

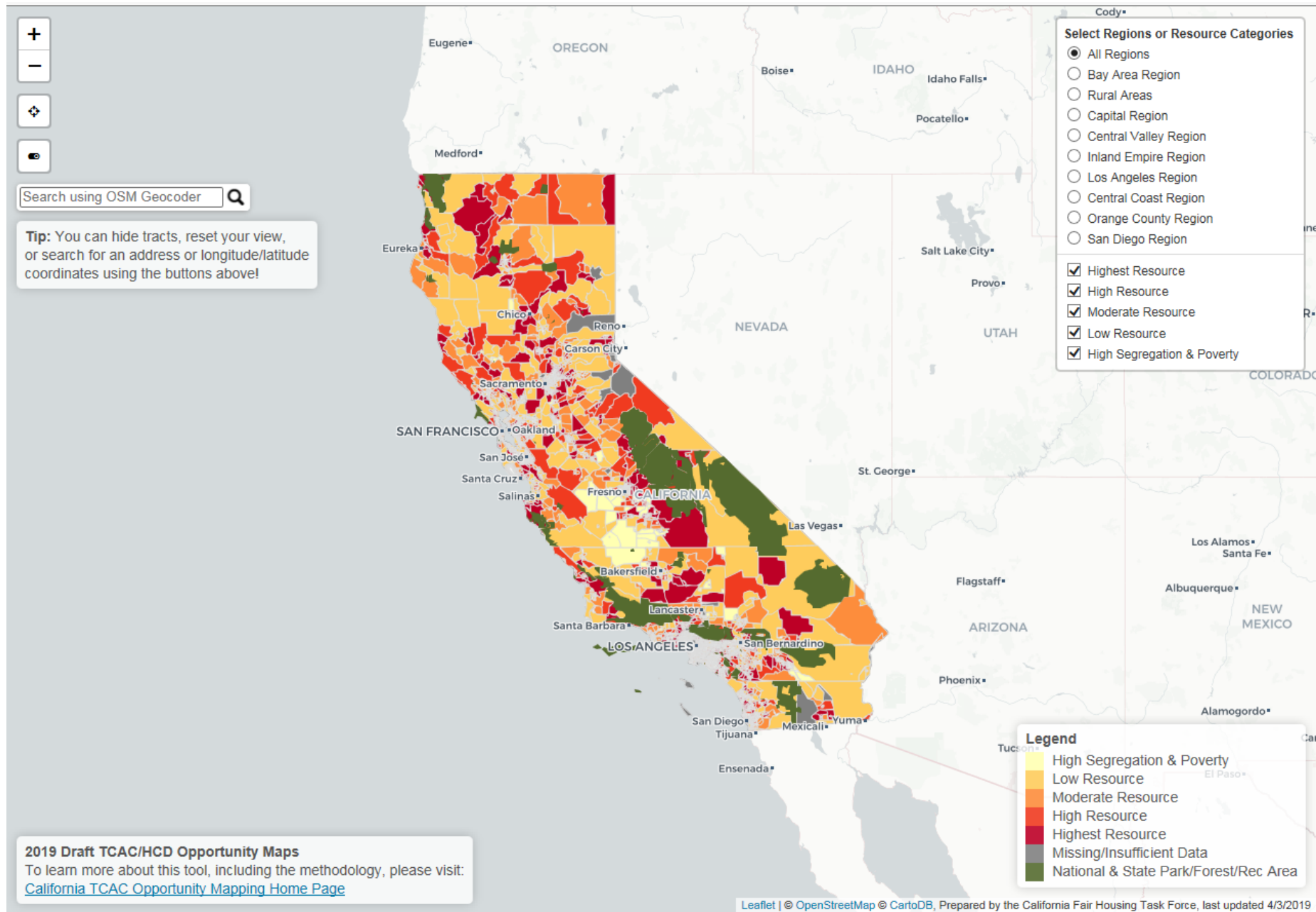


A Tale of Two Rhode Islands

03/25/2022

- “To break the cycle of poverty we need affordable housing in areas with high performing schools”
 - seemed self evident
- ***Communities of Opportunity*** model of family affordable housing:
 - children raised in high opportunity areas will have higher attainment levels than children raised in low opportunity areas.
 - Largest factor in opportunity ranking is school performance.
 - States begin mapping areas by opportunity level:
CA and CT.

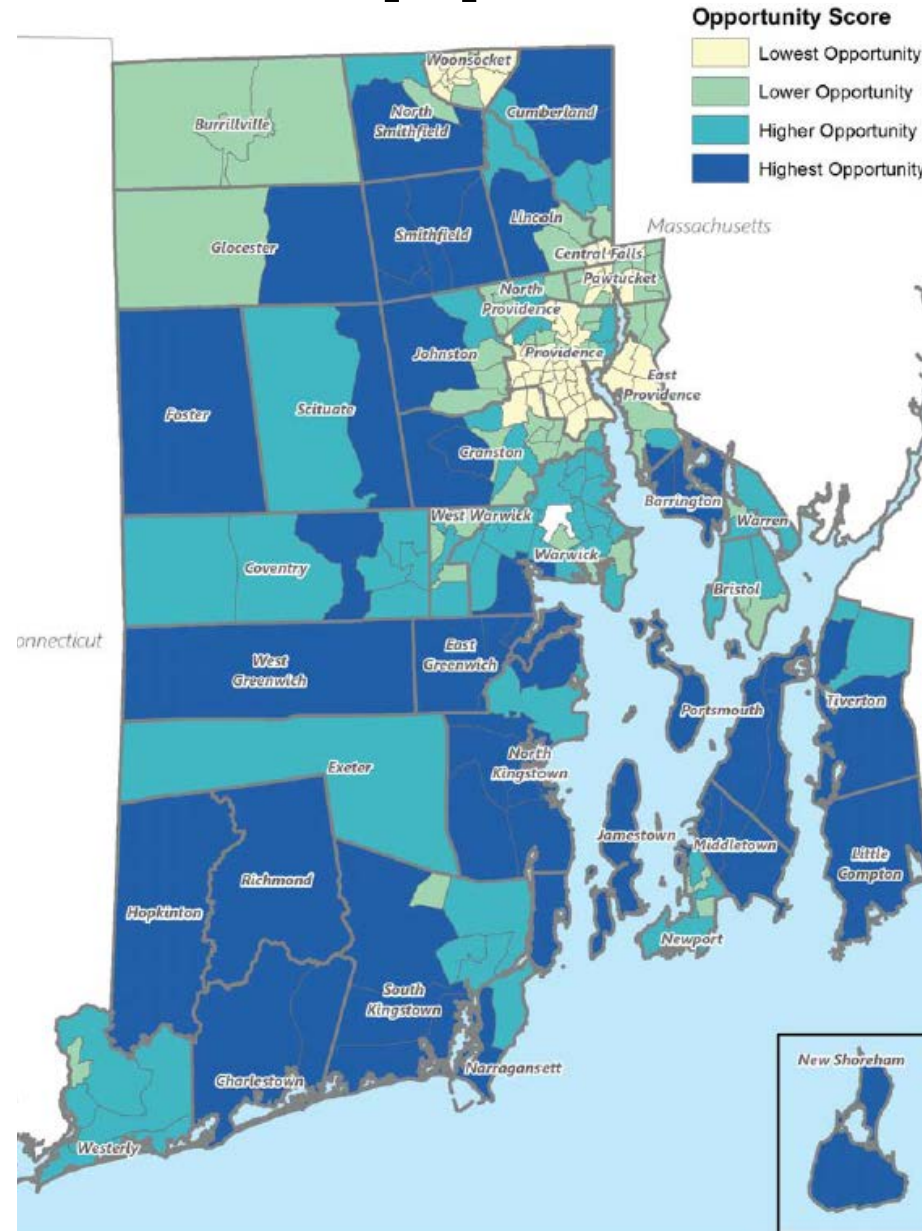




- **National Housing Trust** creates the **H.O.P.E.** (*High Opportunity Partner Engagement*) strategy:
 - Acquire existing unsubsidized apartment complexes of 60 units or larger in location with schools with a GreatSchools.org rank of 7 or better.
 - As vacancies arise, offer up to 20% of apartments to families with rental vouchers (50% or less of AMI).
 - **Result:** integrated, mixed-income developments providing children of low income families with high quality education, other advantages. **Does not concentrate poverty.**
 - Advantages: existing development – no permitting, no opportunity for neighbor opposition.



Rhode Island Mapped for Opportunity:



Source: State of Rhode Island 2020 Analysis of Impediments to Fair Housing. [ai-2020-final.pdf \(ri.gov\)](https://www.ri.gov/ai-2020-final.pdf)



CCHC expands Statewide in pursuit of H.O.P.E.

- Strategic Planning Process recognizes “H.O.P.E. Properties” will rarely come available for purchase:
- Board votes to expand service areas statewide to position CCHC to acquire when they do arise.
- CCHC scours the Statewide MLS and the East Coast Commercial Property Network for “H.O.P.E. Properties” located in High Opportunity areas.
- **Zero (0) are found.** Closest is a 12 unit property.



CCHC Learns about Desegregate CT

FIGURE A: Single-Family As of Right (Purple)

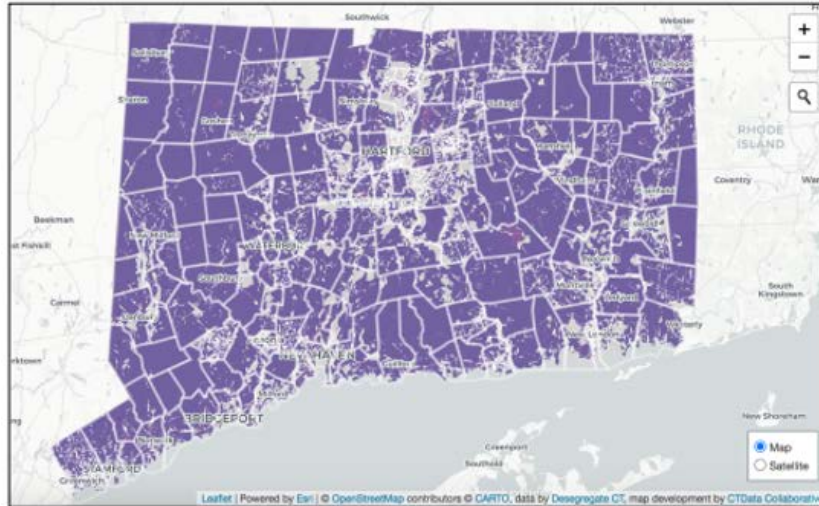
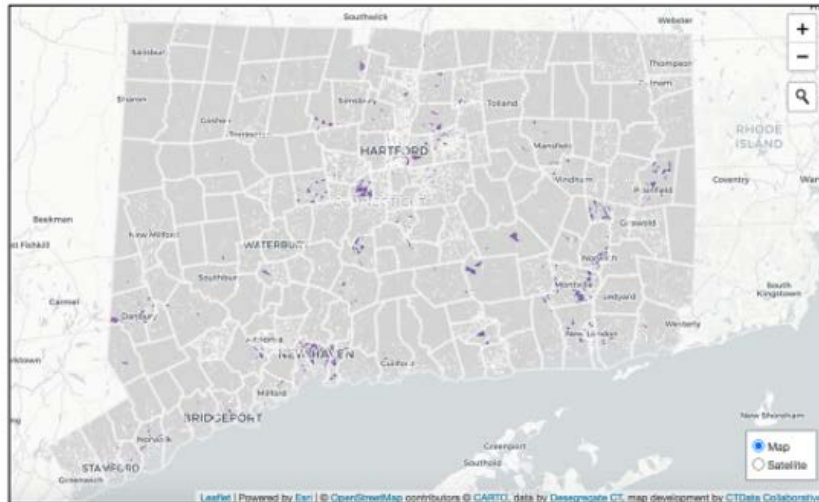


FIGURE B: Four-Family As of Right (Purple)



- DesegregateCT maps state by Single Family VS Multi-Family Zoning
 - As shown on the right, VAST MAJORITY of the state is Single Family
- Tiny percentage of CT allows by-right multi-family housing (4 units or greater)



CCHC Analyses Potential for H.O.P.E in RI

- Reached out to all municipalities with High Opportunity areas for lists of multifamily properties.

2	Barrington									
3	acctnum	mapblot	unit	statecode	housenum	location	assesland	assesvalue	tvalue	address1
4	R-070594	28-287		03	1-03-05	COACH MURGO LN	314000	3537000	3851000	
5	R-061839	23-186		03	55	WOOD AVE	143000	1064000	1207000	ANOKA INVESTMENTS, LLC
6	R-049111	02-012		03	90	BAY SPRING AVE	705000	4120000	4825000	BARRINGTON COVE LIMITED PARTNERSHIP
7	R-052124	28-285		03	2	COACH MURGO LN	313000	2419000	2732000	EAST BAY COMMUNITY DEVELOPMENT CORP.
8	R-070593	28-286		03	32-34-3	COACH MURGO LN	170000	301000	471000	EAST BAY COMMUNITY DEVELOPMENT CORP.
9	R-061286	10-041		03	17	LORRAINE ST	201000	248000	449000	ROBINSON, GERALD (ESTATE)
10	R-037129	02-160		03	2-4	SWEETBRIAR RD	275000	2355000	2630000	SWEETBRIAR LP
11	R-037407	02-158		03	1-3	SWEETBRIAR RD	310000	3884000	4194000	SWEETBRIAR LP
12	R-070139	02-159		03	34	SWEETBRIAR RD	239000	1006000	1245000	SWEETBRIAR LP
13										
14	Charlestown									
15	REM_GIS_ID	REM_MBLU_MAP	REM_MBLU_LOT	REM_MBL	REM_PRCL_LOCN	LND_USE_CODE	LND_USE_DESC			
16	28-112-	28	112		160ABCD OLD SHANNOCK ROAD	111C	4 FAMILY MDL-94			
17	28-146-	28	146		62ABC COLUMBIA HEIGHTS ROAD	111C	4 FAMILY MDL-94			
18	28-164-	28	164		1639 SHANNOCK ROAD	1126	APT 6 MORE MDL-01			
19	13-26-	13	26		3865 OLD POST ROAD	1126	APT 6 MORE MDL-01			
20	14-3-	14	3		1-10 OCEAN BREEZE DRIVE	1126	APT 6 MORE MDL-01			
21	28-113-	28	113		29-36 CARMICHAEL LANE	1126	APT 6 MORE MDL-01			
22	29-46-	29	46		6 MAPLE LAKE FARM ROAD	1126	APT 6 MORE MDL-01			
23	25-114-	25	114		31A+3 LAURI DRIVE	112C	APT 6 MORE MDL-94			
24	25-127-	25	127		4380 SOUTH COUNTY TRAIL	112C	APT 6 MORE MDL-94			
25	27-33-	27	33		61 LAURI DRIVE	112C	APT 6 MORE MDL-94			
26	13-15-	13	15		3957 OLD POST ROAD	112C	APT 6 MORE MDL-94			
27										
28	Cumberland									
29	Pin	Location	Owner Full Name	Address L	City	State	Zip	Occupancy		
30	001-0101-000	101 MILL ST	BROWN ALICE	101 MILL S	CUMBERLAND	RI	02864-8405	5		
31	001-0130-000	31 SCHOOL ST	FANTASIA AUGUSTA ET AL	87 HIGH S	NORTH ATTLEBORO	MA	02760	5		
32	002-0024-000	11 MEETING ST	MARQUES INVESTMENT	12 TITUS S	CUMBERLAND	RI	02864	5		
33	002-0079-000	118 BROAD ST	CARDOSO ENTERPRISE LI	12 EDGEM	CUMBERLAND	RI	02864	6		
34	002-0104-000	79/83 BROAD ST	BRUNELLE ALAN H ETUX	1932 OLD I	LINCOLN	RI	02865	6		
35	002-0129-000	44-46 MILL ST	SALES NANCY ETAL JOAC	44-46 MILI	CUMBERLAND	RI	02864	5		
36	002-0137-000	38 SCHOOL ST	ALLARD JASON M	38 SCHOO	CUMBERLAND	RI	02864	5		
37	002-0144-000	133-141 HIGH ST	CORREIA MARIA C	4 CLARK S	CUMBERLAND	RI	02864	5		
38	002-0204-000	103 BROAD ST	OLIVEIRA BRANCO CHRIS	107 BROAD	CUMBERLAND	RI	02864-8340	5		

<

>

Shortlist

Raw Data

+



38	002-0204-000	103 BROAD ST	OLIVEIRA BRANCO CHRIS	107 BROA	CUMBERLAND	RI	02864-8340	5
39	002-0220-000	51-53 MACONDRAY ST	SOARES CARLOS ETUX M	3 ABBOTT	CUMBERLAND	RI	02864	6
40	003-0034-000	5 MAPLE ST	TEIXEIRA MANUEL A ETU	5 MAPLE S	CUMBERLAND	RI	02864	5
41	003-0251-000	5-7-9-11 RIVER ST	CRUZ DAVID ETUX LISE T	3B MORG	SMITHFIELD	RI	02917	5
42	003-0251-000	5-7-9-11 RIVER ST	CRUZ DAVID ETUX LISE T	3B MORG	SMITHFIELD	RI	02917	6
43	004-0173-000	407-409 BROAD ST	PEVEZ LLC	383 SECON	EVERETT	MA	02149	5
44	004-0248-000	367-371 BROAD ST	ANICETO PROPERTIES LL	78 PLYMO	EAST PROVIDENCE	RI	02914	6
45	004-0346-000	233 BROAD ST	KELLEHER REALTY RI LLC	23 POUND	CUMBERLAND	RI	02864	5
46	004-0375-000	3 DAVIS ST	SANTOS EDGAR A ETAL A	PO BOX 80	CUMBERLAND	RI	02864	6
47	007-0562-000	79 E BARROWS ST	SIMAO LARRY L	95 WOOD	LINCOLN	RI	02865	6
48	011-0192-000	1 BLACKSTONE ST	JMS DUARTE LLC	25 W HIGH	CUMBERLAND	RI	02864	5
49	034-0070-000	941 MENDON RD	VICTORIA PROPERTY MA	14 JASON	CUMBERLAND	RI	02864	6
50	034-0150-000	3 WOODWARD ST	MILLER THOMAS P ETUX	20 MAYFL	CUMBERLAND	RI	02864	6
51	039-0007-000	1325 MENDON RD	SYNERGY CAPITAL LLC	17 OSPREY	COVENTRY	RI	02816	9
52	039-0099-000	1537-1539 MENDON RD	J & C PROPERTY MANAG	446 PROV	NORTH SMITHFIELD	RI	02896	6
53	053-0375-000	3880 MENDON RD	GO HOMES LLC	4096 MEN	CUMBERLAND	RI	02864	5
54	058-0033-000	2-6 MIDDLE ST	ASHTON VILLAGE LP	1029 MEN	CUMBERLAND	RI	02864	5
55								
56	<u>East Greenwich</u>							
57	Parcel ID	Location	Acct#	Owner	LUC	Number of Units	Previous Value	Current Value (2021)
58	075 003 246 00	60 CROMPTON AVENUE		842 EAST GREE	03	17	2354800	2345300
59	085 001 415 00	104 DUKE STREET		6379 BLUE STAF	03	6	408600	375700
60	085 001 148 00	121 DUKE STREET		209 DUVA-CUI	03	8	609700	747900
61	085 001 042 00	24 KING STREET		42 TOUGAS JI	03	6	487700	528700
62	085 001 014 00	60 KING STREET		14 ZENGA RE	03	8	479300	584700
63	085 001 150 00	33 LONG STREET		211 REGAL CO	03	35	3089400	3397800
64	085 001 119 00	66 LONG STREET		182 66 LONG S	03	6	523100	620500
65	085 001 194 00	319 MAIN STREET		254 TOUCHDO	03	10	443300	494200
66	085 001 237 00	23 MELROSE STREET		303 WILDCAT	03	8	625400	695000
67	085 001 249 00	21 PEIRCE STREET		320 MAHG CO	03	8	616000	593700
68	074 004 216 00	300 SIXTH AVENUE		957 COVE HOM	03	103	7883400	8117200
69	071 010 378 00	1470 SOUTH COUNTY TRAIL		6665 BT OWNE	03	24	687800	1304600
70	071 010 378 00	1476 SOUTH COUNTY TRAIL		6666 BT2 OWNE	03	24	687800	670700
71								
72	<u>Foster - one senior housing and one 5 unit</u>							



278	D-33	112C - APT 6 MORE	30	KINGSTON	52	POAH LANDOWNER		2 OLIVER ST
279	D-33	112C - APT 6 MORE	30	KINGSTON	4	POAH LANDOWNER		2 OLIVER ST
280	D-147	112C - APT 6 MORE	130	CASWELL ST	2	DRIFTWOOD PRESER	LTD PARTNERSHIP	PRESERVAT
281	D-147	112C - APT 6 MORE	130	CASWELL ST	8	DRIFTWOOD PRESER	LTD PARTNERSHIP	PRESERVAT
282	D-147	112C - APT 6 MORE	130	CASWELL ST	6	DRIFTWOOD PRESER	LTD PARTNERSHIP	PRESERVAT
283	D-147	112C - APT 6 MORE	130	CASWELL ST	16	DRIFTWOOD PRESER	LTD PARTNERSHIP	PRESERVAT
284	D-189	112C - APT 6 MORE	5	CONTINENTAL	18	CONTINENTAL APART		PO BOX 544
285	D-210	112C - APT 6 MORE	151	OCEAN ROAD	30	151 NARRAGANSET		55 PINE STR
286	D-210	112C - APT 6 MORE	151	OCEAN ROAD	6	151 NARRAGANSET		55 PINE STR
287	E-26	112C - APT 6 MORE	29	SOUTH PIER	14	POAH LANDOWNER		2 OLIVER ST
288	E-26	112C - APT 6 MORE	29	SOUTH PIER	2	POAH LANDOWNER		2 OLIVER ST
289	N-E-594	112C - APT 6 MORE	1044	BOSTON M	6	HKR1, LLC	C/O STANLEY P WOJCIE	P.O. BOX 18
290	N-E-602	112C - APT 6 MORE	1056	BOSTON M	15	HKR2, LLC	C/O STANLEY P WOJCIE	P.O. BOX 19
291	P-285	112C - APT 6 MORE	354	SOUTH PIER	10	NORTH VILLAGE PAI	C/O REAL ESTATE PROF	600 CASS AV
292	P-285	112C - APT 6 MORE	354	SOUTH PIER	32	NORTH VILLAGE PAI	C/O REAL ESTATE PROF	600 CASS AV
293	U-77	112C - APT 6 MORE	125	KNOWLES	24	FIELDSTONE PRESER	PRESERVATION HOUSI	30 KINGSTO

294									
295	North Smithfield								
296	<u>Parcel ID</u>	<u>Owner</u>	<u>Location</u>	<u>LUC</u>	<u>NBC</u>	<u>Impr. Type</u>	<u>Land Area</u>	<u>Land Value</u>	<u>Yard Value</u>
297	009-874	Achieving the Dream LP	2 Village Way	3	65	30	4.15	111,500	50,400
298	005-004	Colonial Village Assoc LTD	60 School St.	3	70	30	8.36	205,300	53,900
299	003-243	Deerfield Acquistion LP / C/O	190 St. Paul St.	3	55	30	8.62	235,600	53,200
300	001-065	Della Sala Properties LLC	120 North Main St.	3	60	30	1.71	381,800	11,100
301	013-416	Dowling Village Apartments L	2 Booth Pond Way	3	90	30	3.44	503,300	260,100
302	002-048	Felicio Manuel & Rachel F	216 Greene St.	3	65	11	3.36	118,200	27,200
303	009-154	Floru Stergios Petal	195 Woonsocket Hill Rd.	3	70	1	15.72	179,900	28,000
304	006-305	Gatewood RIH LLC / C/O Wing	403 Mendon Rd.	3	60	30	4.53	171,500	48,200
305	009-819	Halliwell Franklin R & Beth A	18 Morse Ave.	3	60	30	0.81	90,600	600
306	006-062	Lantern House Partners	395 Mendon Rd.	3	60	30	10.34	482,400	30,500
307	001-359	Maggiacomo Piero	2 Northwood Rd.	3	80	30	3.47	139,300	7,600
308	001-069	Marshfield Associates LP	51 53 Mechanic St.	3	60 1A		11.32	96,200	79,000
309	004-041	Residences at Slatersville Mill	10 Railroad St.	3	100	30	31.45	1,774,300	174,600
310	002-159	Wiggins Edward J & Helen A	490 Victory Hwy.	3	50	30	0.5	59,500	3,100
311	002-167	Wiggins Edward J & Helen A	484 Victory Hwy.	3	50	30	0.53	60,400	2,800
312	002-221	Wiggins Edward J & Helen A	502 Victory Hwy.	3	50	30	1.34	86,200	4,000
313									
314									



10 Apartment Complexes in Entire State

- Of the approx. 300 multi-family properties in High Opportunity areas, only 10 have more than 6 units:

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Unit Count</u>	<u>Unit Mix</u> (# bdrs)	<u>Rent Range</u>	<u>Unit Size Range</u> (sf)	<u>GreatSchools</u> (Elementary, Middle, High)
Harbor Village at the Commons	1 Grand Isle Dr.	South Kingstown	234	1-2	\$1,864 - \$3,051	750 - 1,304	6,5,8
Reynolds Farm	64 Mulberry Dr.	North Kingstown	225	1-2	\$1,685 - \$2,135	700 - 1,072	9,6,7
The Residences at Slatersville Mill	10 Railroad St.	North Smithfield	224	1-3	\$1,700 - \$2,025	680 - 1,635	9,8,7
The River Lofts at Ashton Mill	51 Front St.	Cumberland	195	1-2	\$1,865 - \$2,390	580 - 1,342	8,7,7
Mill Creek Townhouses	425 Millcreek Dr.	North Kingstown	140	2-4	\$1,650 - \$2,850	1,000 - 1,450	7,6,7
Kirkbrae Glen Apartments	177 Old River Rd.	Lincoln	134	1-2	\$1,395 - \$1895	820 - 1,340	6,6,6
Bay View Estates	2121 West Main Rd.	Portsmouth	130	Stu-2	\$1,144 - \$1,976	367 - 1,273	7,8,8
The Village at Saw Mill Square	80 Saw Mill Dr.	North Kingstown	96	2	\$1,750 - \$2,000	980 - 1,100	6,6,7
The Club at Dowling Village	2 Booth Pond Way	North Smithfield	88	Stu-2	\$1,555 - \$2,120	545 - 1,150	8,9,7
Lantern House	395 Mendon Rd.	North Smithfield	60	2	1,400	900	8,8,7

* Not even 10 properties really: Kirkbrae Glen in Lincoln and The Village in N. Kingstown don't meet H.O.P.E. standard for school performance.



Summary of Findings:

- Our analysis of Rhode Island parallels DesegregateCT's findings. This trend is particularly strong in high-opportunity communities. Conversely, **the municipalities most open to multifamily housing also have the lowest-ranking school districts in the state.**
- The vast majority of large, multifamily buildings in high-opportunity areas are comprised of 1- and 2-bedroom units, making them poor candidates for an opportunity acquisition model. A primary reason for this endeavor is to mitigate the deleterious effects that growing up in high-poverty areas has on children. In order to properly house families with young children, target properties would need a sizable proportion of 3- and 4-bedroom units. Rental units this size are undersupplied in target areas, likely due in part to higher incomes and the prevalence of 3- and 4-bedroom single-family homes.



A Tale of Two Rhode Islands

- Research Land-Use Conclusion, only two types:

Single family homes and good schools

OR

Multi-family housing and bad schools



Why We Should Care

- RI Organizations currently working on mapping State using DesegregateCT methodology, or similar
- Sarah Bronin, Executive Director of DesegregateCT believes RI has very similar (worse?) segregated land use pattern to CT
- Because you probably don't want to answer these questions:



Google CT Housing Segregation:

Lamont, other Connecticut officials vow to take on housing ...

<https://www.hartfordbusiness.com/article/lamont...> ▼

Jan 24, 2020 · Lamont, other **Connecticut officials** vow to **take on housing segregation**. HBJ

Photo | Steve Laschever Gov. Ned Lamont. ... "In the history of ...

Connecticut Tackles Housing Inequality ... - Celeritas Center

<https://celeritascenter.org/connecticut-tackles...> ▼

Connecticut Tackles Housing Inequality—With a Little Nudge From ProPublica After ProPublica's Reporting, **Connecticut Officials Are Taking On Housing Segregation** by Jacqueline Rabe Thoma...

Connecticut has an opportunity to tackle housing ...



<https://ctmirror.org/2020/06/29/connecticut-has-a...> ▼

Jun 29, 2020 · **Connecticut** has an opportunity to tackle **housing segregation**. It appears to be taking a pass. by Jacqueline Rabe Thomas June 29, 2020. March 5, 2022. Two-acre zoning and...

Connecticut Has An Opportunity To Tackle Housing ...



<https://www.ctpublic.org/news/2020-06-29/...> ▼

Jun 29, 2020 · Eight days after that protest, at which elected officials urged the overwhelmingly white crowd to fight racism, Weston **officials** turned their attention to housing. With a unanimous...

Why Won't State Leaders Tackle Connecticut's Housing ...

onlyinbridgeport.com/wordpress/why-wont-state... ▼

Jun 30, 2020 · June 30, 2020 LennieGrimaldi Analysis and Comment, Development and Zoning, News and Events 14 Comments. Larry Merly, **city attorney** during the Bucci mayoral years,...

After Our Reporting, Connecticut Officials Are Taking On ...



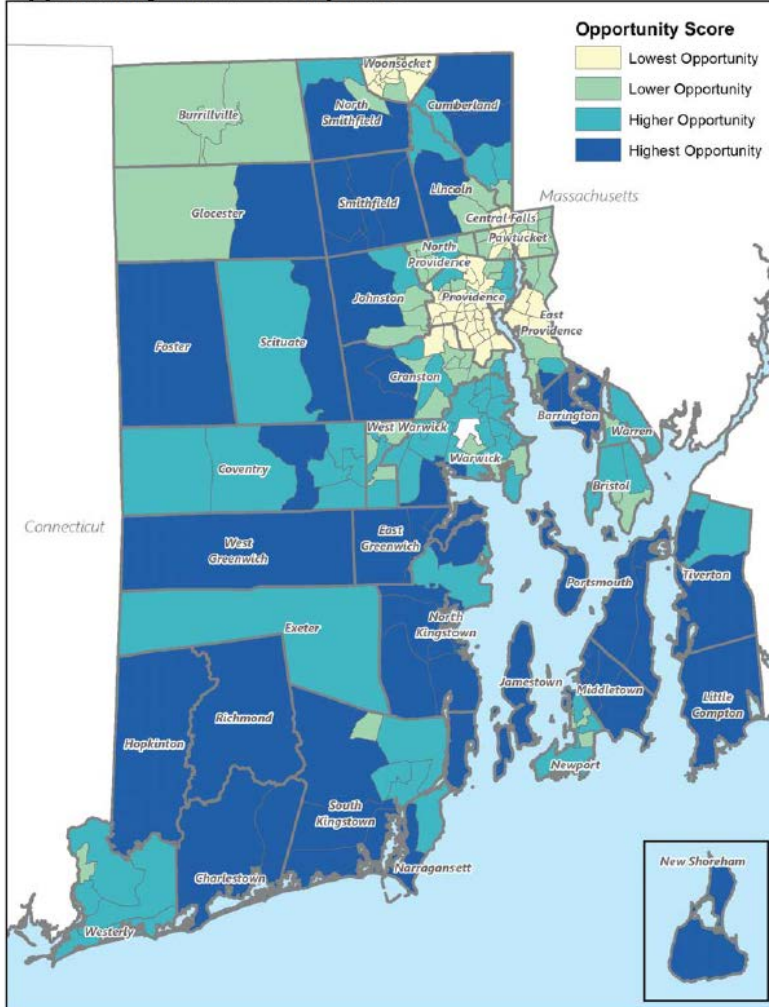
<https://www.reddit.com/r/Connecticut/comments/etg0...> ▼

After Our Reporting, **Connecticut Officials Are Taking On Housing Segregation** - ProPublica. Close. 7. Posted by u/[deleted] 2 years ago. After Our Reporting, **Connecticut Officials Are Takin...**

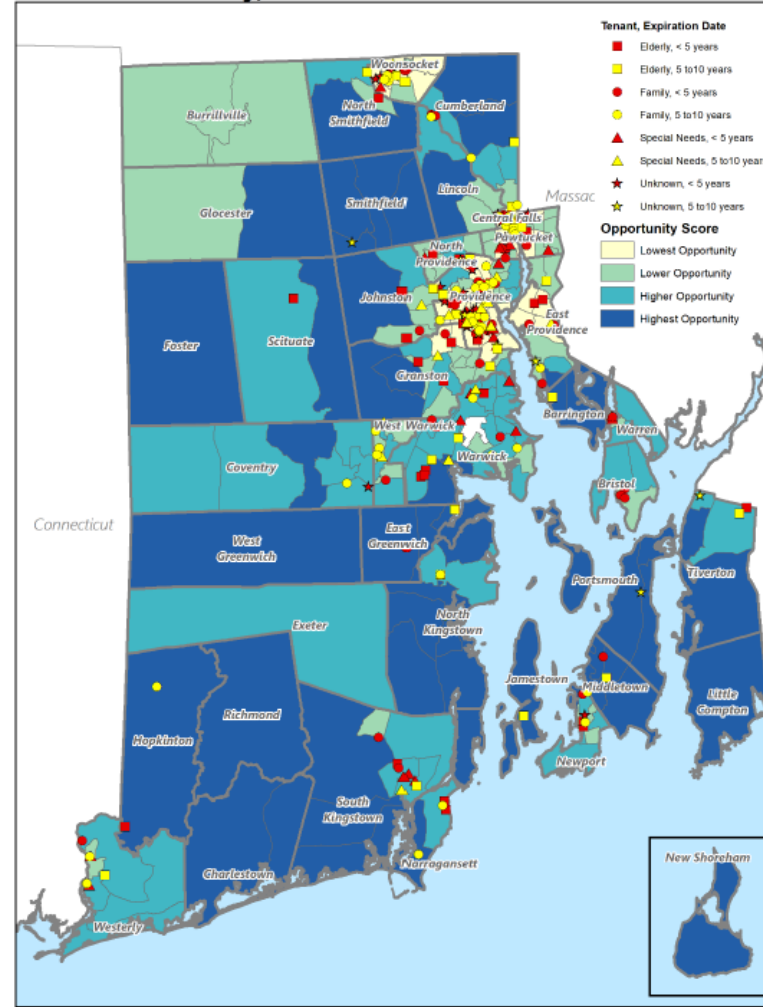


Maybe the questions will be harder

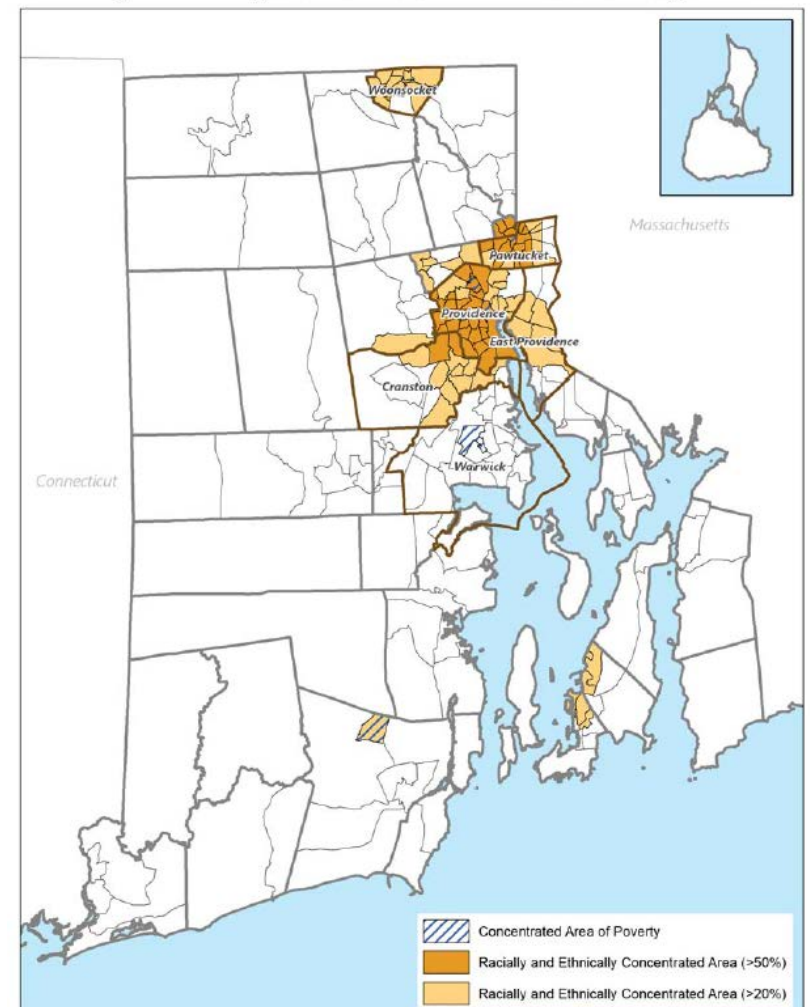
Opportunity Index - Composite



Assisted Inventory, 2017



Racially/Ethnically Concentrated Areas of Poverty, 2017



Multiple Causes

- School funding dependant upon local property taxes
- Low property values = poor performing schools
- Less expensive acquisition attractive to Affordable Housing Funders
- Developers face challenging permitting process in high opportunity areas; multi-family not allowed



The State's Role

- Without significant encouragement/pressure municipalities are unlikely to adopt by-right multi-family zoning
- Perhaps a carrot and stick approach could be effective: increased funding to support public sewer systems and schools for municipalities that enact by-right multi-family zoning in areas of high opportunity? Reduced funding for those that do not?



It seemed obvious

“To break the cycle of poverty we need affordable housing in areas with high performing schools”

- The cause is complex: education funding, land-use policies, environmental constraints, historic housing stock.
- Allowing multi-family housing by right (greater than 6 units) would encourage developers and funders to build affordable family housing in High Opportunity Areas; a path to desegregating Rhode Island.

