Street totaling \$800.00.

Thank you for consideration.

Best regards and respectfully submitted,

Neil Abate Flex Loft Group

Neil D Abate

President

Central Falls Redevelopment Agency

Professional Services RFQ

APPENDIX A

Response Form

Response Form

TO: THE CENTRAL FALLS REDEVELOPMENT AGENCY

From: Neil D. Abate

The undersigned agrees that, if they are selected:

- The undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of a response to this solicitation.
- The undersigned will act in good faith to complete projects as part of this effort in an expeditious manner.
- The undersigned has had no judgements against it in the past two (2) years. If the undersigned has judgements, please elaborate here: _____

References:

The following references are provided:

Business	Contact Name	Address	Phone	Email
Pariseault Builders	Raymond "Joe" Pariseault	5 Dunes Road Narragansett, R.I. 02882		
401-738-0524	joe@pariseault.com	(President)		
Providence Water	Ricky Caruolo	125 Dupont Drive Providence, RI 02907		
401-527-6300 x 7188	rickyc@providence.com	(General Manager)		
Washington Trust	Kent W. Gladding, CPA	10 Weybosset St. Suite 200 Providence, R.I 02903		
401-654-4878	kwgladding@washthrust.com	(Chief Investments Strategist Wealth Management Investments)		

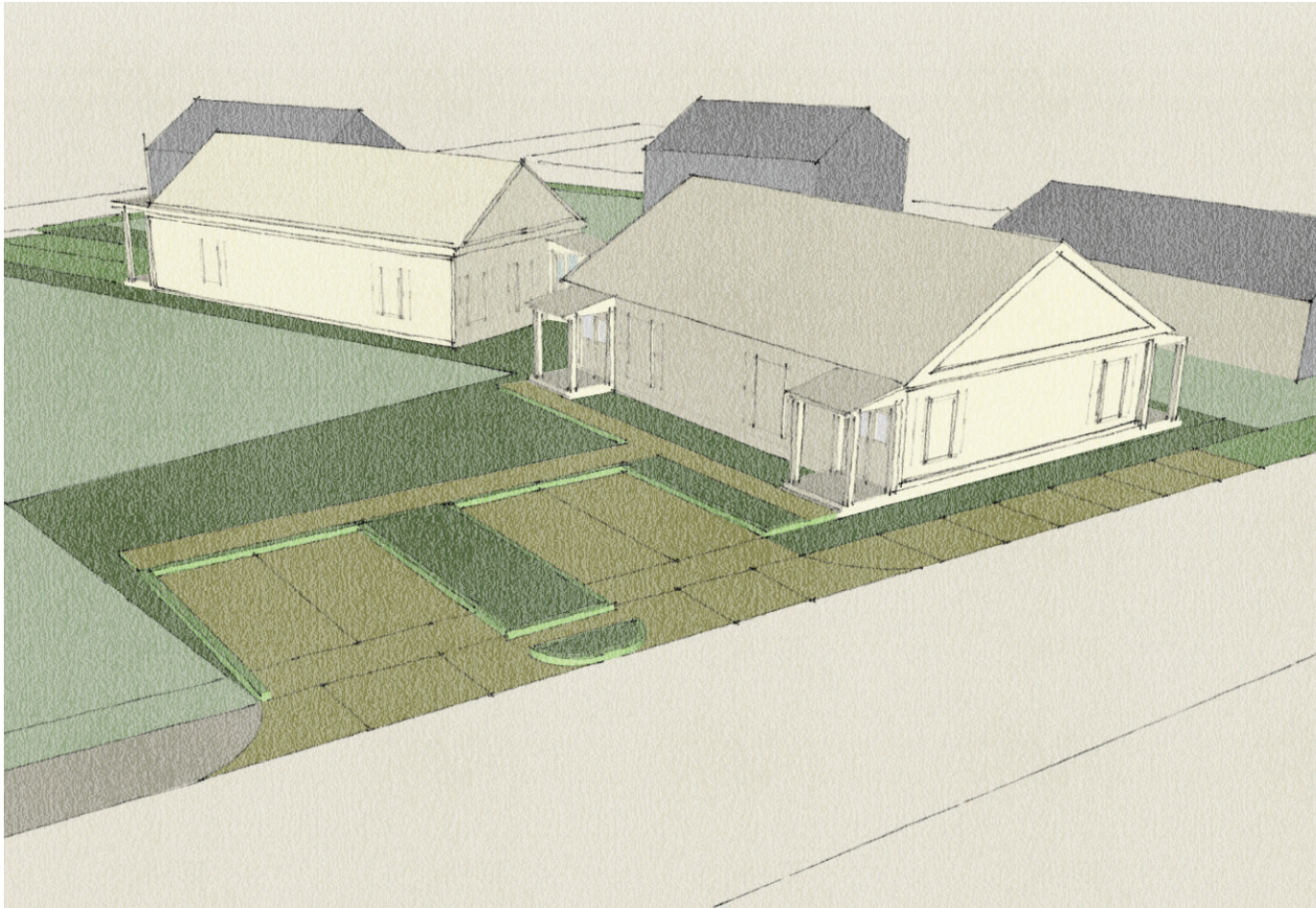
Signature: *Neil D. Abate*

Name: Neil D. Abate

Phone Number: 401-699-5476

Email: braceletneil@yahoo.com

Date: December 1, 2017



Prepared for:
The City of Central Falls
(For Review Only)

Prepared By:
Abate Design Group
&
Neil Abate

November 24, 2017

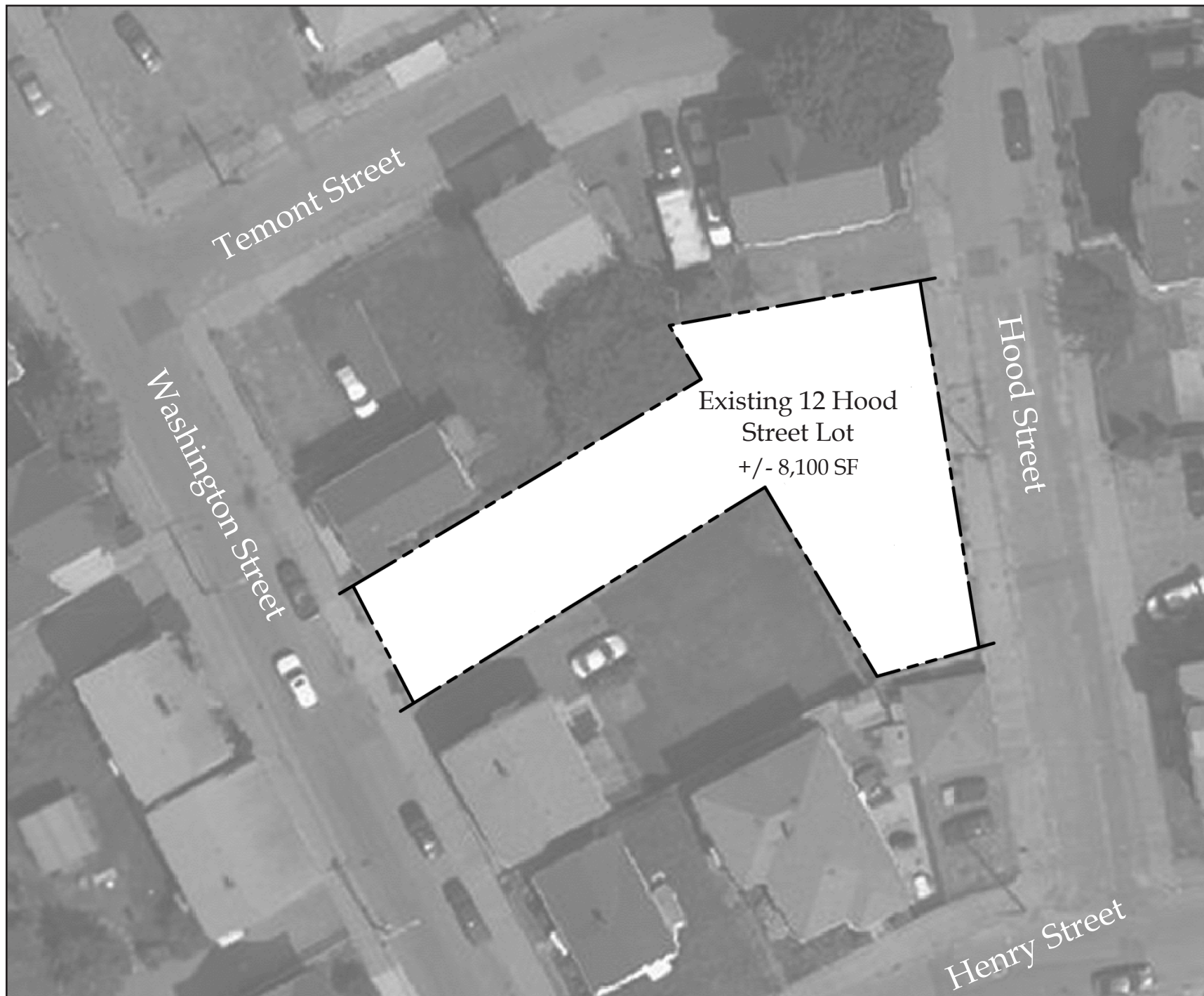
A New Vision for Residential Opportunities

12 Hood Street & 229 Washington Street Residential Redevelopment Project

A Renewal in Progressive Residential Living in Central Falls, Rhode Island



This plan (s) is copy righted, confidential and intended only for Flex Loft Group and contains information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient(s), you are hereby notified that the dissemination, distribution or copying of this plan is strictly prohibited, and you are requested to notify us immediately by e-mail or by calling Abate Design Group. Copyright 2017, Plans for Review Only, Not for Construction.



Legend:

Hood Street
Frontage:
+/- 96'-0" LF

Washington
Street
Frontage:
+/- 34'-6" LF

Note: Site Has Not
Been Surveyed,
These are
Preliminary Plans
and Lot Lines Only.

12 Hood Street & 229 Washington Street **Residential Redevelopment Project: Existing Lot Plan**
A Renewal in Progressive Residential Living in Central Falls, Rhode Island



Legend:

Phase I:

A:
+/- 660 SF Loft
Duplex (2 Units)
Total +/- 1,320
SF.

Phase II:

B:
+/- 640 SF Loft
Duplex (2 Units)
Total +/- 1,280
SF.

12 Hood Street & 229 Washington Street **Residential Redevelopment Project: Master Plan**
A Renewal in Progressive Residential Living in Central Falls, Rhode Island



Legend:

Phase I:

A:
 +/- 660 SF Loft
 Duplex (2 Units)
 Total +/- 1,320
 SF.

Note: The Loft Unit Will Have a Low Picket Fence Yard with a Small Front Covered Porch and an Optional Rear Porch or Enclosed Storage Unit.

Phase I-A Has 2 Off Street Parking Spaces Per Unit Leading to a Central Walkway to The Front Porch.

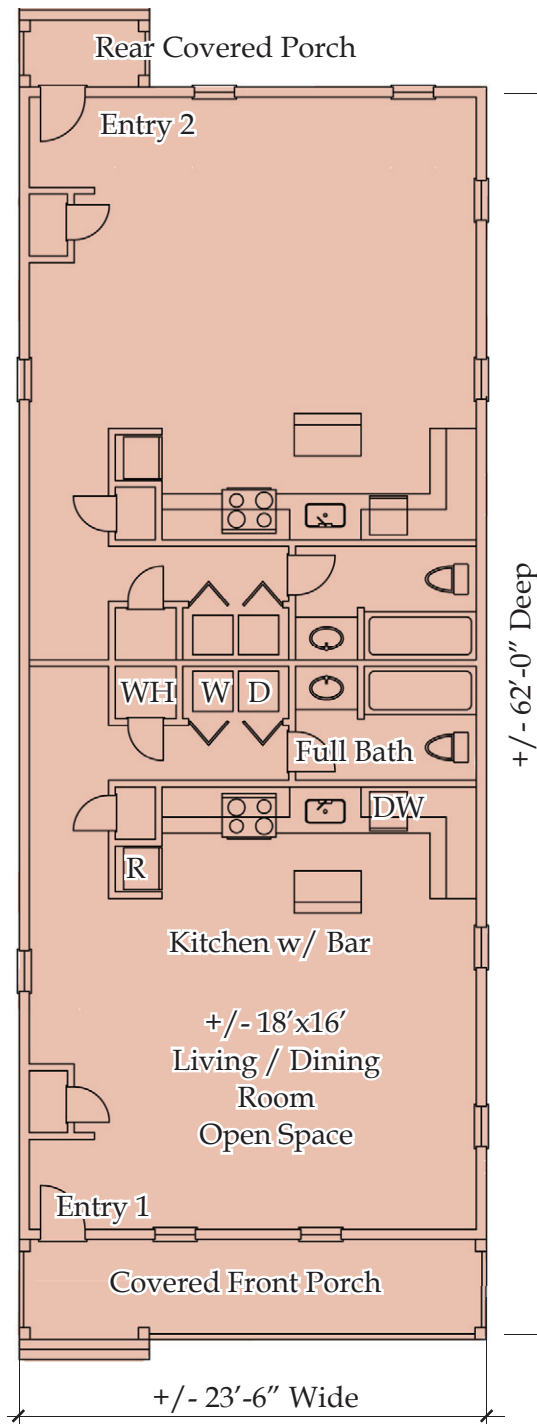


Legend:

Phase II:

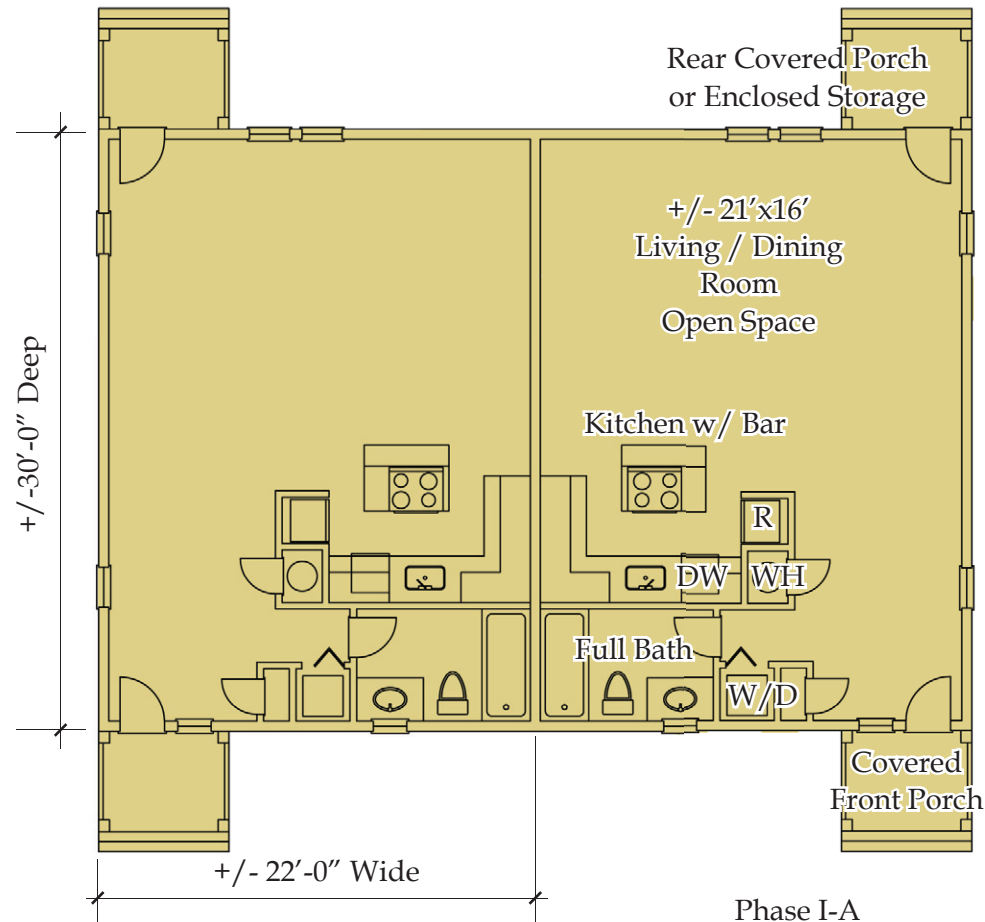
B:
 +/- 640 SF Loft
 Duplex (2 Units)
 Total +/- 1,280
 SF.

Phase II-B Has 2
 Off Street Parking
 Spaces Per Unit
 Leading to a Central
 Walkway to The
 Front Porch.



Proposed Floor Plans Loft Unit Plan

Plan 1 (Phase I)



Legend:

Phase I:

A:

+/- 660 SF Loft
Duplex (2 Units)
Total +/- 1,320 SF.

Phase II:

B:

+/- 640 SF Loft
Duplex (2 Units)
Total +/- 1,280 SF.

Phase II-B
+/- 640 SF Each
Side Duplex Unit
1 Story Loft with
10' Ceilings

Phase I-A
+/- 660 SF Each
Side Duplex Unit
1 Story Loft with
10' Ceilings

Proposed Floor Plans Loft Unit Plan

Plan 2 (Phase I)

Legend:

Phase I:

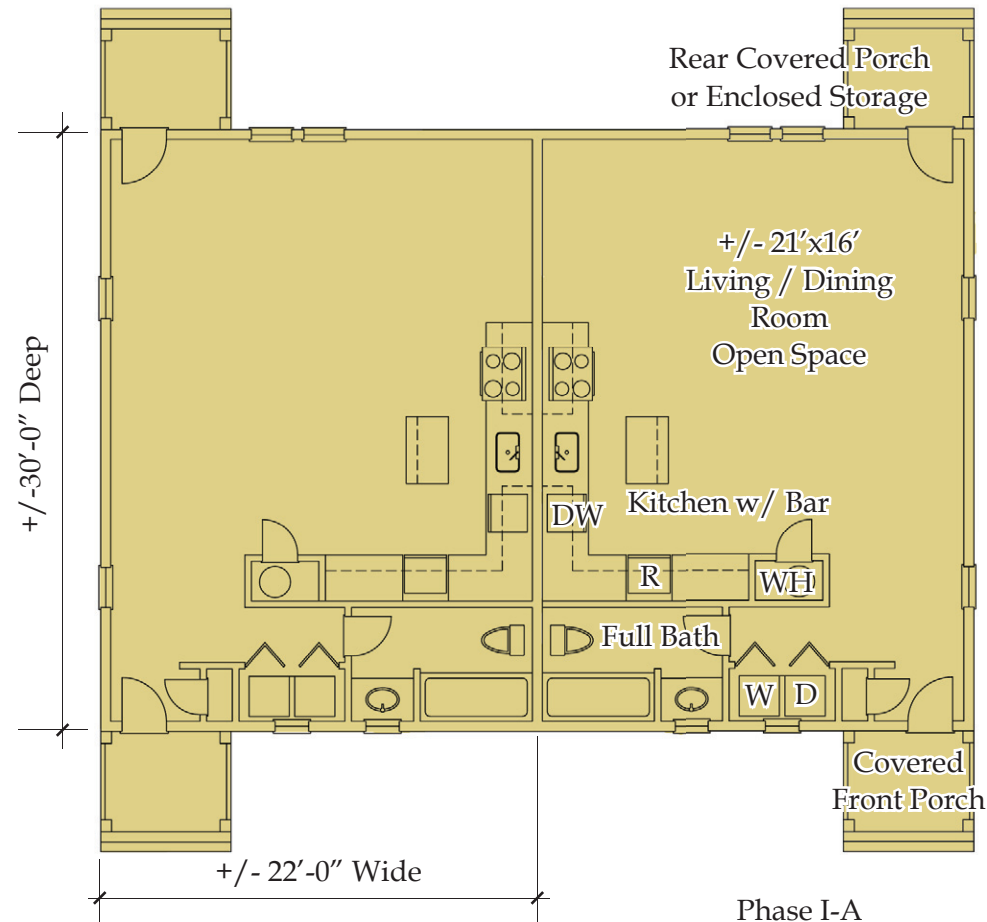
A:

+/- 660 SF Loft

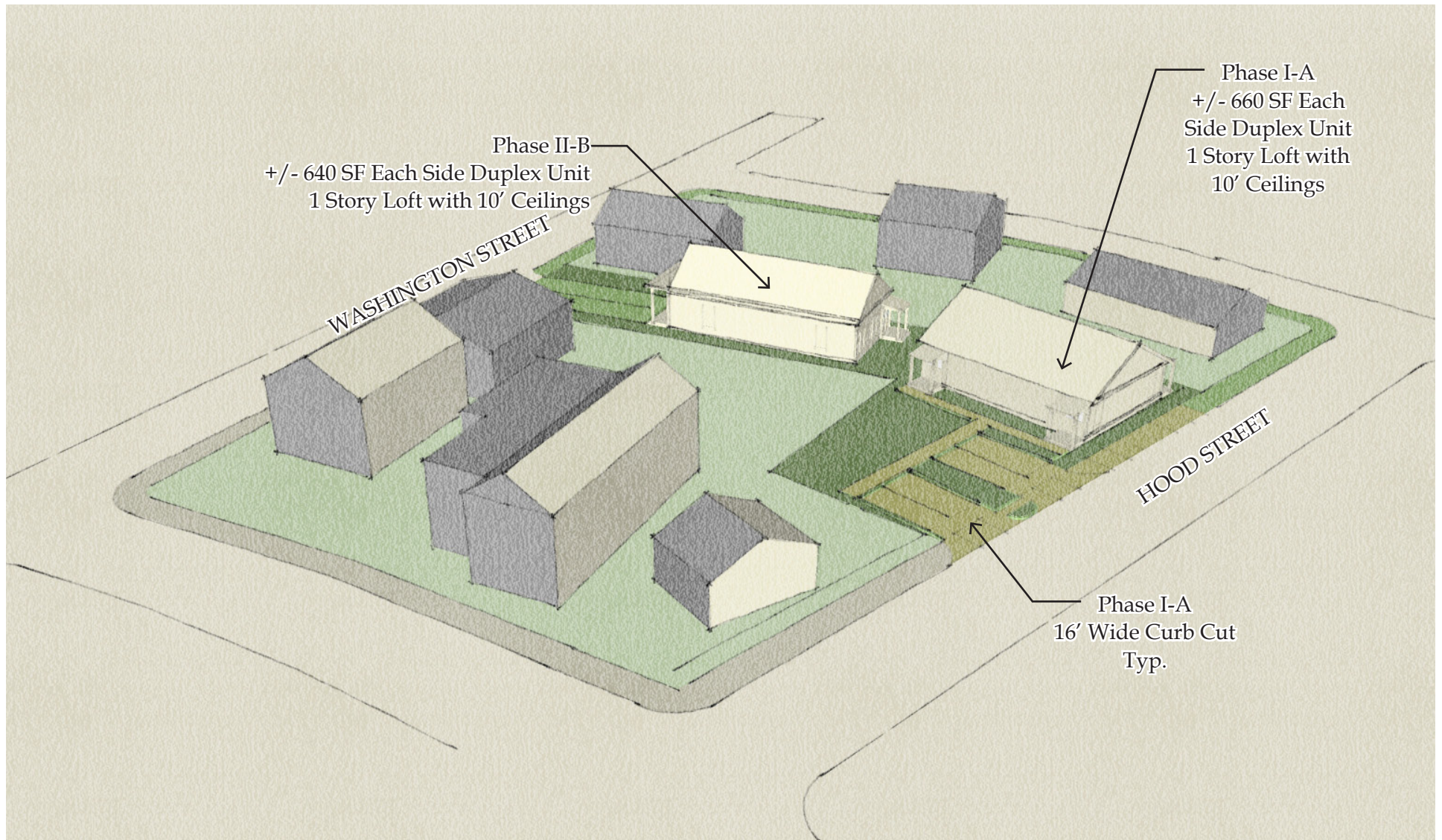
Duplex (2 Units)

Total +/- 1,320

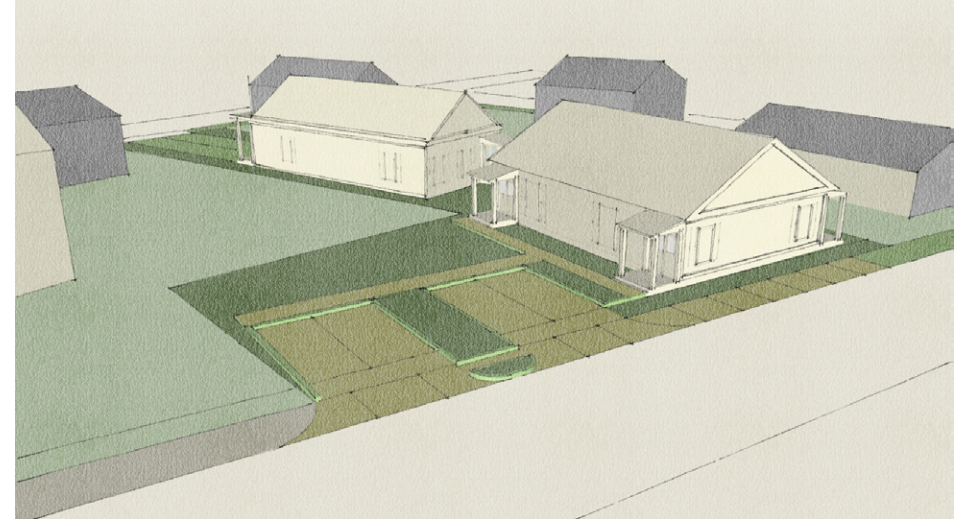
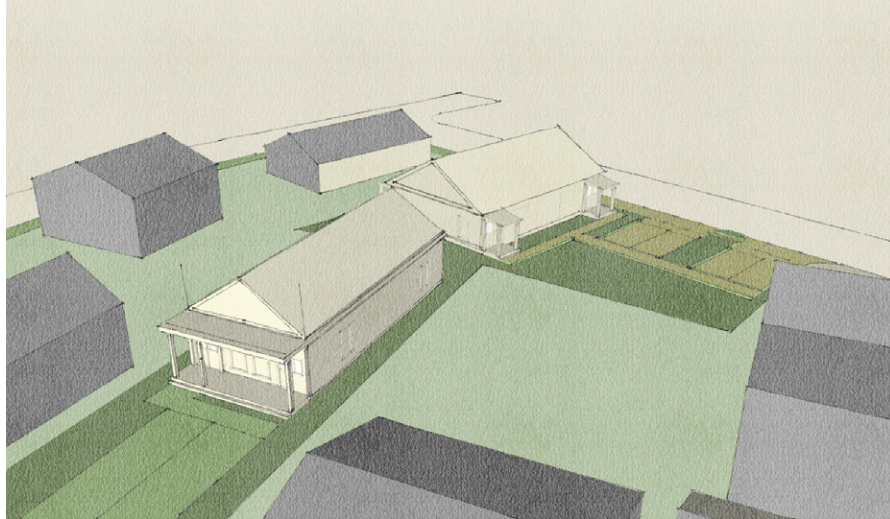
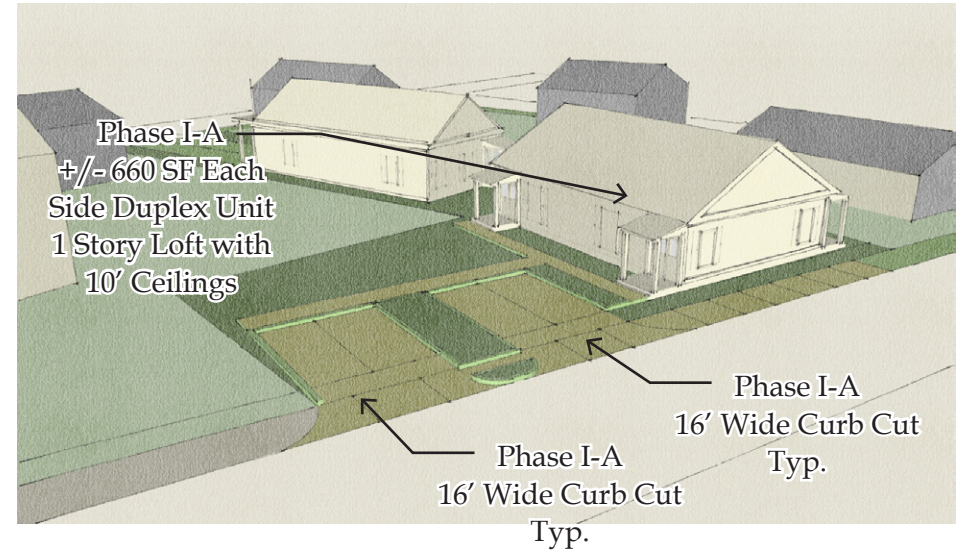
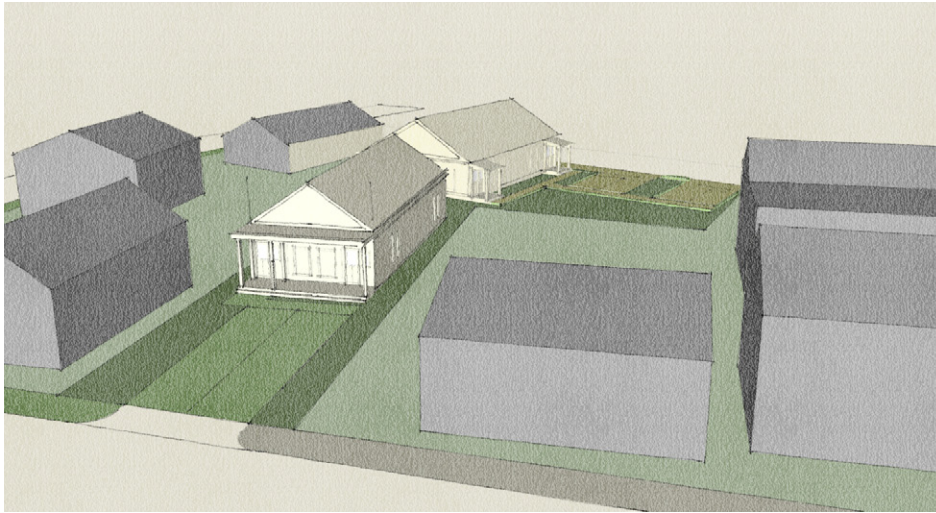
SF.



Phase I-A
+/- 660 SF Each
Side Duplex Unit
1 Story Loft with
10' Ceilings



12 Hood Street & 229 Washington Street **Residential Redevelopment Project: Concept Sketches**
A Renewal in Progressive Residential Living in Central Falls, Rhode Island



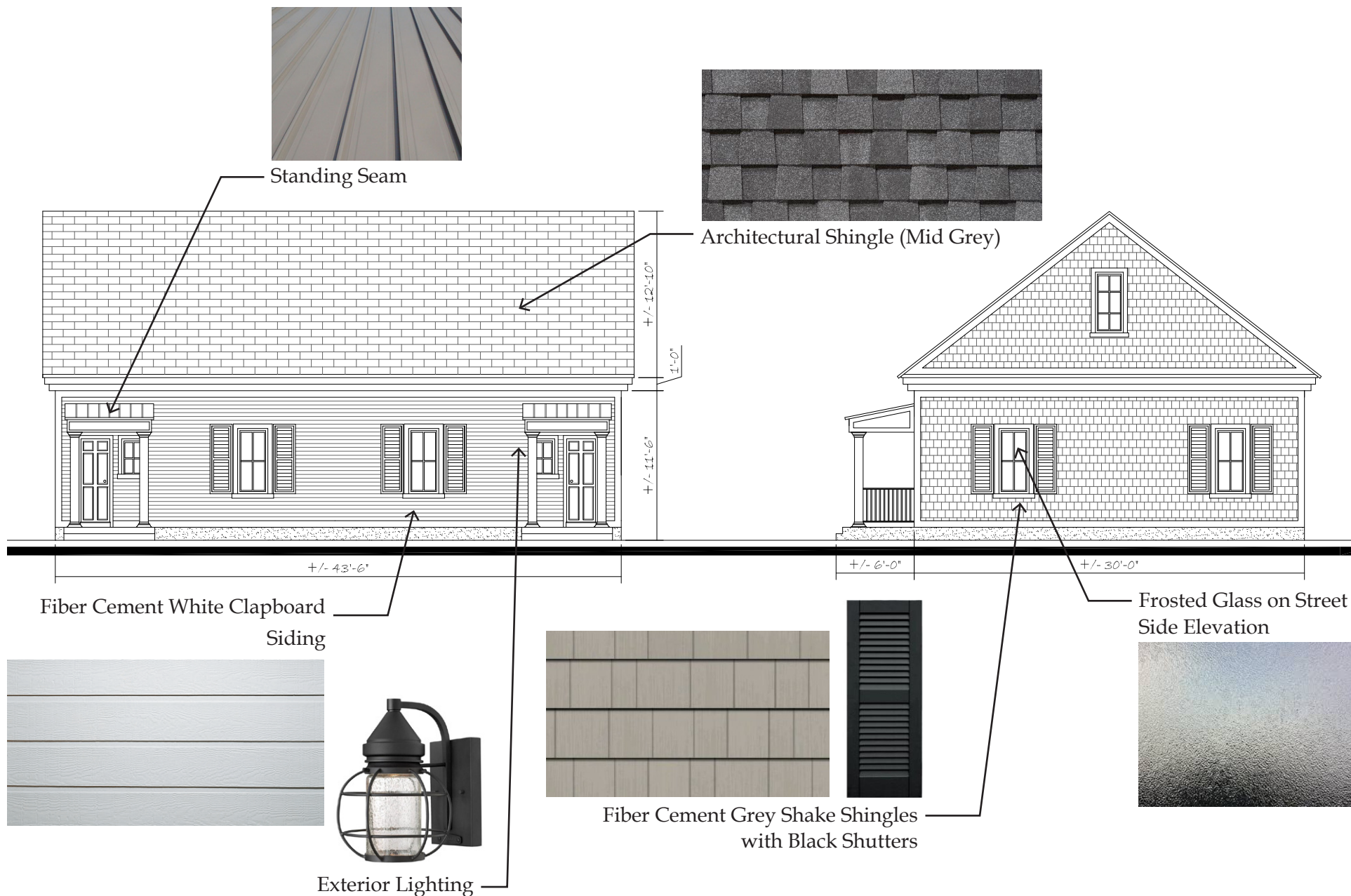
12 Hood Street & 229 Washington Street **Residential Redevelopment Project: Concept Sketches**
A Renewal in Progressive Residential Living in Central Falls, Rhode Island



12 Hood Street & 229 Washington Street Residential Redevelopment Project: Precedent Images
A Renewal in Progressive Residential Living in Central Falls, Rhode Island

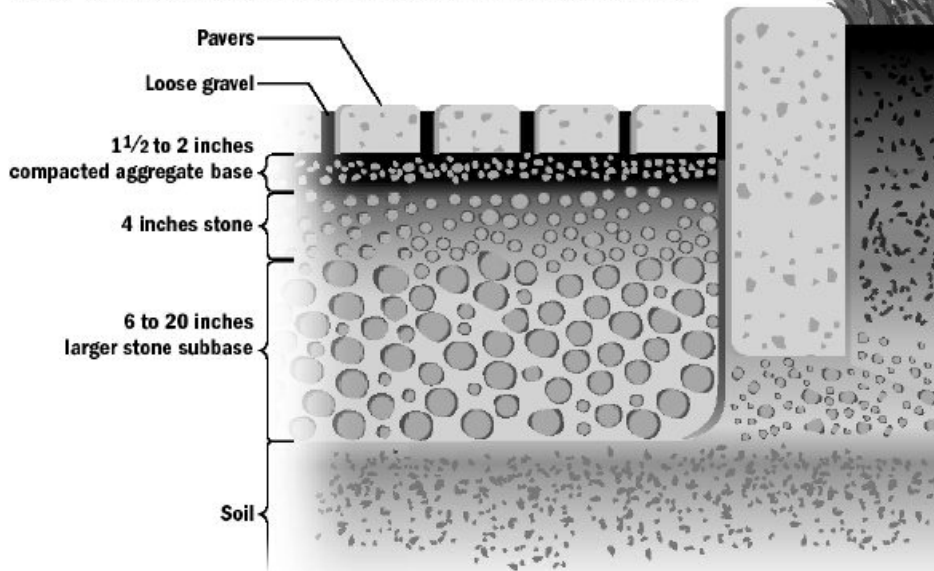


12 Hood Street & 229 Washington Street Residential Redevelopment Project: Precedent Images
A Renewal in Progressive Residential Living in Central Falls, Rhode Island



12 Hood Street & 229 Washington Street **Residential Redevelopment Project: Concept Elevations**
A Renewal in Progressive Residential Living in Central Falls, Rhode Island

HOW A PERMEABLE PAVER SYSTEM IS INSTALLED



Environmentally Smart Parking Driveway:



Belgard Pavers brings the classic look of cut stone together with contemporary materials technology in Eco Dublin®, the latest addition to our Environmental Collection of permeable paver systems that reduce water run-off.

This produces a versatile, permeable paver with high visual appeal, low maintenance, and proven durability.

12 Hood Street & 229 Washington Street **Residential Redevelopment Project: Permeable Pavers**
A Renewal in Progressive Residential Living in Central Falls, Rhode Island



December 4, 2017

Peter Friedrichs
Director
Central Falls Redevelopment Agency
580 Broad Street
Central Falls, RI 02863

Dear Mr. Friedrichs:

Enclosed please find our proposal for the redevelopment of 12 Hood Street, 229 Washington Street and 42 Park Street. We would also consider the development of 108 Blackstone Street if we can work together to fit a home on the property.

We, at BVCAP have the unique ability to complete the development since it is exactly the housing that we build. We concentrate on homeownership opportunities for low income residents of the Blackstone Valley.

Our mission statement includes: "BVCAP continues to impact the quality of life in our community by improving housing options for low income families, preparing youth and adults to be educated, productive workers, and providing jobs for over fifty people within our organization."

We are hopeful and excited to continue that mission and work with the Redevelopment Agency to complete the delivery of homes to residents of Central Falls.

Respectfully submitted,

Vincent Ceglie
Executive Director

32 Goff Avenue, Pawtucket, RI 02860
401-723-4520
BVCAP.ORG

Response Form

TO: THE CENTRAL FALLS REDEVELOPMENT AGENCY

From: BLACKSTONE VALLEY Community Action Program

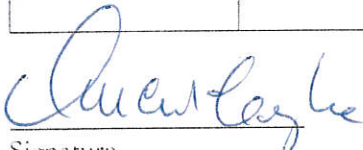
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- The undersigned will act in good faith to complete projects as part of this effort in an expeditious manner.
- The undersigned has had no judgements against it in the past two (2) years. If the undersigned has judgements, please elaborate here: _____

References:

The following references are provided:

Business	Contact Name	Address	Phone	Email
<u>FJS Associates, Ltd</u>	<u>Francis Spinella</u>	<u>Newport RI</u>	<u>401-848-5470</u>	<u>frank@fjsltd.com</u>


Signature

Vincent Ceglie
Name Executive Director

401-723-4520
Phone Number

VINBVCAP@Hotmail.com
Email

12/4/17
Date

BLACKSTONE VALLEY COMMUNITY ACTION PROGRAM

Proposal to

CENTRAL FALLS REDEVELOPMENT AGENCY

For

Redevelopment of 12 Hood Street, 229 Washington Street, 42 Park Street

PROGRAM

Blackstone Valley Community Action Program (BVCAP) proposes to be designated developer, acquire and build on the above properties two family homes for purchase to low-income purchasers. BVCAP will consider the inclusion of 108 Blackstone Street if a home can be constructed on the property. Consideration will also be given to the ULTRAMODERNE design included in this RFP.

The homes being proposed are similar to the attached drawings, which BVCAP has successfully built in other Blackstone Valley communities. BVCAP has completed and sold over 20 units to low income homeowners.

BVCAP has the unique ability to complete the redevelopment of these parcels and incorporate the residents into the myriad of services and programs offered, including:

- **HOUSING SERVICES:** Fair Housing Advocacy; Homeownership Education; Housing Counseling; Foreclosure Counseling; Housing Development; Lead Poisoning Case Management; Leadsafe Homes Program.
- **EMERGENCY SERVICES:** Food Pantry; SNAP program management; Project Undercover for the cleanliness of children through supplying diapers, socks, underwear and baby wipes; Furniture Bank; Basic Centers Program for runaway and homeless youth; Tax Assistance.
- **EDUCATION AND JOB TRAINING:** ESL; Citizenship Classes; Summer Youth Employment programs.
- **ENERGY AND WEATHERIZATION:** RI Home Energy Assistance Program (RIHEAP); Weatherization and Boiler Assistance; Appliance Management program.
- **FAMILY SERVICES:** Parent as Teachers Home Visiting Program; Youth Success Program; Healthy Families America.

DESIGN CONCEPT

BVCAP Proposes to build a two family home on each parcel. The units will each have at least two bedrooms and possibly some with three bedrooms. Homes will be state of the art and meet at least EnergyStar Tier 1 with the hope that Tier 2 can be achieved.

The buildings will be designed to be affordable, both in their first cost and in their lifecycle costs. Low maintenance materials will be specified throughout. On the exterior, painted fiber cement siding, and no-maintenance vinyl insulated windows will be proposed.

Lead free construction, Resilient Flooring, On-demand tankless water heaters, Air infiltrating sealing at all joints in the framing, Insulated slabs and foundations, EnergyStar rated appliances, 2 stage bath fans, Low to Zero VOC paints and interior finishes, Insulated double-pane windows with Low-E Argon gas filled glazing, Insulated Fiberglass insulated unit entry doors, Specialized details to mitigate interior mold as a result of condensation of airborne moisture, Blown-in Cellulose insulation for better R-Value and sound transmission, Low flush toilets and plumbing fixtures for water conservation.

Please see the attached sketches.

OFFER PRICE

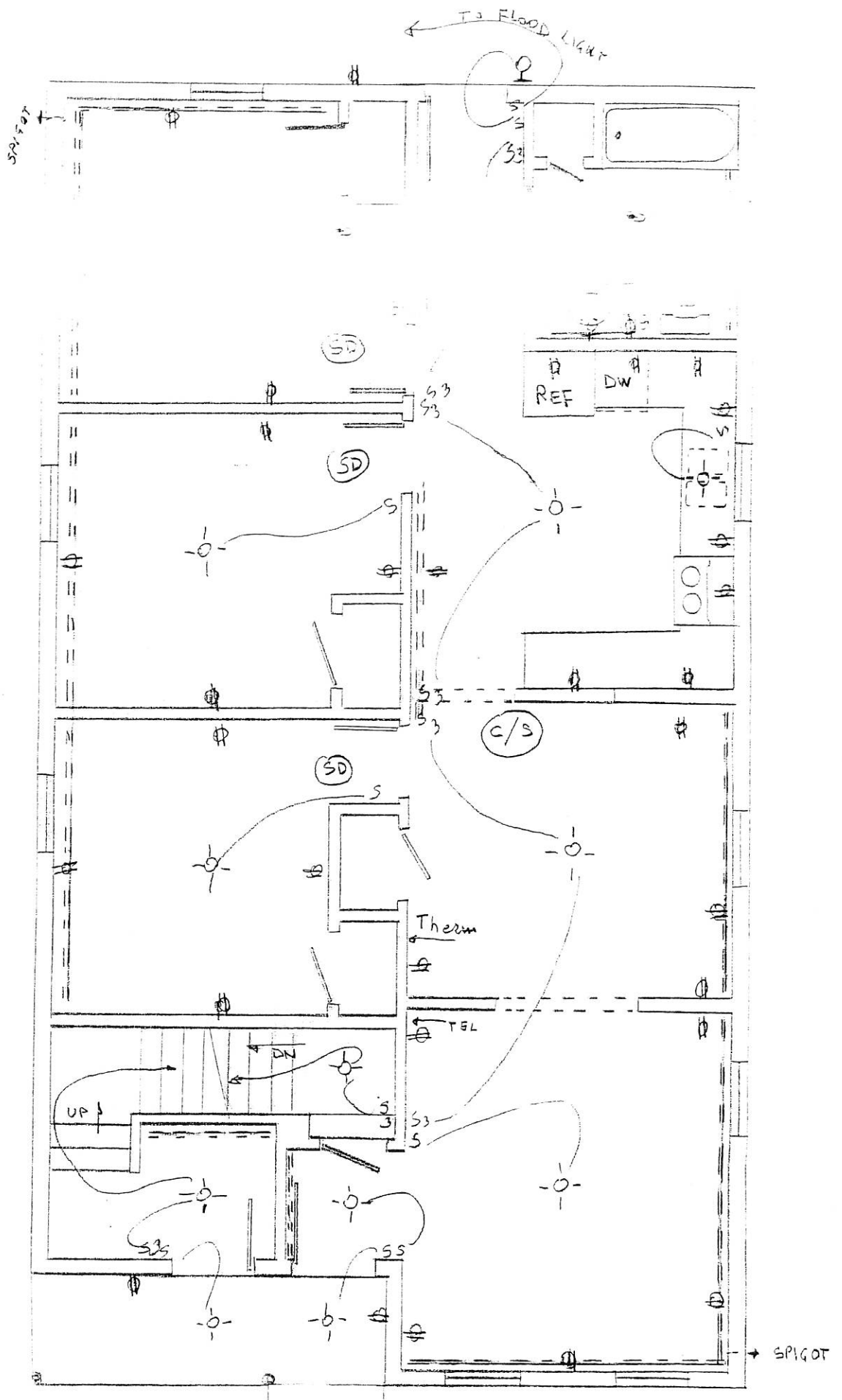
BVCAP would hope there would not be an acquisition price for the properties so that the end buyer can have the most cost effective home. Should a purchase price greater than the proposed be required, a similar subsidy amount would be sought. BVCAP would work closely with the Redevelopment Agency, City of Central Falls to apply for subsidy funds to cover acquisition, development and construction costs.

CONTINGENCIES

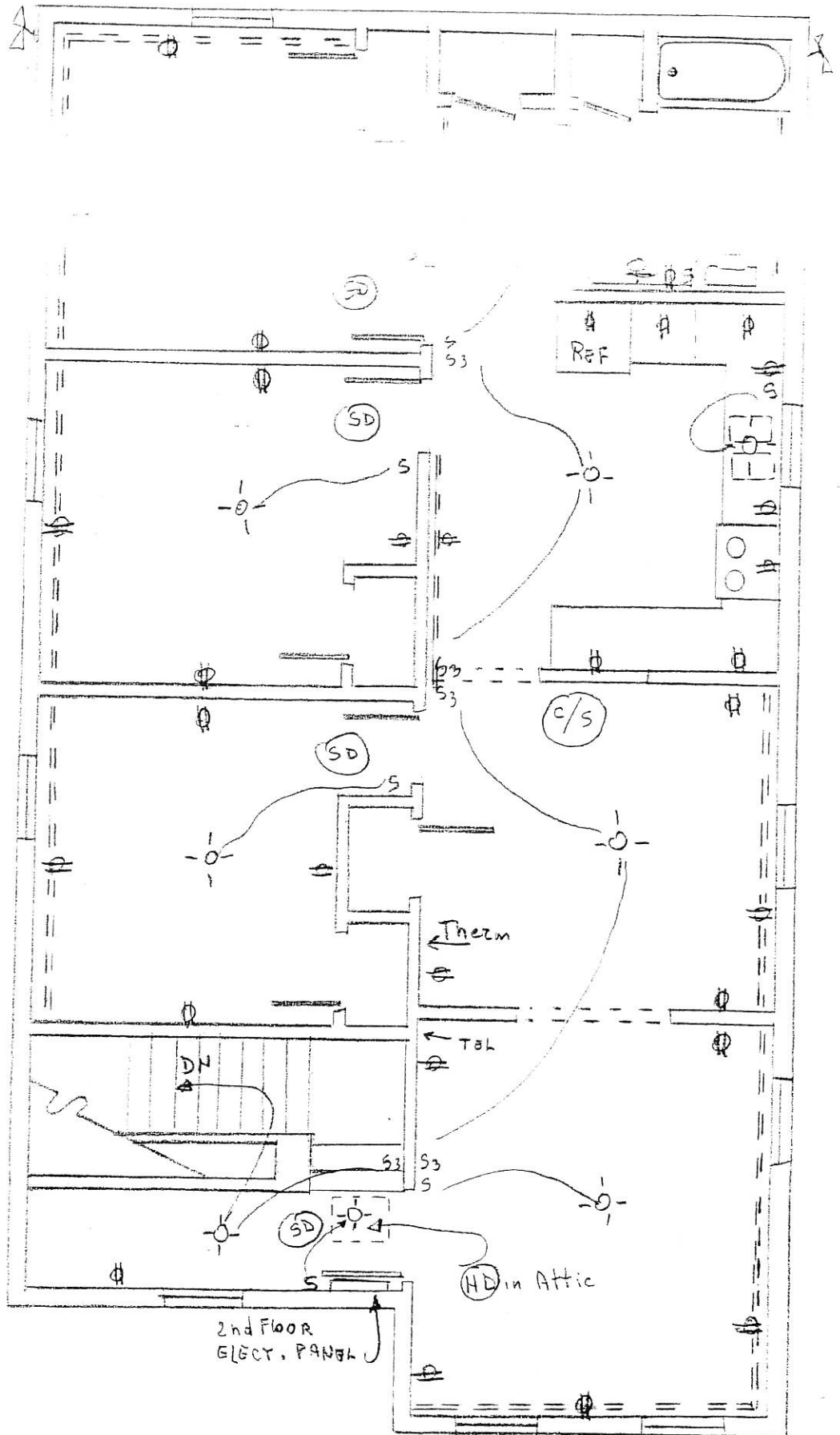
This proposal is contingent upon BVCAP securing funding from CDBG, HOME, BHRI and a lender for the completion of the redevelopment. Applications will be made immediately upon award of developer designation by the Central Falls Redevelopment Agency.

Construction would be expected to begin in Spring/Summer 2018 with occupancy in late 2018/early 2019.

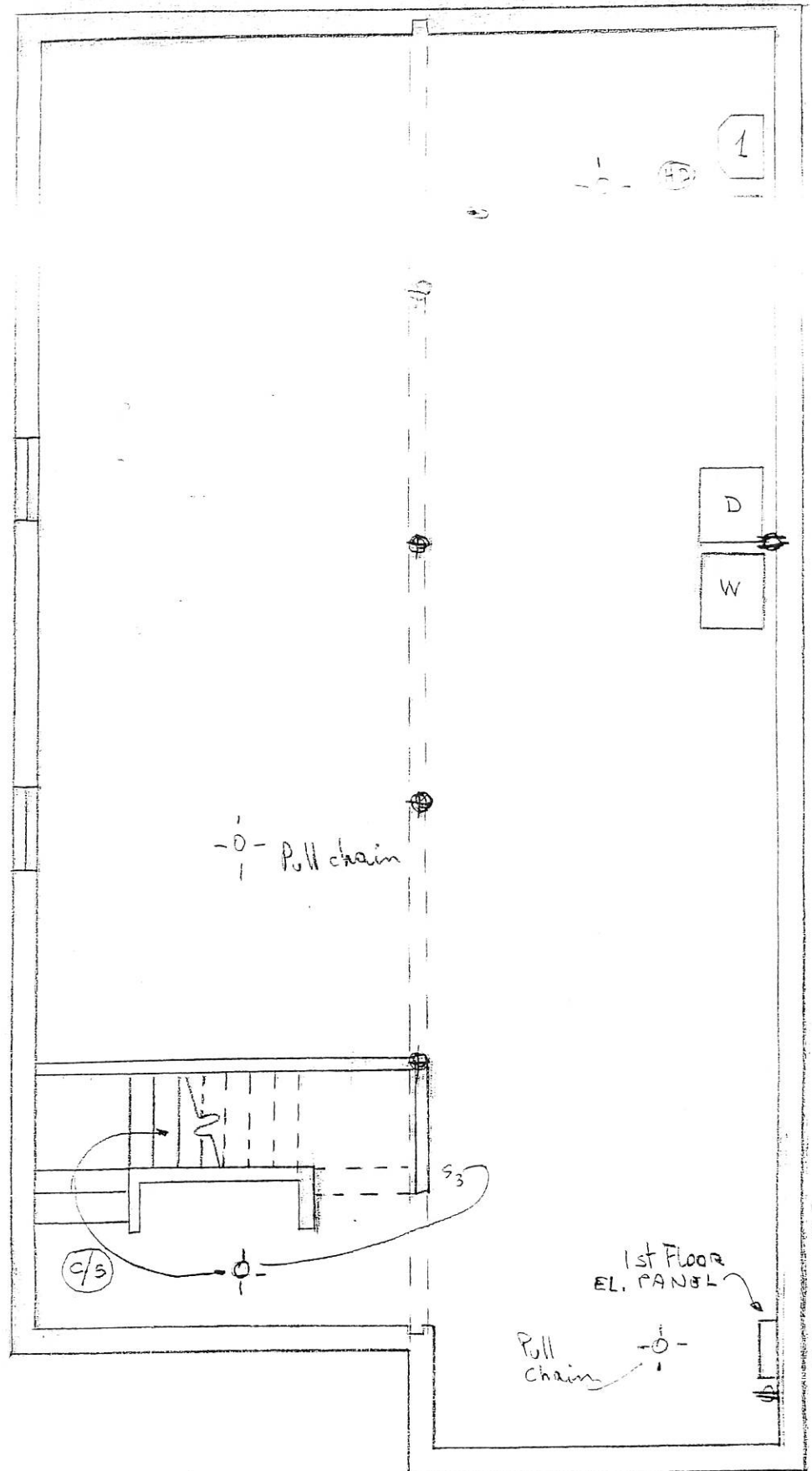




1ST FLOOR



2nd Floor



BASMENT



PROGRAM GUIDE

HELPING PEOPLE. CHANGING
LIVES.

FOR LOW-INCOME FAMILIES LIVING IN THE
STATE OF RHODE ISLAND:

- Emergency Services
- Education & Job Training
- Energy & Weatherization Services
- Family Services
- Housing Services
- Senior Services

Emergency Services

Food Pantry – *Isai Colon (401) 475-5069*

BVCAP has a food bank available to low-income families on weekdays. Clients are scheduled to come in on weekdays between 9 a.m. and 3:15 p.m.

Please bring your own bags. Clients can receive free food **once a month by appointment only.** To schedule an appointment call: (401) 723-4520

BVCAP'S food pantry is now located at the BVCAP Woodlawn Community Center on 210 West Ave in Pawtucket RI.

SNAP Application (Food Stamps) – *Isai Colon (401) 475-5069*

Through URI Outreach, clients who visit our food pantry are able to apply for the supplemental nutrition assistance program (SNAP) between the hours of 9 a.m. and 12 p.m. every Monday at the Woodlawn Community Center.

Project Undercover – *Isai Colon (401) 475-5069*

Project Undercover believes that every child has the right to be clean and dry. That's why we provide diapers, socks, underwear and baby wipes to help the approximately 45,000 children throughout Rhode Island living in poverty.

Clients are able to receive one package of diapers every 30 days for each child under the age of 3. Diapers are available for pickup on weekdays between 9am and 3pm.

New clients need proof of identification such as a social security card, birth certificate, or medical card both for the parent and baby.

For more information or to donate diapers, please visit: www.projectundercover.org

Furniture Bank (RI Donation Exchange) – *Isai Colon (401) 475-5069*

The Furniture Bank operates as a redistribution center by accepting donations of good quality furniture and household items from individuals and businesses statewide and passing them on to qualified individuals and families. Applications for furniture are made at the food bank between the hours of 9AM and 3:15PM. Walk-ins are welcome.

BVCAP can supply referrals for the RI Furniture Bank for discounted used furniture and clothing. For more information visit: <https://furniturebankri.wordpress.com/>

BVCAP DOES NOT TAKE DONATED FURNITURE. PLEASE DONATE TO THE RI FURNITURE BANK

Basic Centers Program – *Beth Bovi (401) 723-4520 ext. 269*

The Unity Center of BVCAP, funded by the family and Youth Service Bureau of The Department of Health and Human Services – also known as the Basic Center Program Grant – provides trauma-informed services to run away and homeless youth.

The Unity Center of BVCAP envisions a community in which every youth experiences healthy relationships and community support, allowing them to make informed decisions about their lives and the future of their community. The Unity center provides food, hygiene kits, education, counseling, clothing, and a temporary host home for homeless 16 and 17 year old youth.

Donations of clothing, warm coats, gloves, hats, socks, and non-perishable food items are welcome.

Tax Assistance – *Valerie Benoit (401) 475-5012*

The Blackstone Valley Community Action Program provides free tax assistance to those with an annual income less than \$54,000. The Volunteer Income Tax Assistance (VITA) site at BVCAP is open from January until April, with trained tax preparers.

Call the BVCAP Woodlawn Community Center at (401) 475-5071 to make an appointment, or drop by anytime Tuesday – Thursday between 9am and 4pm.

Education & Job Training

GED Classes – Amanda Raitano (401) 723-4520 ext. 252

BVCAP offers two GED Programs:

Youth GED: Ages 16-20

Adult GED: Ages 20+

Students will learn the math, science, reading, writing and social studies skills needed to pass the official GED tests for a high school equivalency diploma.

GED prep classes are held Mon - Thurs from 9 a.m. - 2 p.m. at the Central Falls High school.

BVCAP also offers tutoring for GED students from 2 p.m. - 4p.m. by appointment. The classes offered include:

Financial Literacy

Touch Typing

Basic Computer Skills

Nutrition Workshops

College Readiness

Work Readiness

English as a Second Language (ESL) – Amanda Raitano (401) 723-4520 ext. 252

The ESL class is designed for English language learners who are literate in their native language and already have basic literacy skills in English. BVCAP's ESL program helps students learn English for life, work, and community.

Classes are held Tuesdays and Wednesdays from 9 - 2 at the Woodlawn Community Center.

Citizenship Class – Amanda Raitano (401) 723-4520 ext. 252

BVCAP offers a citizenship preparation class at the Woodlawn Community Center. This course is to prepare students to take each section of the test with a focus on the U.S. Government, Civics, History, Geography, Reading, and Writing.

Classes are held on Thursdays from 9 a.m. - 2 p.m. at the Woodlawn Community Center.

Summer Youth Employment Program – *Vanessa Ribeiro (401) 723-4520 ext. 232*

A six to eight week program operated during the months of June and August for youth between the ages of fourteen and twenty-four. The program provides youth with work experience opportunities in local businesses, public facilities, and non-profit agencies. These experiences provide youth with hands on opportunities to develop skills they will need upon entering the work force. Youth receive wages and are required to participate in a youth readiness workshop that educates them on basic job skills such as resume writing, interviews, and personal career tests.

Visit Pawtucket Youth Center to apply: 172 Exchange St, Pawtucket RI | (401) 305-5919

Energy & Weatherization Services

Rhode Island Home Energy Assistance Program (RIHEAP)

Pawtucket: (401) 723-0227 | Woonsocket: (401) 765-3258

RIHEAP helps keep families warm through the winter by assist families with energy costs and reducing the severity of energy-related crises.

Eligibility: BVCAP services the following areas for heating assistance: Pawtucket, Central Falls, Cumberland, Lincoln, North Smithfield, and Woonsocket. Households must document income and family size and fall into the guidelines set by the federal government.

To make an appointment at the Pawtucket office, call: (401) 723-0227.

To make an appointment at the Woonsocket office, call: (401) 765-3258

Additional documents and this year's income guidelines can be found on our website:

[Income Guidelines](#)

[Rental Income](#)

[Landlord Information](#)

[No Income Form](#)

[Adult Household Member No Income Form](#)

[Support Letter](#)

[Declaration of Self Employment](#)

Weatherization & Boiler Assessment – Ed Fisk (401) 723-4520 ext. 235

Available to assist income eligible residents in upgrading their homes to conserve energy, weatherization focuses on making your home more energy efficient and identifying the most effective energy methods. Services include insulation of walls and attics, air sealing, ventilation, boiler repair and replacement and health and safety inspections.

Appliance Management Program (AMP) – Ed Fisk (401) 723-4520 ext. 235

BVCAP offers a comprehensive electrical energy audit, focusing on the electrical usage of the refrigerator and installation of energy efficient compact fluorescent light bulbs. Through the help of National Grid, BVCAP may be able to replace appliances free of charge to those who qualify.

Family Services

Parents as Teachers Home Visiting Program – *Deborah Gardner (401) 723-4520 ext. 240*

Parents as Teachers is a free, voluntary, confidential service to expectant mothers and families with young children. The program is a long term, evidence-based, family visiting program, made to increase parent knowledge of early childhood development and improve parenting practices. Parents as Teachers also provides early detection of developmental delays and health issues and increase school readiness and success.

Youth Success Program – *Kristan Moffett (401) 723-4520 ext. 261*

The goal of Youth Success is to assist participants in achieving self-sufficiency as a successful young family. Each pregnant or parenting teen is individually assessed on their strengths, needs, and skill levels. We assist teens in developing daily living skills, social skills, and completing secondary education or GED. This program increases self-awareness, stability, job-readiness, and employability.

Healthy Families America – *Deborah Gardner (401) 723-4520 ext. 240*

BVCAP's Healthy Families America is a long term family visiting program for expectant mothers or families with children under three months old. It is meant to promote positive growth and development in children while building the strengths of their families and protective factors.

HFA aims to:

- Reduce child maltreatment;
- Improve parent-child interactions and children's social-emotional well-being;
- Increase school readiness;
- Promote child physical health and development;
- Promote positive parenting;
- Promote family self-sufficiency;
- Increase access to primary care medical services and community services; and decrease child injuries and emergency department use.

Housing Services

Fair Housing Advocacy – *Milly Ramos (401) 475-5028*

BVCAP's Housing Advocacy program provides counseling and referrals to clients regarding allegations of housing discrimination and violations of the Rhode Island Landlord – Tenant Act. In addition, the Advocate conducts educational workshops for community groups to inform residents of rights and responsibilities under the law.

Home Ownership Education – *Jennifer Daugherty (401) 723-4520 ext. 238*

BVCAP provides a comprehensive series of classes, designed to educate both current and future homeowners. Topics include but are not limited to: budgeting and money management, credit issues, finding an appropriate home, the mortgage loan process, legal issues, and home maintenance.

Homebuyer classes are offered for the fee of \$75. An additional Landlord class is offered for \$75 for those interested in purchasing multi-family properties.

Housing Counseling – *Jennifer Daugherty (401) 723-4520 ext. 238*

BVCAP Housing Counselors provide individual assistance and guidance to both current and future homeowners. Counselors assess each client's particular circumstances and assist the client in developing an action plan to meet goals. For example, a counselor may review a client's credit history and financial situation to determine mortgage-readiness. Counselors also assist delinquent borrowers with options to avoid foreclosure.

BVCAP is a HUD approved counseling Agency.

Foreclosure Counseling – *Matteo Gugliemetti (401) 723-4520 ext. 292*

As a HUD-approved housing *counseling* agency, BVCAP is able to provide you with the information and assistance you need to avoid *foreclosure*. We help clients develop a budget, assess current loan options, identify challenges, and communicate with your bank & loan provider. We also may be able to provide loan modification assistance to clients who qualify.

Housing Development/Construction – *Ed Fisk (401) 723-4520 ext. 235*

BVCAP, in partnership with the city of Pawtucket, has been actively involved in the development of affordable housing for both homebuyers and tenants since 1994. Housing

construction has been concentrated in Pawtucket, with over 20 units, primarily home ownership, developed to date. BVCAP's affordable housing program continues to assist a number of families with their dreams of home ownership.

Lead Poisoning Case Management – *Milly Ramos (401) 475-5028*

The BVCAP Lead Center provides non-medical case management to families with lead-poisoned children, assisting the families with tools, resources and education needed to reduce the child's Blood Lead Level to a medically acceptable level. A case manager is also available to help a homeowner apply for the RI Housing LeadSafe Homes Program.

LeadSafe Homes Program – *Milly Ramos (401) 475-5028*

Available to homeowners and tenants with young children or those who are planning to renovate or remodel their homes, our LeadSafe Homes initiative can help eliminate the dangers of lead in your home. A case manager can assist homeowners in obtaining a Certificate of Conformance, Lead Safe Certificate, and funding to make their homes lead safe.

RI Housing also provides free lead-paint inspections and several lead-certified contractors to choose from.

Senior Services

Retired Senior Volunteer Program (RSVP) – *Stephen Healey (401) 723-4520 ext. 275*

RSVP provides opportunities for seniors 55+ to share their time, experience, knowledge and interests with others in the community. RSVP volunteers are connected to networks of seniors who use their skills to provide services and support throughout the community.

RSVP volunteers:

- Provide administrative support, nutrition education, SNAP resources, and community referrals for hunger
- Deliver meals to home bound clients 5 days a week
- Provide home visits and companionship to homebound clients
- Participate with the Wellness Initiatives exercise trainings such as armchair aerobics, water aerobics, line dancing, and tap dancing at Senior Services in Woonsocket
- Assist in ongoing recruitment, enrollment, and program management of A Matter of Balance (an Evidence Based Fall Prevention Program)
- Collect, sort, recycle, reuse, or repurpose recyclable materials in Woonsocket RI and surrounding areas
- Provide education, outreach, and information on disaster preparedness
- Participate in recognizing and assisting veterans and their families with clothing, heating assistance, weatherization benefits, nutritional information, SNAP, and other community and government resources
- Partner with persons of disabilities from one on one or small group activities in the catchment area

RSVP is located at our offices in Woonsocket and Pawtucket.



December 4, 2017

Attn: Peter Friedrichs
Director of Planning and Economic Development
Central Falls Redevelopment Agency
580 Broad Street
Central Falls, RI 02863

Dear Mr. Friedrichs,

Please accept this response to the Central Falls Redevelopment Agency Request for Proposals for Developers that was issued on November 15, 2017. PCF Development has been creating neighborhood revitalizing housing and mixed used real estate developments for 27 years. In that time, we have developed over 300 units including both rental and homeownership housing that is safe, affordable and has helped to stabilize working class communities in Pawtucket and Central Falls.

PCF Development is submitting this proposal to acquire the properties at 12 Hood Street and 229 Washington Street for the creation of homeownership housing opportunities. Attached please find a full statement of qualifications as well as the response form and other development details for our proposal at 12 Hood and 229 Washington Street. While PCF Development has a steady pipeline of upcoming work, the organization can commit to completing construction on homeownership opportunities at the aforementioned properties within six months of receiving site control and finalizing financing.

If you have any questions about the contents of this proposal, please do not hesitate to contact us at any time. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Linda Weisinger", with a long, flowing horizontal line extending to the right.

Linda Weisinger
Executive Director.

PAWTUCKET CENTRAL FALLS DEVELOPMENT

“Improving Neighborhoods, Building Communities”

Statement of Qualifications

1. Brief statement of purpose/history of organization.

Founded in 1990, Pawtucket Central Falls Development (PCF Development) is a non-profit organization that develops and manages safe, affordable housing for rental and ownership for low to moderate income residents. PCF Development also revitalizes targeted neighborhoods by working with residents to affect change in their own communities and by offering programs that promote skill development, community improvement and economic opportunities.

Both the City of Pawtucket and Rhode Island Housing recognize the organization as a CHDO. There is currently a 12 member Board of Directors, four of whom are either low-income or live in a low-income neighborhood. The other Board Members either work or have worked in Pawtucket or Central Falls businesses or non-profit social service agencies.

In July of 2014, Pawtucket Citizens Development Corporation (PCDC) merged with Realty Endeavors for Affordable Community Housing (REACH) to create Pawtucket Central Falls Development.

2. Brief description of track record and impact on the community.

PCF Development's programs consist primarily of new construction and substantial rehabilitation for both first time homebuyers and rental applicants who qualify for low to moderate income housing programs. A total of 313 units have been completed to date including 14 permanent supportive housing units. Of the 313 units, 54 are homeownership units and 18 are included in a low-income housing tax credit project with the Women's Development Corporation.

In February, 2006 PCF Development completed its first condominium units using a combination of HOME, AHP, Neighborhood Opportunities Program funding and Lead Funds. All units were sold to qualified buyers by September, 2006. PCF Development completed Callaghan Gardens, 14 condominium units, in October, 2007. These units have drastically changed the appearance and image of this neighborhood. Furthermore, the development includes financially feasible green building technology to provide healthy living conditions for the buyers by utilizing materials such as bamboo flooring.

In addition to providing affordable housing units for renters and first time homebuyers, PCF Development's impact on the community has included working with the City of Pawtucket and the City of Central Falls to target properties for rehabilitation and/or demolition that are the source of neighborhood blight and crime. PCF Development is committed to providing lead safe housing. The organization built the first “lead free” housing in Rhode Island; a three-unit

PAWTUCKET CENTRAL FALLS DEVELOPMENT

“Improving Neighborhoods, Building Communities”

townhouse building that was used as critical transitional housing for a lead hazard reduction program run by the RI Department of Health.

PCF Development’s community building work has included major resident engagement initiatives such as the Barton Street Neighborhood Revitalization Plan (2007), Project RENEW (2007), KeepSpace (2009), Broad Street Regeneration Initiative (2010), Healthy Places By Design (2011), and the Health Equity Zone Initiative (2015). This comprehensive and resident based revitalization work has resulted in tangible change in the Barton Street community and elsewhere in Pawtucket and Central Falls. Major neighborhood improvements have included: the creation of the Barton Street Neighborhood Association, a substantial reduction in prostitution arrests in the Barton Street area, construction of new public playgrounds, new bike lanes, the formation of the Pawtucket-Central Falls After School Coalition, diabetes prevention classes, mapping of crime and foreclosure patterns, community gardens and new relationships with community partners such as the Police Departments, School Departments, local business owners as well as Municipal and non-profit leaders.

Finally, in 2016 PCF Development began teaching HomeBuyer Education classes to local residents. With an in-house homeownership counselor that is certified and bilingual, this robust program has graduated over 200 individuals from homebuyer and landlord classes in just the past 18 months. Instruction in the 8 hour homebuyer class includes pre-purchase and post-purchase one-on-one counseling as well as a focus on budgeting basics and personal finance. The HUD certified program targets residents at all stages of the homebuyer spectrum, from those ready to purchase to families in need of their first budget. With a graduation rate of over 150 individuals per year, the PCF Development Homebuyer Program is having an immediate impact on the financial success of local Pawtucket and Central Falls families.

3. Recent Real Estate Developments

- In April of 2017, PCF Development began construction on Branch Blackstone, a 46 unit affordable rental project that includes new construction and substantial rehabilitation of nine properties in Pawtucket and Central Falls. Branch Blackstone includes the environmental remediation of a brownfield as well as the preservation of a wetland area. PCF Development is also building a new public riverfront pocket park adjacent to the Branch Blackstone housing site. Construction of both the park and apartments will be completed in 2018.
- In August of 2015, PCF Development completed construction on BVG II; a 41 unit tax credit project that includes ten properties mixing new construction, substantial rehabilitation, and moderate rehabilitation. This project has significantly improved the Barton Street neighborhood as well as parts of Central Falls and downtown Pawtucket. BVG II includes the Gately Building, a 13 unit mixed use flatiron building in downtown Pawtucket which includes retail space and a community room. The Gately Building has helped to reinvigorate what was once a desolate section of downtown Pawtucket.

PAWTUCKET CENTRAL FALLS DEVELOPMENT

"Improving Neighborhoods, Building Communities"

- In February of 2013, PCF Development completed construction of 702 Main Street, a new construction development that replaced a boarded up foreclosure with six townhomes.
- In December of 2012, PCF Development completed the renovation of two historic structures on Pacific Street in Central Falls. These two residential structures now house five families in energy star rated homes.
- In August of 2011, PCF Development completed the tax credit project: Blackstone Valley Gateways. This 33 rental unit development includes three new buildings and the renovation of four existing houses including one historic home. There is also 4,500 square feet of community facility space that includes office space for PCF Development, Maloney Properties and Gateway Health. The new apartments leased immediately and most were occupied the first day that they were available.

4. Staff Capacity

PCF Development has a staff of ten full-time employees: Executive Director: Linda Weisinger, Director of Project Management: Kim Pereira, Assistant Director of Real Estate Development: Andrew Pierson, Construction Superintendent: Helder Ferreira, Homeownership Coordinator: Dianny Pena, Health Equity Zone Program Coordinator: Jessica Thigpen, Bookkeeper: Christine Sherman, Financial Controller: Judy Barlow, Construction Crew member: Samuel Andrade and Construction Crew member Tim Barlow.

PAWTUCKET CENTRAL FALLS DEVELOPMENT

"Improving Neighborhoods, Building Communities"

Program

This proposal is for a two family new construction structure to be built at 12 Hood Street and a single family structure to be built at 229 Washington Street. Each property will be sold to a first time homebuyer that has graduated from a local homebuyer education program. The property at 12 Hood Street will be a two family, with one three bedroom unit and one two bedroom unit. The structure at 229 Washington will be a three bedroom single family home. This proposal incorporates affordable owner-occupied housing into a revitalizing neighborhood that already includes retail, recreation, transportation and civic services. The end product will be consistent in style and quality to PCF Development homeownership units built at 10 & 14 Beacon Street, 95 Washington Street and at 145 Barton Street. PCF Development will work with a qualified architect to design the buildings. Construction and supervision of sub-contractors will be done by PCF Development. Evidence of our general contractor's license, lead license and proof of insurance is available upon request. Where possible, PCF Development strives to hire local sub-contractors.

Design Concept

The new buildings will be consistent with the scale and architectural style of the existing urban fabric. The construction will include sitework, foundation pouring, framing and the installation of all systems (mechanical, electrical, plumbing, windows, roof, etc) required for new housing units. The three homes will be vastly more efficient and utilize more durable materials than the neighboring structures. The new buildings will be lead free and will use cost appropriate green technology. In total, this project will transform two long neglected Central Falls properties, increase the local homeownership rate and help to revive this core urban neighborhood.

Offer Price/Subsidy Required

PCF Development is offering \$1 each for the properties at 229 Washington Street and 12 Hood Street. As homeownership developments, each project will require just one subsidizing source to be considered fully financed. Depending on income restrictions and sales pricing, typical subsidies range between \$100,000 up to \$175,000 per property. PCF Development will work with both the City of Central Falls as well as state, federal and private funders to secure the required subsidy for each property.

Contingencies

The submission of this proposal is contingent upon the following conditions being met:

- *Delivery of each site, clear of any structures*
- *Delivery of clear title or a warranty deed*
- *Zoning being in place prior to site acquisition*
- *Waiving of all permitting fees*
- *Waiving taxes due during construction*
- *Expediting the permit review process*

Response Form

TO: THE CENTRAL FALLS REDEVELOPMENT AGENCY

From: Pawtucket Central Falls Development

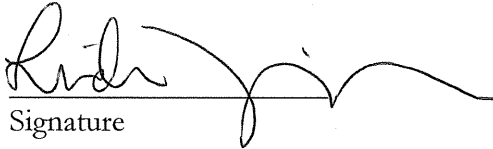
The undersigned agrees that, if they are selected:

- The undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of a response to this solicitation.
- The undersigned will act in good faith to complete projects as part of this effort in an expeditious manner.
- The undersigned has had no judgements against it in the past two (2) years. If the undersigned has judgements, please elaborate here: _____

References:

The following references are provided:

Business	Contact Name	Address	Phone	Email
City of Pawtucket	Mayor Donald Grebien	137 Roosevelt Ave, Pawtucket	401-728-0500	DGrebien@pawtucketri.com
TD Bank	Thomas McColgan	1441 Main Street, 5th Floor Springfield, MA 01103	(413) 748-8219	Thomas.McColgan@td.com
Smith Hill CDC	Jean Lamb	400 Smith Street Providence, RI 02908	401-521-0159	jlamb@smithhillecdc.org



Signature

Linda Weisinger

Name

401-726-1173

Phone Number

lweisinger@pcfdevelopment.org

Email

12/4/2017

Date



12.12.17

Central Falls Redevelopment Agency

Re: RFP Washington & Hood St

Please consider our proposal for the development of the sites at Washington and Hood Street in Central Falls as residential housing units. The housing crisis in Rhode Island is a topic of great importance to The Apiary. Rhode Island's housing crisis deepens each year as considerably fewer housing units are built that meet the existing needs. Affordable Housing units can only do some much to plug the considerable hole. Public and private partners must work together to create sustainable and replicable housing solutions throughout our urban core. We at The Apiary believe that the vacant sites on Washington and Hood streets present a good opportunity to take the first steps in that effort. We're not naïve to the significant obstacles present in the creation of housing with minimal public subsidy in communities where household income is strained, but solutions must be found. Rhode Island's inventory of largely neglected and aging multifamily housing units can only be propped up for so long. Let's start building the next generation of working class urban housing.

Statement of Qualifications

The Apiary is an incremental development and general contracting company formed by Ruarri Miller in 2014 to further his passion for community development. Ruarri spent the first half of his career in sales and business management in Philadelphia. In 2010, he relocated to Rhode Island and transitioned to construction and real estate development. Ruarri holds a Bachelor's degree from the George Washington University and a MBA from Northeastern University. The Apiary employs five carpenters and is based out of Riverside, Rhode Island. Our business is evenly split between residential remodeling for homeowners and the development of The Apiary's own portfolio of real estate investments. In the previous 30 months we've completed five successful projects. One multifamily rehab, three single family gut rehabs, and our latest project is the gut rehab of a 5,000 sqft mixed use building in Riverside's town center. We finished the residential rehab in August and are looking forward to commercial renovations commencing shortly in that building. Our typical investment blends commercial lending with \$100 to \$200k of our own capital. Our investment cycle is twice a year sandwiched by periods of residential contracting. To-date we have not undertaken a "new construction" project, but we are actively seeking opportunities for ground-up builds. We've seen that our lean overhead and supply of in-house labor for the majority of building activities allows us to build at costs 15-25% less than comparable general contractors.



12.12.17

Program

We've conducted an analysis of year-to-date multifamily and single family home sales in Central Falls. The median sale price for the 12 single family homes sold YTD is \$140,500 and \$101/ft. The median sale price for the 73 multifamily homes sold YTD is \$189,000 and \$62/ft. There is a moderate negative correlation between multifamily habitable square footage and sale price which means as size increases the sale price per foot decreases. Our interest in this project is predicated on measurable ROI for municipal investment/subsidy. The successful development of these sites lies in reasonably approaching the bounds of what the existing market will bear financially. Our initial preference was for the development of multifamily units over a single family residences because of marginal cost benefits, however this isn't financially prudent in the short-term. The challenge is that the existing market dynamics favor single family development as demonstrated by a 37% premium paid per foot. We believe a prudent approach would be to promote the limited development of owner occupied single family residences throughout the city. Owner occupied single family homes have a track record of lifting real estate values better than multifamily units in the short-term. As well maintained single family units percolate throughout the city, they may lay the financial foundation for 5+ unit professionally managed multifamily units that don't pass financial muster currently.

Design Concept

Our single family homes will have a flexible open floor plan with an emphasis on larger open family gathering spaces. The exterior of the homes will be an intentional departure from vinyl clade monotony. We pride ourselves in our craftsmanship and creativity. The homes exterior dimensions and finishes will be an evolutionary step from the traditional New England Cape to Contemporary/Modern Cape. Outsized street facing windows will be a focal point. Square footage will fall between 1,100 and 1,400 sqft on a one-and-a-half story structure. Interior finishes will be economical, but durable. Exterior materials/finishes will be mid-range and low-maintenance. Parking will be out of sight from the street to the greatest extent possible. Our aim is to build homes that inspire pride in ownership and optimism in the community.

Offer Price / Subsidy Required

- Our Offer Price for the lots on Washington and Hood Street is \$1.
- Our Subsidy Required is a loan amount equal to 10yrs of anticipated taxes, discounted at a rate of 1.5%, to be paid back upon sale of the property to owner occupant via their real estate tax payments.



12.12.17

- Example: 2017 median single family home *sales price* in Central Falls was \$140,500. Assume it's taxed at this value thus annual taxes are \$3,643. Our loan amount would be \$30,583 or $((\$3643 \times 10) - ((\$3643 \times 10) \times 1.015^{10}))$.
- Partnership with Central Falls on project to qualify for state sales tax exception.
- If The Apiary's profits exceed 15% on final sale, excess profit will be used to pay down initial loan value.
- All permit fees waived
- Real Estate taxes waived until CO granted

Contingencies

- The Apiary has the right to walk away from project after a 120 day period of due diligence, without financial or punitive recourse against The Apiary.

Ruarri J Miller
Managing Partner
The Apiary, LLC

Response Form

TO: THE CENTRAL FALLS REDEVELOPMENT AGENCY

From: The Apiary, LLC


The undersigned agrees that, if they are selected:

- The undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of a response to this solicitation.
- The undersigned will act in good faith to complete projects as part of this effort in an expeditious manner.
- The undersigned has had no judgements against it in the past two (2) years. If the undersigned has judgements, please elaborate here: _____

References:

The following references are provided:

Business	Contact Name	Address	Phone	Email
Coastway Bank	David Booth		401-330-1651	david.booth@coastway.com
City of East Providence	David Bachrach		401-435-7536	dbachrach@cityofeastprov.com
Home Owner	Kevin Egolf	175 10th St 02906	860-918-3566	kevin@egolfs.net


Signature

Ruarri J Miller
Name

401.484.0719
Phone Number

Ruarri@TheApiary.net
Email

12/11/17
Date

CITY OF CENTRAL FALLS

PLANNING AND ECONOMIC DEVELOPMENT



ADMINISTRATIVE RECOMMENDATION TO THE REDEVELOPMENT AGENCY

DEVELOPER RFP – ISSUED NOVEMBER 16, 2017, CLOSED DECEMBER 4, 2017

Discussion

The Agency issued a Request for Proposals from developers for its four uncommitted properties on November 16, 2017. Three responses were received prior to the December 4, 2017 due date. One response was received on December 12, 2017.

The Assistant Director for Planning and Economic Development checked references and reviewed responses with the Director.

Responses were received from the following firms (in alphabetical order):

Blackstone Valley Community Action Program (BVCAP)

Pawtucket-Central Falls Development (PCF Development)

The Apiary (late)

The Flex Loft Group

Analysis of the responses is as follows:

Pawtucket-based BVCAP is a federally-chartered community action program whose mission is to improve the lives of low income families. BVCAP is the only respondent to submit an interest in all four properties available in the RFP. BVCAP is interested in constructing two-family homes, based on designs similar to projects completed in Pawtucket. They are interested in purchasing the properties for \$1. The proposal is contingent upon the receipt of construction assistance from a funding agency. Construction is expected to take much of 2018.

Pawtucket-based PCF Development is a nonprofit Community Development Corporation headquartered on the Pawtucket-Central Falls line. PCF Development expressed interest in constructing two-family homes at 12 Hood Street and 229 Washington Street, similar to projects completed elsewhere in

Central Falls. They are interested in purchasing the properties for \$1. The proposal is contingent upon the receipt of construction assistance from a funding agency. Construction is expected to take much of 2018.

The Apiary is an East-Providence-based for-profit general contractor and real estate developer, who employs several Central Falls residents. The Apiary is interested in constructing inexpensive single-family homes at 12 Hood Street and 229 Washington Street. The Apiary is seeking funding from the Redevelopment Agency or the City of Central Falls to complete the project. Due to the lack of a need for outside funding, construction could be expedited. There was some confusion on the part of the Apiary with regard to a due date. The Director granted a verbal extension to December 12, when the proposal was received.

The Flex Loft Group withdrew their proposal on January 2, 2018, citing delays in the award of the RFP.

Recommendation

Based on the above discussion, staff recommends that be selected by the Agency as follows:

As BVCAP was the only developer who expressed interest in 42 Park Street and 108 Blackstone Street, staff recommends they be designated developer for these two properties and the Director be authorized to enter into negotiations with BVCAP to present a Purchase and Sale Agreement for approval by the Agency at a subsequent meeting.

With regard to 12 Hood Street and 229 Washington Street, staff believes PCF Development's proposal is similar in many ways to BVCAP's and the Agency is already working with PCF Development at 661 Pine Street. The Apiary's proposal places burden on the Agency/City, but provides an opportunity for a different product for the market. As such, staff recommends The Apiary be designated developer for these two properties and the Director be authorized to enter into negotiations with them to present a Purchase and Sale Agreement for approval by the Agency at a subsequent meeting.