



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

To: Paul A. Croce, Chairman
Planning Board Members

From: Ron Wolanski, Town Planner

Date: February 8, 2022

Re: PY2020/2021 Community Development Block Grant (CDBG) Application

Each year with the assistance of Church Community Housing Corp. the town develops, and the Town Council approves, a CDBG application for submission to the state. One component of the review process is a determination by the Planning Board of the consistency of each proposed project with the goals and policies of the Middletown Comprehensive Community Plan. The attached package includes the list of proposed projects, as well as some supporting documentation regarding the projects. Based on my review of the proposed projects, I have not found any projects to be inconsistent with the goals and policies of the Comprehensive Plan. The Board should review this information and determine if it concurs with this determination. Please let me know if you require more specific information on any of the projects on the list.

CDBG is a federally funded program of the Department of Housing and Urban Development. Funds must be used for projects that directly benefit the low-income population. Senior Centers are categorically eligible for this funding. Other funding requests included in the town's application will promote maintenance of affordable housing, as well as benefit various established nonprofit agencies which provide important services to Middletown's low-income population. All funding requests approved by the Town Council for submission with the town's application will be submitted to the state Office of Housing and Community Development, which evaluates all projects submitted by smaller communities around the state and determines which will receive funding.

Please contact me with any questions.



**TOWN OF MIDDLETOWN
2020/2021 COMMUNITY DEVELOPMENT BLOCK GRANT**

The Town of Middletown is preparing a Community Development Block Grant application to undertake the following activities:

1. Public Facility: Provide funding for window replacement at the Middletown Senior Center facility on Green End Avenue.
Amount: \$ TBD
2. Public Facility: Provide funding for kitchen and flooring renovation at Looking Upwards' 23 Toppa Boulevard, Newport residential facility.
Amount: \$ 42,238
3. Public Facility: Provide funding to Community Blessings Foundation to convert 909 West Main Road, Middletown into a 12-bed residential addiction recovery facility.
Amount: \$ 1,500,000
4. Public Services: Provide operating support to Lucy's Hearth to provide shelter and services to homeless women and children.
Amount: \$ 50,000
5. Public Services: Provide funding to support Newport Mental Health's home stabilization services through these proposed staffing positions: a full-time housing director, lease liaison, case manager, and a registered nurse.
Amount: \$ 212,700
6. Housing Rehabilitation Program – Focus on lead-based paint hazard reduction
Amount: \$ TBD



Newport Mental Health

Hope, Health, and Recovery

January 20, 2022

Rain Daugherty
Church Community Housing Corporation
50 Washington Square
Newport, RI 02840

Dear Ms. Daugherty,

Per our discussion, I am writing to provide a letter of intent for Newport Mental Health (NMH) to submit an application through a local municipality to the 2020/2021 CDBG application cycle for a public services grant.

NMH would like to submit an application to support staffing for our home stabilization services, which serve low- and moderate-income persons by 1) helping them identify housing opportunities, 2) assisting them with rent & move-in assistance, and 3) providing case management services to provide longitudinal support to make sure that the persons we serve can remain in safe and stable housing.

The anticipated expenses budgeted in this application would be:

- \$70,000 for a full-time Housing Director (1 FTE)
- \$25,650 for a Lease Liaison (0.5 FTE)
- \$80,000 for two Case Managers (2 FTE)
- \$37,050 for a Registered Nurse (0.5 FTE)

Newport Mental Health's home stabilization services work to find housing for people quickly; a challenging task in Newport County's especially high-cost and low-vacancy market. This CDBG funding would immensely benefit low- to moderate-income persons in Newport County who are housing insecure or fully unhoused.

Thank you for your time and consideration in this effort. It is very much appreciated.

Yours Sincerely,

Nate Levin-Aspenson
Lead Grants and Foundations Relations Manager
Newport Mental Health

Board of Directors:

Joyce A. Kirby, Esq., Chair
Hon. Stephen P. Erickson, Vice Chair
Barbara Winkler, Treasurer
Steven Peterson, Secretary
James M. Lehane III, MPH, Clerk
Joseph Arver
Barbara J. Audino
Hillary Davidson
Dr. Janice DeFrances
Mark Horan
Stephen T. Hyder
Colleen Medeiros
R. Daniel Prentiss, Esq.
Nicki Colosi Trilling
Madeline Turano

Honorary Members:

Congressman David N. Cicilline
Hon. J. Clement Cicilline

~

Member of National
Council for
Behavioral Health

Member of Substance Use &
Mental Health Leadership
Council of Rhode Island



THE JOINT COMMISSION



Horizon
Healthcare
Partners



Lucy's Hearth

From Homeless to Home

January 13, 2022

Rain Daugherty
CDBG Program Director
Church Community Housing Corp.
50 Washington Square
Newport, RI 02840

Dear Rain Daugherty,

Thank you for this opportunity to confirm our intent to apply for CDBG funding in the amount of \$50,000 to support continued provision of essential services.

As you may know, Lucy's Hearth is one of only four shelters for homeless families in Rhode Island, and the only one in Newport County. We serve 170 homeless Rhode Islanders from anywhere in the state - moms, dads, grandparents and children; in fact, the majority of our residents are children. Our residents are Rhode Island's most vulnerable - 100% are considered low- to moderate-income. Most are persons of color who have experienced systemic discrimination and have personal histories filled with domestic violence and other tragedies.

Lucy's is more than a shelter to our residents. Our role is to care for their immediate needs and prepare them to transition to living independently and avoid falling back into homelessness. We provide housing assistance, case management, life skills coaching, community resource referrals, financial literacy education, connection to parenting classes, stress management, connection to GED programs, job search assistance, victims' advocacy, access to mental health/substance use disorder counseling and linkages to state benefits. For our child residents, we provide school attendance support, after-school activities, homework assistance, educational and recreational summer programming, mental health counseling, and more.

Thank you for your support of Lucy's Hearth!

Kelly A. Lee
Executive Director

January 18, 2022

Rain Daugherty, CDBG Program Director
Church Community Housing Corporation
50 Washington Square
Newport, RI 02840

Dear Rain,

I'm writing to inform you that Looking Upwards, Inc. is interested in submitting a CDBG Public Facilities grant request on or before February 9, 2022. We plan to request approximately \$42,238 in CDBG support towards a much-needed kitchen and flooring renovation project at 23 Toppa Boulevard in Newport, RI. This home is part of Looking Upwards' residential services for adults with intellectual and/or developmental disabilities (I/DD) and is Public Facilities eligible under HCDA Section 105(a)(2). The home is owned by Looking Upwards as part of its residential program. It is a shared residence for adults with I/DD, with Looking Upwards' staff providing 24-hour support.

This project will benefit 3 to 4 low-income adults with disabilities who reside at 23 Toppa Boulevard. Presently, 3 individuals live in the home, and 1 more individual may be moving in within 2 to 3 weeks. Built in 1953, the 4 bedroom house is 1,428 square feet and bears significant wear and tear in the kitchen and flooring throughout. Completing this project will provide a safer and more functional environment for the residents, prevent further deterioration, and provide well-maintained housing to ensure dignified living. It will also increase residents' mobility and accessibility while navigating within their home.

Looking Upwards is a non-profit agency that offers a wide array of services to adults with I/DD and children with special health care needs. We currently serve over 1,300 children and adults throughout Rhode Island. Providing a safe, healthy and comfortable living environment, assisting residents to create an enjoyable home life and to find satisfaction in all areas of their lives are the primary goals of the residential program.

Should you have any questions, or require additional information, please feel free to contact me:
development@lookingupwards.org; 401-864-2163.

Sincerely,

Heather Sullivan
Heather Sullivan
Director of Development



Community Blessings
Foundation
Bridging the Gap

January 30, 2022

Shawn Brown
Town Administrator, Middletown RI
350 East Main Road
Middletown, RI 02842

Dear Mr. Brown,

Community Blessings respectfully requests to be placed on the February 2nd agenda for the first public hearing regarding CDBG funding. It is our intention to request funding in the amount of \$1.5 million for funding to complete the renovations at St. Lucy's Convent.

Community Blessings is a non-profit organization that serves young adults, adults, and families from Middletown who struggle to break the cycle of addiction. Our mission is to build sustainable recovery communities that provide healthy living environments for individuals and women and their children to reside, access support services, and receive employment opportunities through community partners. Our mission includes helping adults develop the skills that will allow them to thrive and serve as role models for the next generation.

We serve primarily low- and moderate-income individuals and families who need assistance to meet their basic needs for healthy living (food, clothing, and shelter) and recovery from SUDs and other mental health disorders. Our experience is that a treatment plan for substance use disorders taking a holistic approach based on the following three pillars – works.

1. Housing that allows parents and children to remain together while undergoing treatment and unification throughout the recovery process. Lasting recovery takes much longer than the thirty days often covered by insurance. A supervised, structured living arrangement will enable families to form healthy relationships and for all members to receive services to break the cycle of addiction.
2. Individualized treatment plans that look at the whole person - physical, emotional, social, mental, and spiritual health throughout their continuum of care. The entire person includes their family and its unique dynamics.
3. Employment. Lasting recovery involves education, employment, hands-on services, peer support groups, community resources, and having the opportunity to create a life and reputation that matches the recovering individual's values.

We offer this letter of intent to apply for CDBG funding as we have entered a twenty-year lease, conditional on obtaining CDBG funding, to operate the former St. Lucy's Women and Children's Shelter located at 909 West Main Road, Middletown. We plan to convert the building into a 12-bed residential facility with an outpatient treatment center and community supports. The facility will provide housing for forty-eight women and children annually, and the outpatient clinic will offer treatment services to two



hundred fifty people per year. We will be seeking CDBG funding to cover the cost of the upgrades needed to receive an occupancy permit.

As part of our application process, we have contacted Chris Costa for guidance on what permits or variances are required to operate the facility. We intend to attend the February 7th Planning Board meeting.

We will submit a complete application and budget to Church Community Housing Corporation by the February 15th deadline and attend the second public hearing scheduled for February 22nd, 2022.

Please do not hesitate to contact me should you have any questions or require further information.

Kind Regards,

Christine Nolan
Executive Director

Cc:

Marc Tanguay, CPA Finance Director, Town of Middletown, mtanguay@middletownri.com

Christian Belden, Executive Director, Church Community Housing Corporation,
cbelden@cchcnewport.org

Rain Daugherty, CDBG Program Director, Church Community, rdaugherty@cchcnewport.org.