

MAR 14 2024

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

☐  
☒  
☒

Variance – Use\*  
Variance – Dimensional\*  
Special Use Permit\*\*

\* Attach APPENDIX A to apply for a Use or Dimensional Variance

\*\* Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Rhode Island Department of Housing

Email: epare@savagelawpartners.com

Phone: 401-238-9009

Applicant Mailing Address

Street: c/o Savage Law Partners, LLP, 564 S. Water Street

City, State, Zip: Providence, RI 02903

Owner: Charlesgate Nursing Center

Email: nshunney@charlesgateapts.net

Phone: 401-861-5858

Owner Mailing Address

Street: 100 Randall Street

City, State, Zip: Providence, RI 02904

Lessee: N/A

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Lessee Mailing Address

Street: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Attorney: Edward D. Pare III, Esq.

Email: epare@savagelawpartners.com

Phone: 401-238-9009

Attorney Mailing Address

Street: Savage Law Partners, LLP, 564 S. Water Street

City, State, Zip: Providence, RI 02903

Does the proposal require review by any of the following:

☐  
☐  
☐  
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Downtown Design Review Committee  
I-195 Redevelopment District Commission  
Capital Center Commission  
Historic District Commission

1. Street Address of Subject Property: 100 Randall Street, Providence, RI

Plat and Lot Numbers of Subject Property: Plat 2, Lot 619

2. Base Zoning District(s): C-3  
Overlay District(s): \_\_\_\_\_

3a. Date owner purchased the Property: 1977

3b. Month/year of lessee's occupancy: N/A

4. Dimensions of each lot:

Lot # <u>2-619</u>	Width <u>260'</u>	Depth <u>+/- 390'</u>	Total area <u>123,717</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

Principal Structure:

Area of Footprint 12,749

Overall Height 114'

# of Stories 6

Accessory Structure:

Area of Footprint N/A

Overall Height N/A

# of Stories N/A

5b. Size of proposed structure(s) located on the Property:

Principal Structure:

Area of Footprint N/A

Overall Height N/A

# of Stories N/A

Accessory Structure:

Area of Footprint N/A

Overall Height N/A

# of Stories N/A

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 12,733 sf

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 61,733 sf

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 47,000 sf

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 2,000 sf

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) N/A

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) N/A

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) N/A

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) N/A

7a. Present Zoning Use of the Property: Temporary Emergency Housing

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:

Nursing Home & Temporary Emergency Housing

8. Proposed Zoning Use of the Property: Transitional Shelter

9. Number of Parking Spaces:

# of existing spaces 72 # of proposed spaces 72

10. Are there outstanding violations concerning the Property under any of the following:

\_\_\_\_ Zoning Ordinance \_\_\_\_ RI State Building or Property Maintenance Code(s)

**11a. List all Zoning Ordinance Sections from which a variance is sought:**

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
1202.II.1	Transitional Shelter Use Standards - Screening

**11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):**

<u>Section Number</u>	<u>Section Title</u>
1201	Table 12-1 - Special Use Permit Required for Transitional Shelter
1202.II	Transitional Shelter Use Standards

**12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):**

The proposed change to the Property is for a change in use, allowing the Property to be authorized for use as Transitional Housing, and for a dimensional variance from the screening requirement in Section 1202.II.1. For additional information, please see the exhibits attached hereto.

*The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.*

*The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).*

**Owner(s):**

Charlesgate Nursing Center

**Type Name**

Neil Shumney

**Signature**



**Type Name**

**Signature**

**Applicant(s):**

Rhode Island Department of Housing

**Type Name**

Stefan Pryor

**Signature**

  
Stefan Pryor (Mar 14, 2024 12:26 EDT)

**Type Name**

14/03/2024

**Signature**

**All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.**

## APPENDIX A

### APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require that the Applicant for a variance demonstrate:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based; and
4. (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;  
(b) For a **dimensional variance**: That the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

A dimensional variance from Section 1202.II.1, which requires screening along the interior side and rear lot lines with a solid wall or fence, a minimum of four feet and a maximum of six feet in height.

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2. Specify all unique characteristics of the land or structure that cause the hardship:

The property is part of larger campus with multiple parcels including three main buildings with shared access, parking and pedestrian circulation. Due to this configuration, meeting the fencing requirement for the special use permit is not practical. As depicted in the site plan and table included with this Application, the location of existing non-conforming fencing as well as the practical locations for fencing is not feasible due to the above-referenced reasons and site constraints. Implementation of fencing in these locations, in literal compliance with Section 1202.II.1, would restrict movement across campus, access to adjacent buildings and vehicular and pedestrian circulation.

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3. (a) Is the hardship caused by an economic disability? Yes \_\_\_\_\_ No X  
(b) Is the hardship caused by a physical disability? Yes \_\_\_\_\_ No X  
(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? Yes \_\_\_\_\_ No \_\_\_\_\_



4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes \_\_\_\_\_ No X

If "yes," describe any and all such prior action(s) and state the month/year taken:

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5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:
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6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:

Based on the site constraints described above in Section 2, constructing solid fencing or a wall on this property will interfere with the use of the property and the use of the larger campus, and, therefore, constitutes more than a mere inconvenience.

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***IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN  
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.***

## **APPENDIX B**

### **APPLICATION FOR SPECIAL USE PERMIT**

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

**Please provide the following information:**

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

Please see the Exhibit A attached hereto.

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2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

Please see the Exhibit A attached hereto.

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3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

Please see the Exhibit A attached hereto.

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***IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN  
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.***

## **EXHIBIT A**

The Rhode Island Department of Housing (the "Department") respectfully submits this Exhibit A as a supplement to its Application for Special Use Permit to obtain approval to use the property located at 110 Randall Street, Providence, Rhode Island (the "Property") as a Transitional Shelter for the foreseeable future.

### **I. Addendum to Appendix B**

Below, in addition to the information supplied in Section II of this Exhibit A, please find the Department's responses to Appendix B of the application.

#### **A. Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

Section 1202.II, Transitional Shelter. Section 1201 – Table 12-1 Use Matrix provides for and requires a special use permit for a Transitional Shelter, which is defined in Section 1204 as "[a] facility that provides temporary or transitional shelter for the homeless in general or for specific populations of the homeless." As discussed below, aside from seeking dimensional relief the literal screening requirements set forth in Section 1202.II.I, the proposed use conforms with the use standards set forth in Section 1202.II, which include the Department's management plan, which will address, among other things, regular inspections for the purpose of removing litter or debris; and an enclosed waiting area.

#### **B. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

The building located at the Property will be actively managed by a property manager, and the Department will engage a service provider to manage, monitor, and support the residents experiencing homelessness.

**C. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

The Property is part of a larger campus that is generally dedicated to serving the community. On the campus, the property is immediately neighbored by the Charlesgate North Apartments (670 North Main Street) and the Charlesgate East Apartments (50 Randall Street), all of which provide affordable housing and are commonly managed. As discussed further below, the proposed use as a Transitional Shelter is consistent with the Temporary Use Permit dated July 5, 2023 (Permit # TEMP-23-33), which allows temporary emergency housing at the property and has not significantly devalued neighboring property to date.

**II. Additional Information**

Last year, as part of the Department's statutory charge to serve as the State's lead agency for housing, homelessness, and community development, the Department identified the Property as a location well-suited to aid in its ongoing efforts to confront the State's homelessness and housing crisis. After negotiations with the Property's owner—Charlesgate Nursing Center—the Department sought—and on October 21, 2023, received—approval from the State Properties Committee to purchase the Property. The goal, now, is to obtain authorization to use the Property as a Transitional Shelter on an ongoing basis.

It is difficult to contemplate a parcel better suited for this use than this Property. Since 1977 or so, the Property was home to a six story, 74,000 square foot skilled nursing facility. That structure allows for a capacity of approximately two hundred (200) beds, in approximately one hundred and five (105) rooms. Each room has an approximate size of three hundred (300) square feet. In May of 2023, however, the skilled nursing facility closed. After that closure, the structure has been occupied by three tenants: Amos House; the YWCA; and the Community Care Alliance.

The Community Care Alliance occupies the third floor, where it offers mental health related treatment, and Amos House and the YWCA use the Property to provide temporary emergency housing.

The Department seeks authorization to use the entire structure as a Transitional Shelter. This proposed use fulfills an emergent need in the State, where existing shelters lack the necessary capacity to serve the population of people experiencing homelessness. In this way, this Transitional Shelter will benefit the community at large and promote the health, safety, and welfare of the general public. The proposed use is also consistent with the City's Comprehensive Plan, which identifies a series of strategies to promote supportive housing, such as "[e]ncourag[ing] the development of programs that will assist the homeless in acquiring permanent residence" and "[s]upporting agencies that provide housing and supportive services to homeless persons and families." *See* Comprehensive Plan at 61. And, in this case, as noted above, the Property is well suited to serve this critical community need and use.

To that end, since July of 2023, the Property has been authorized for use as Temporary Emergency Housing, pursuant to the Temporary Use Permit No. TEMP-23-23. Under that Temporary Use Permit, all six of the floors located in the building on the Property are available for emergency housing. The Department's proposed use of the Property is essentially a continuation or an extension of that existing, albeit temporary, use. Using the Property as a Transitional Shelter will ensure the availability of existing services to people experiencing homelessness now and into the future.

The Department also has a plan to ensure that this use of the Property—which is part of a larger campus neighbored, primarily, by affordable housing units—does not interfere with its immediately adjacent neighbors. As part of the purchase and sale agreement for the Property, the



Department is in the process of negotiating two agreements: a reciprocal easement agreement; and a use restriction agreement. The easement agreement will focus on the rights to enter, exit, and travel between the Property and the common entrances and exits it shares with two affordable housing buildings, Charlesgate North Apartments and Charlesgate East Apartments. On a similar note, the use agreement will set forth certain, agreed-upon operating standards governing the Property's use as a shelter. Through those agreements, the Property's proposed use will not substantially injure neighboring properties.

Moreover, the facility located at the Property, formerly the Charlesgate Nursing Center, is enclosed by a 5-foot fence as highlighted in the attached exhibit and photographs. The Charlesgate campus creates a unique "stand-alone" living environment that provides a sense of community while safeguarding the surrounding uses. The northern boundary of the campus is defined by surface parking lots and public right of way (Pettis Street), bound to the west by the banks of the Mohassuck River, and the east and south by perimeter fencing or landscaping.

Finally, the Department will manage and oversee the Transitional Shelter through a two-pronged management plan. First, to manage the Property, the Department will engage a property manager. The property manager will generally be responsible for providing landscaping, snow removal, and similar operational oversight issues, such as providing and monitoring security cameras and providing outside lighting. Second, to manage and support the population of residents, the Department will engage a service provider, or service providers, with expertise in delivering services to people experiencing homelessness. The service provider(s) will have qualified staff in the facility at all times, with a goal of providing shelter, case management, educational, and transition services to those in need. The service provider(s) will also be

responsible for security at/for the facility. A more detailed copy of the Department's management plan is outlined in Exhibit A-1.

For all those reasons, the proposed special use of the Property as a Transitional Shelter will not substantially injure the use and enjoyment of neighboring property, significantly devalue neighboring property, or be detrimental or injurious to the health and welfare of the community. The Department's plan to manage the Property's use, the existing screening at the Property (subject to the dimensional variance requested), and the existing exterior waiting area all further support why the Property is well-suited not only for this use but also, with its neighboring buildings, to continue to serve the community and provide much needed housing/shelter.

**EXHIBIT A-1**

*Management Plan*

### **Property Management**

The Department anticipates engaging a property manager (“Manager”) to provide property management services at the Property. The Manager will be responsible for:

- Ensuring that the Property is maintained and repaired in accordance with good management practices, state and local codes, and in a condition at all times acceptable to the Department for operation of the facility at the Property, including but not limited to cleaning, painting, decorating, plumbing, carpentry, grounds care, and such other maintenance and repair work as may be necessary;<sup>1</sup>
- Identifying preventative maintenance, and to the greatest extent feasible, the services of regular maintenance employees will be used to perform;
- Contracting, subject to the Department’s prior approval, with qualified independent contractors for the maintenance and repair of Property, and for extraordinary repairs beyond the capability of regular maintenance employees;
- Employing a system to promptly receive and investigate all service requests at the Property and keeping records thereof;
- Making emergency repairs involving manifest danger to persons or property, or required to avoid suspension of any business at the Property;
- Arranging for water, electricity, gas, fuel oil, sewage and trash disposal, vermin extermination, decorating, laundry facilities, and data and telephone service for the Property;
- Providing and monitoring security cameras and providing outside lighting; and

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<sup>1</sup> Pursuant to Section 1202.II.2 of the Zoning Ordinance, this includes a requirement that the Manager will regularly inspect the Property for the purpose of removing any litter or debris found thereon.

- Maintaining appropriate insurance.

These management standards are expected to be consistent with, and conform to the standards for, the management of the larger campus on which the Property is situated.



## **Service Provider Standards**

Generally, when the Department engages a service provider, it does so through a request for proposals, which culminates in the award of a grant agreement with the provider ("Contractor"). That agreement imposes standards and conditions, substantially in the form provided below, which, as a condition of approval here, the Department will enforce at this Property.

### **I. Coordinated Intake and Assessment Standards**

#### **A. Coordinated Intake and Assessment**

The Contractor must fully participate in and adhere to the RI Coordinated Entry System for Homeless Services. Additionally, the Contractor is required to participate and adhere to all updated policies and procedures that are released during the contract year.

The Contractor will be required to cooperate with the RI Coordinated Entry System, by first **establishing a staff member as a point of contact** for the RI Coordinated Entry System. The Contractor contact person should be in a position that is familiar with organizational resources and up to date on current organizational capacity to accept and serve clients. This contact should also be able to provide information to the RI Coordinated Entry System on what current programs and resources are available to homeless households seeking assistance. The Contractor point of contact will also be responsible for ensuring the Contractor's compliance with the following:

1. Ensuring that written standards for client eligibility and screening are established for each CHF project for which the Contractor has received funding and are in compliance with the current Continuum of Care's (CoC) Coordinated Entry (CE) Policies and Procedures
2. Communicating with the CE lead agency regarding open shelter beds that become available on a daily basis.
3. Ensuring that the Contractor organization is using CoC standardized assessment tools (Crisis Needs Assessment, Housing Needs Assessment and Service Prioritization Decision Assessment Tool (SPDAT)) and forms for all its CHF funded projects.
4. Supporting the Contractor's participation in the Coordinated Entry System by ensuring that the appropriate staff person(s) from the Contractor organization is participating (in person or via conference call) in all applicable case conferencing meetings for sub-populations served; and

5. Ensuring that at least one staff member from the Contractor organization attend training sessions provided or hosted by the Coordinated Entry System and that the training information materials are shared with all staff working on CHF Contractor funded project(s).
6. Ensuring that all CHF funded shelter and housing programs fill their beds via the Coordinated Entry System and CE Policies and Procedures.

**B. Recordkeeping Requirements**

Contractors are responsible for verifying and documenting the eligibility of all participants prior to providing services and/or assistance. They are also responsible for maintaining this documentation in the program participant case file. Contractors with insufficient case file documentation may be found out of compliance with CHF program regulations during a monitoring conducted by the Department of Housing. Contractors must establish written intake procedures that include requirement of written documentation verifying eligibility for program services in accordance with the following preferred order of documentation:

1. **Third-party Verification**—source documents provided by an outside source. Third party documentation is the preferable form of verification and includes but is not exclusive to written statement or document from employer, landlord, public benefit worker or agency service provider, HMIS Shelter Stay Record or Outreach Record.
2. **Intake/Case Manager Worker Observation**—documented by Contractor staff. Staff documentation may include oral statements made by a social worker, case manager, or other appropriate official at an institution, shelter, or other facility and documented by the program intake worker/case manager. Use of oral statements is allowable when third-party documentation is not available.
3. **Participant Self-Certification**—applicant signed document certifying eligibility. Self-certification requires a written and signed document by the individual or head of household seeking assistance attesting to the eligibility facts for which they are certifying. A third party may be designated by a participant to sign documents on their behalf when they are unable to do so. If needed, Contractor must provide access to language interpretation services and assistive devices necessary for participants to understand the documents they are certifying.

Self-certification documentation is only used when documented staff efforts verify that third-party or worker observation documentation is not available. However, lack of third-party documentation must not prevent an individual or household from being immediately admitted to emergency shelter, receiving street outreach services, or immediately accessing domestic violence/victim

service shelter and assistance. Documentation verifying eligibility must be available in client files or if kept electronically, available upon request.

**C. Performance Standards**

<b>All Projects:</b>	
<u>Performance Standard</u>	<u>Description</u>
Persons Served	The number of people served.
Data Quality	The project maintains adequate data quality in HMIS.
<b>Shelter Projects:</b>	
<u>Performance Standard</u>	<u>Description</u>
Persons served	The number of unduplicated persons sheltered
Shelter utilization rate	Average percentage of shelter beds being used each night, demonstrating that funded beds are available and that the shelter is low-barrier in providing options people utilize at high rates
Crisis Assessment	The number and percent of participants that have completed a crisis assessment.
Housing Assessment	The number and percent of participants that have completed a housing assessment
Exits to Permanent Housing	The number and percent of persons who exit to permanent housing: -Permanent Supportive Housing -Sober housing or other inpatient addiction treatment programs -Rental housing supported with voucher subsidies or unsubsidized -Shared housing arrangements with family, friends, or roommates

Positive Destinations, includes Permanent housing, which is defined as:

- Rental house or apartment (no subsidy)
- Public Housing
- Section 8 Housing
- Shelter Plus Care
- HOME Subsidized house or apartment
- Other Subsidized house or apartment
- Homeownership
- Moved in with family or friends (non-temporary basis)

## II. Scope of Services

Contractor will use [X] rooms as a transitional shelter in the facility and will serve a minimum of [X] families ([X] individuals). The Contractor shall be liable for and pay all costs associated with using the temporary shelter at the facility within industry standards and to the satisfaction of the Department.

The Contractor shall provide:

- **Case Management:** Contractor must provide case management services, which shall include, but not be limited to, the following:
  - Using the coordinated assessment tool to evaluate individuals and families applying for or receiving rapid rehousing assistance;
  - Conducting the initial evaluation including verifying and documenting eligibility for individuals and families applying for rapid rehousing assistance;
  - Ensuring all program participants are pursuing permanent housing options, assisting with apartment searches and applications;
  - Securing essential personal documents such as birth certificate, driver's license, state ID card, or social security card;
  - Developing, securing, and coordinating services and obtaining Federal, state and local benefits such as Medicaid, Supplemental Nutrition Assistance Program (SNAP), disability benefits, veterans' benefits, and others;
  - Monitoring and evaluating program participant progress;
  - Providing information and referrals to other providers. Examples of those services include connecting clients to healthcare, harm reduction, and substance use recovery services;
  - Actively assisting in employment searches and securing job training opportunities, to include guidance on job applications; and
  - Working to ensure program participants are successful in employment opportunities, including flexibility for participants working unconventional hours or assistance with planning transportation to job sites through bus passes, etc.
- **Housing Plan:** Contractor is also required to help each client develop and implement a housing plan to retain permanent housing as soon as possible and after the CHF assistance ends, considering all relevant considerations, such as the program participant's current or expected income and expenses; other public or private assistance for which the program participant will be eligible and likely to receive; and the relative affordability of available housing in the area. The plan is intended to be a guide for both the program participant and the Contractor. Housing stability plan components should include:
  - Outline program participant goals and steps to be taken to obtain and maintain housing, including whenever relevant and assisting all clients with applications for subsidized housing through the [RI Centralized Waitlist](#);
  - Outline roles and expectations of program participant household;
  - Outline roles and expectation of the case manager;

- Timelines for each step; and
- Identification of needed community resources, referrals to partnering agencies especially for mainstream benefits, budget education and tenant education.
- **Client Support:** Contractors are expected to connect clients with appropriate resources to help them achieve their goals, including but not limited to employment and training services, educational services, social services, and other services.
  - In addition, the contractor will provide clients with bus passes, birth certificate applications, and assistance with other support services.
- **Meals:** The Contractor will provide food/meals to clients.
- **Contractor must conduct daily check-ins with clients for the following purpose:**
  - Check on the well-being of clients.
  - Monitor and report any damages made to the Property.
  - Monitor and report suspicious or illegal activity.
- **Security:** Contractor will provide 24/7 on-site security.

**Case Conferencing:** Within appropriate parameters regarding the preservation of individual client confidentiality as necessary, the Contractor will participate in case conferencing and share data in service of clients and in support of our common mission. This includes collaboration in the context of dialogue regarding best practices, brainstorming regarding community solutions, as well as for the purpose of case conferencing.

Contractor must participate in case conferencing meetings pertaining to served clients. Case conferencing meetings may include other shelter or street outreach service providers, CoC staff or participants, State Agency staff, or other community or government partners.

**Reporting:** The Contractor will be required to provide Housing monthly performance measurements reports so long as there remain unexpended/undrawn funds as a requirement of the funding tied to this project. Additional details may be needed for state and/or federal compliance requirements.





PROVIDENCE A CITY THAT WORKS

# TEMPORARY USE PERMIT



TEMPORARY USE PERMIT	<u>Temporary Emergency Housing</u>	PERMIT #: TEMP-23-33 DATE: July 5, 2023 NUMERICAL CODE: 28
IS PERMITTED THE FOLLOWING TEMPORARY USE	<b>To be used as a shelter:</b> Floor 1-6 would be utilized as Temporary Emergency Housing. The basement will be vacant and used for storage of building maintenance items and records.	
START DATE/EXPIRATION DATE	/January 5, 2025	
AT SITE LOCATION	ADDRESS: 100 Randall Sq Providence, RI 02904	PLAT - LOT - UNIT: 002-0619-0000 AREA: 123717 ZONING: C-4 BUILDING CLASSIFICATION: 2B USE/OCCUPANCY: Nursing Home
OWNER/AGENCY	NAME: Charlesgate Nursing Center ADDRESS: 100 RANDALL ST PROVIDENCE, RI	

Provided that the person accepting this Permit shall in every respect conform to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to the Zoning, Construction, Alteration, and Maintenance of Buildings in the municipality and shall begin work on said building by January 5, 2025 (within SIX MONTHS from the date of issuance of this permit) hereof and prosecute the work thereon to a speedy Completion.  
Any person who shall violate any of the Statutes and Ordinances relating to Zoning, Construction, Alteration, and Maintenance in the municipality shall be punished by penalties imposed by the State Building Code and Local Zoning Ordinances.

ZONING OFFICIAL

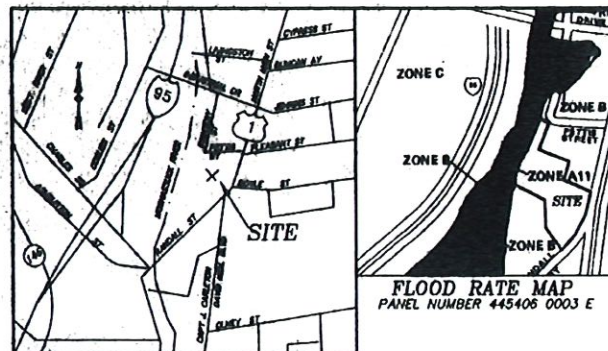






100 Randall Street			
Providence, RI			
Property Fencing			
Segment	Length	Type	
	128	Ornamental/Chain Link	
	103	Ornamental/Chain Link	
Total	231	Linear Feet	
	35	Solid Brick Wall	
	20	Solid Brick Wall	
Total	55	Linear Feet	
	20	Fencing Not Proposed	
	213	Fencing Not Proposed	
	80	Fencing Not Proposed	
	30	Fencing Not Proposed	
	62	Fencing Not Proposed	
	300	Fencing Not Proposed	
	178	Fencing Not Proposed	
	115	Fencing Not Proposed	
	39	Fencing Not Proposed	
Total	1037	Linear Feet	





# LOCATION MAP

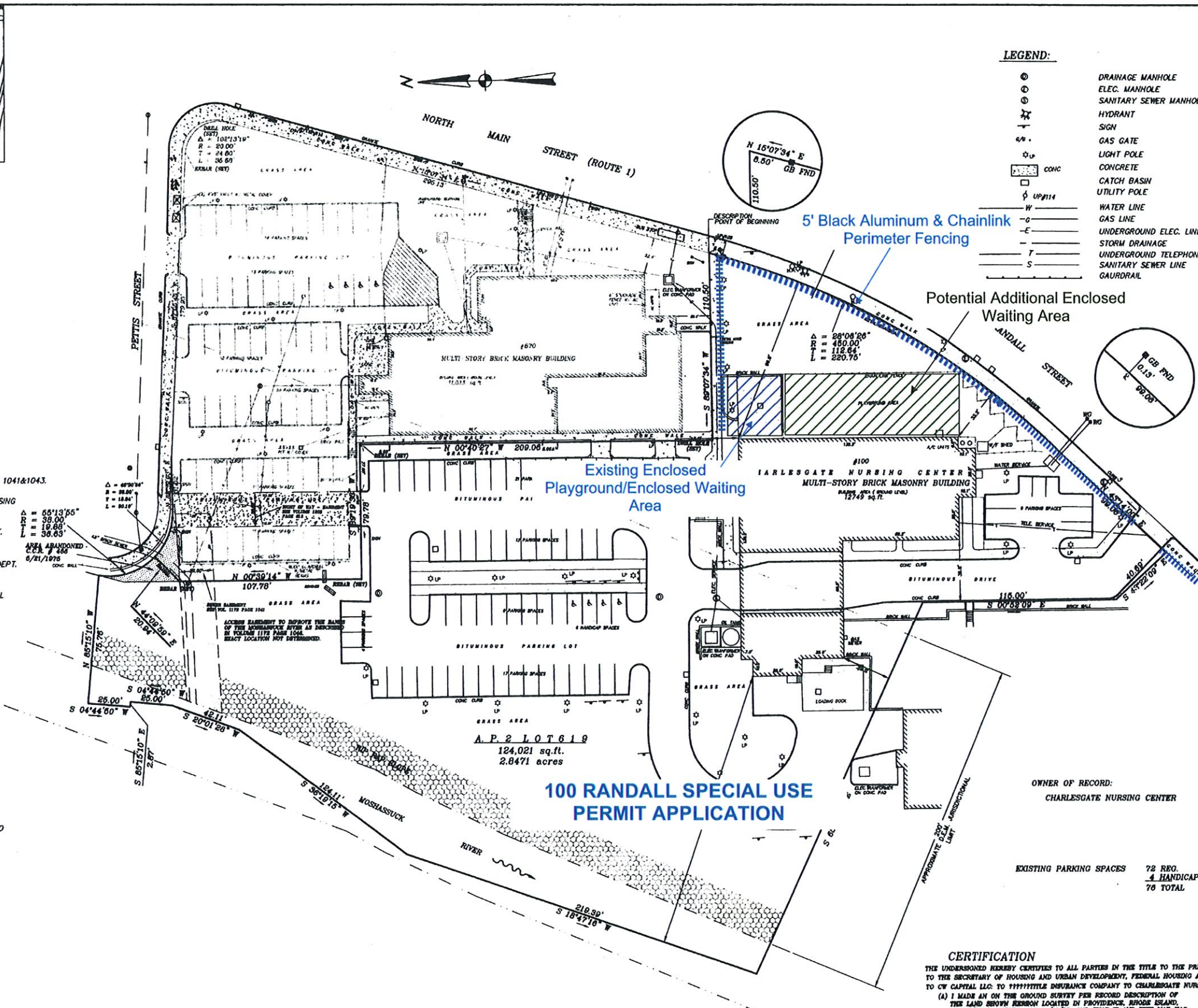
ZONING - C-4	REQUIRED
MINIMUM LOT SIZE	20,000 SQ.FT.
WIDTH/FRONTAGE	120 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED BY PRINCIPAL & ACCESS BUILDINGS	20%
MAXIMUM HEIGHT OF BUILDING PRIN.	35 FT., ACCESS 35 FT.
MINIMUM FRONT YARD SETBACK	40 FT.
SIDEYARD SETBACK	20 FT.
REAR YARD SETBACK	50 FT.
SIDE LOT LINES	20 FT.
ACCESS BUILDINGS MINIMUM DISTANCE FROM REAR LOT LINES	15 FT.

## REFERENCES:

- SEWER EASEMENT FROM THE PROVIDENCE REDEVELOPMENT AGENCY TO THE CITY OF PROVIDENCE, DATED 2/21/73, AND RECORDED IN BOOK 1172 AT PAGE 1041&1043.
- EASEMENT FROM CHARLESGATE SQUARE PARTNERSHIP TO CHARLESGATE NURSING CENTER, DATED 1/26/78, AND RECORDED IN BOOK 1203 AT PAGE 815.
- PLAN OF ABANDONMENT FILE IN THE CITY OF PROVIDENCE ENGINEERING DEPT. PLAN NO. 063847 DATED OCTOBER 16, 1974.
- PLAN OF SEWER EASEMENT, FILE IN THE CITY OF PROVIDENCE ENGINEERING DEPT. PLAN NO. 063582 DATED DECEMBER 20, 1972.
- PLAT OF LAND CONDEMNED FOR THE REDEVELOPMENT OF EAST SIDE RENEWAL PROJECT R.I. R-4

## NOTES:

- A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 445408 0003 E MAP REVISED: APRIL 15, 1986
- THE UTILITY INFORMATION SHOWN HEREON HAS BEEN DRAWN FROM RECORDS SUPPLIED BY LOCAL UTILITY COMPANIES AND ALONG WITH FIELD LOCATION OF VISIBLE STRUCTURES. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE LINES SHOWN. ALL CONTRACTORS PROPOSING EXCAVATION SHALL CONTACT THE UTILITY COMPANIES FOR VERIFICATION AND LOCATION OF THEIR RESPECTIVE LINES.
- SEWER EASEMENT IN DEED BOOK 1172 PAGE 1043 IS NOT WITHIN THE PROPERTY SHOWN HEREON.
- EASEMENTS AND OR RIGHTS OF WAY REFERRED TO IN CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT BY AND BETWEEN PROVIDENCE REDEVELOPMENT AGENCY AND DAVENPORT ASSOCIATES INC. RECORDED IN VOLUME 1172 PAGE 1046 THAT AFFECT THE PARCEL ARE SHOWN HEREON.
- EASEMENTS IN THE ABANDONED PORTION OF PRINTRY STREET AS REFERRED TO IN REGULATORY AGREEMENT BETWEEN CHARLESGATE SQUARE PARTNERSHIP AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT RECORDED IN IN VOLUME 1172 PAGE 1123 AND VOLUME 1276 PAGE 295 HEREON.
- THERE ARE WETLANDS WITHIN THE PARCEL SHOWN HEREON.



ALTA \ ACSM

LAND TITLE SURVEY

IN PROVIDENCE, R.I.

FOR CHARLESGATE NURSING CENTER  
A.P. 2 LOT 619

DATE	REVISIONS

DATE ISSUED: 11/12/02
SCALE: 1"=30'
DESIGNED BY:
DRAWN BY: C.G.P.
CHECKED BY:
JOB NO.: 02-115
DWG NO.: ALTA

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1

SHEET 1 OF 1

DAVID D. GARDNER & ASSOCIATES, INC.  
200 METRO CENTER BOULEVARD  
WARWICK, RHODE ISLAND 02886  
(401) 738-3200  
ENGINEERS • SURVEYORS • PLANNERS

## CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO ALL PARTIES IN THE TITLE TO THE PREMISES SURVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, FEDERAL HOUSING ADMINISTRATION: TO CV CAPITAL LLC TO THE TITLE INSURANCE COMPANY TO CHARLESGATE NURSING CENTER

- I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN PROVIDENCE, RHODE ISLAND, PROVIDENCE COUNTY, ON 11/11/02, AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND CERTIFICATE, FORM HUD-845, AND THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED IN THE HUD/DOH STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY DATED 1996.
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LOCUS OF POSSESSION ARE THE SAME; AND THE PREMISES IS NOT FREE OF ANY 100/100 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD CONDITION IS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 445408 0003 E

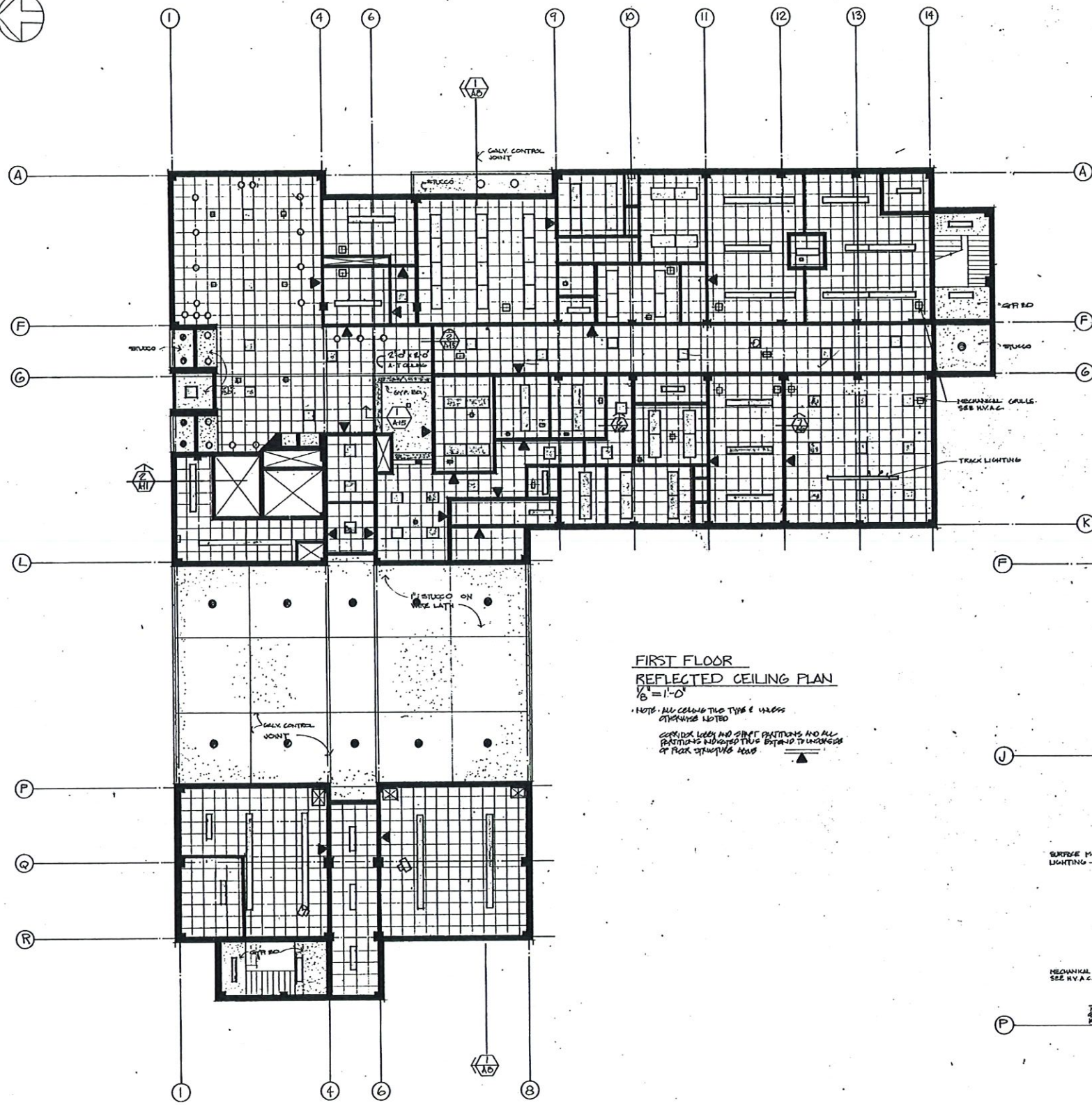
I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, AND THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING, 1992, FOR A CLASS "A" SURVEY.

BY: REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR: DAVID D. GARDNER P.L.S.

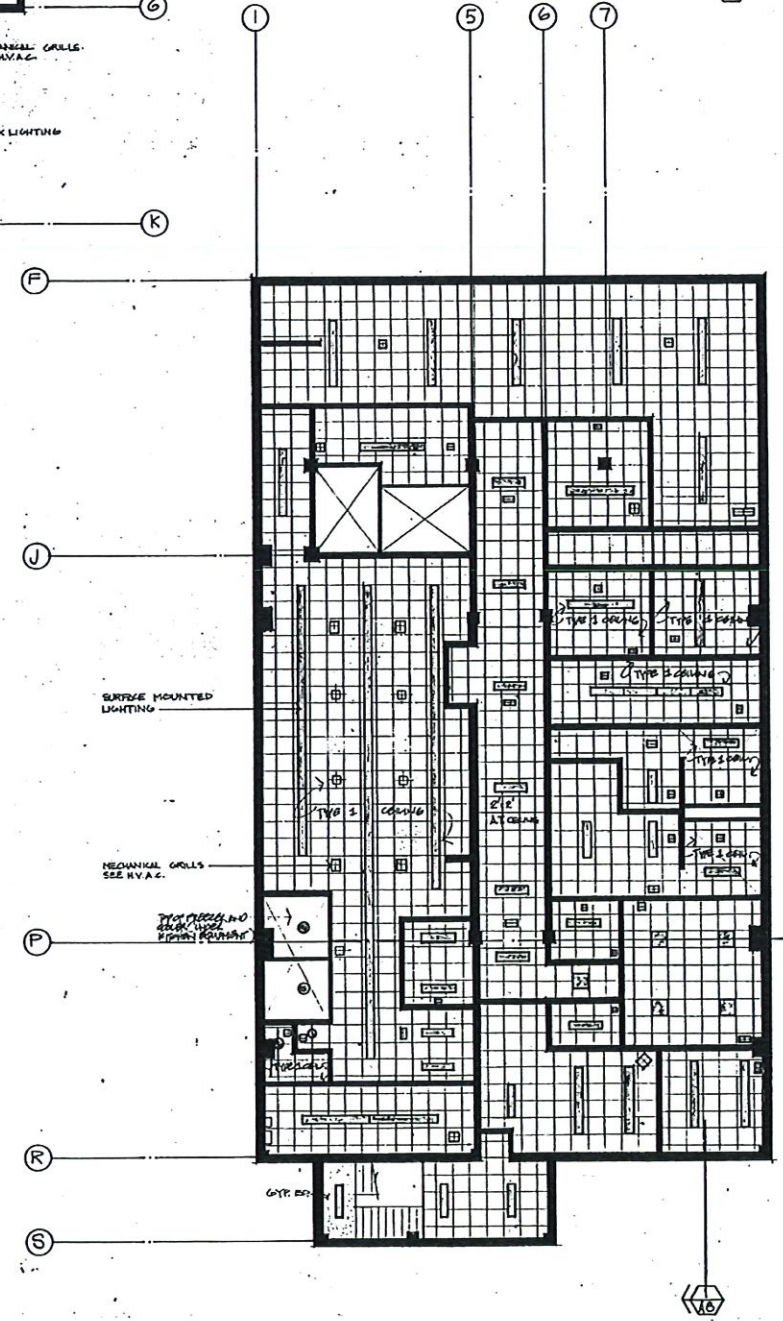
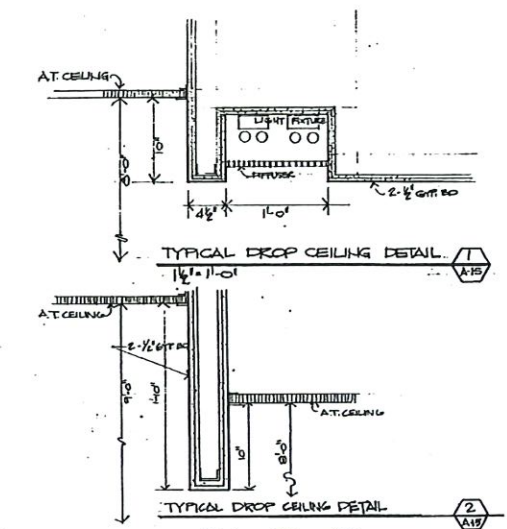
DATE:





FIRST FLOOR  
REFLECTED CEILING PLAN  
1/8" = 1'-0"  
NOTE: ALL CEILING TYPE & ACCESS  
FINISHES NOTED  
CORRIDOR LIGHTS AND STAIR PARTITIONS AND ALL  
PARTITIONS INDICATED THIS EXTEND TO UNDER  
OF RACK SIGNIFYING HEAD

100 RANDALL STREET  
FIRST FLOOR & BASEMENT  
2024 USAGE PLAN



**CHARLES GATE  
NURSING  
CENTER**

**PROVIDENCE R.I.**

FHA SECTION NO. 232  
PROJECT NO. 016-43028-PM-R12

**PROVIDENCE  
REDEVELOPMENT  
AGENCY**

**EAST SIDE  
RENEWAL  
AREA R.I.R-4**

RANDALL SQUARE  
PARCEL NO. 19

THE  
**PROVIDENCE  
PARTNERSHIP**  
A CORPORATION

ARCHITECTURE  
ENGINEERING  
PLANNING

HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND

SPONSOR/DEVELOPER  
**DAVENPORT  
ASSOCIATES  
INC.**

15 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND

**FIRST FLOOR &  
BASEMENT  
REFLECTED  
CEILING PLAN**

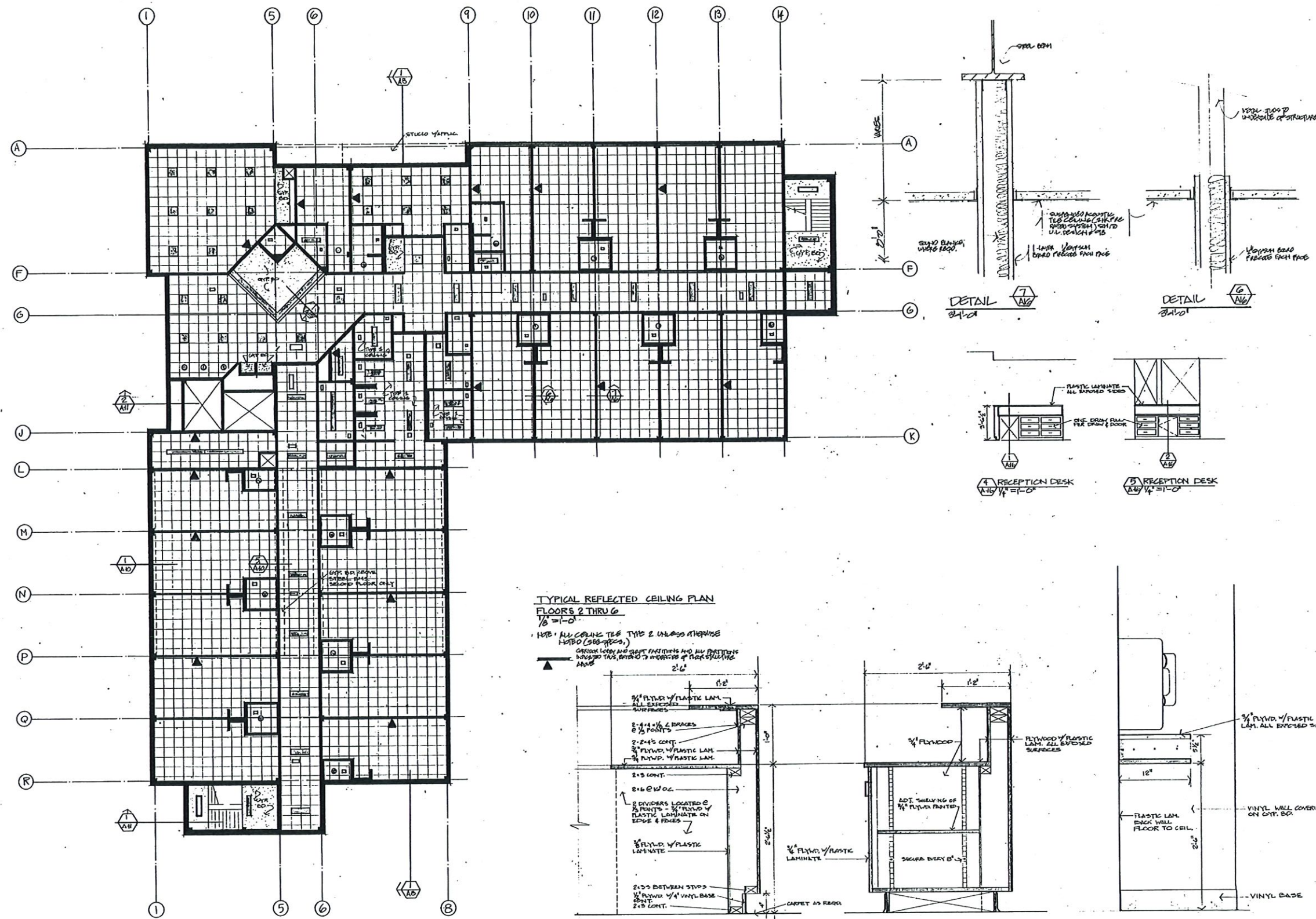
DRAWN T.R.  
CHKD. R.M.  
P.I.C. R.M.  
DATE DECEMBER 9, 1975

REVISIONS	DATE
1-13-76	

SHEET NO. 25 OF 48

**A 15**





100 RANDALL STREET  
SECOND FLOOR  
2024 USAGE PLAN

# CHARLESGATE NURSING CENTER

PROVIDENCE, R.I.

FHA SECTION NO. 232  
PROJECT NO. 1  
018-43028-PM-R12

PROVIDENCE  
REDEVELOPMENT  
AGENCY

EAST SIDE  
RENEWAL  
AREA, R.I.R-4

RANDALL SQUARE  
PARCEL NO. 10



THE  
PROVIDENCE  
PARTNERSHIP  
A CORPORATION

ARCHITECTURE  
ENGINEERING  
PLANNING

HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND

SPONSOR/DEVELOPER  
DAVENPORT  
ASSOCIATES  
INC.

15 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND

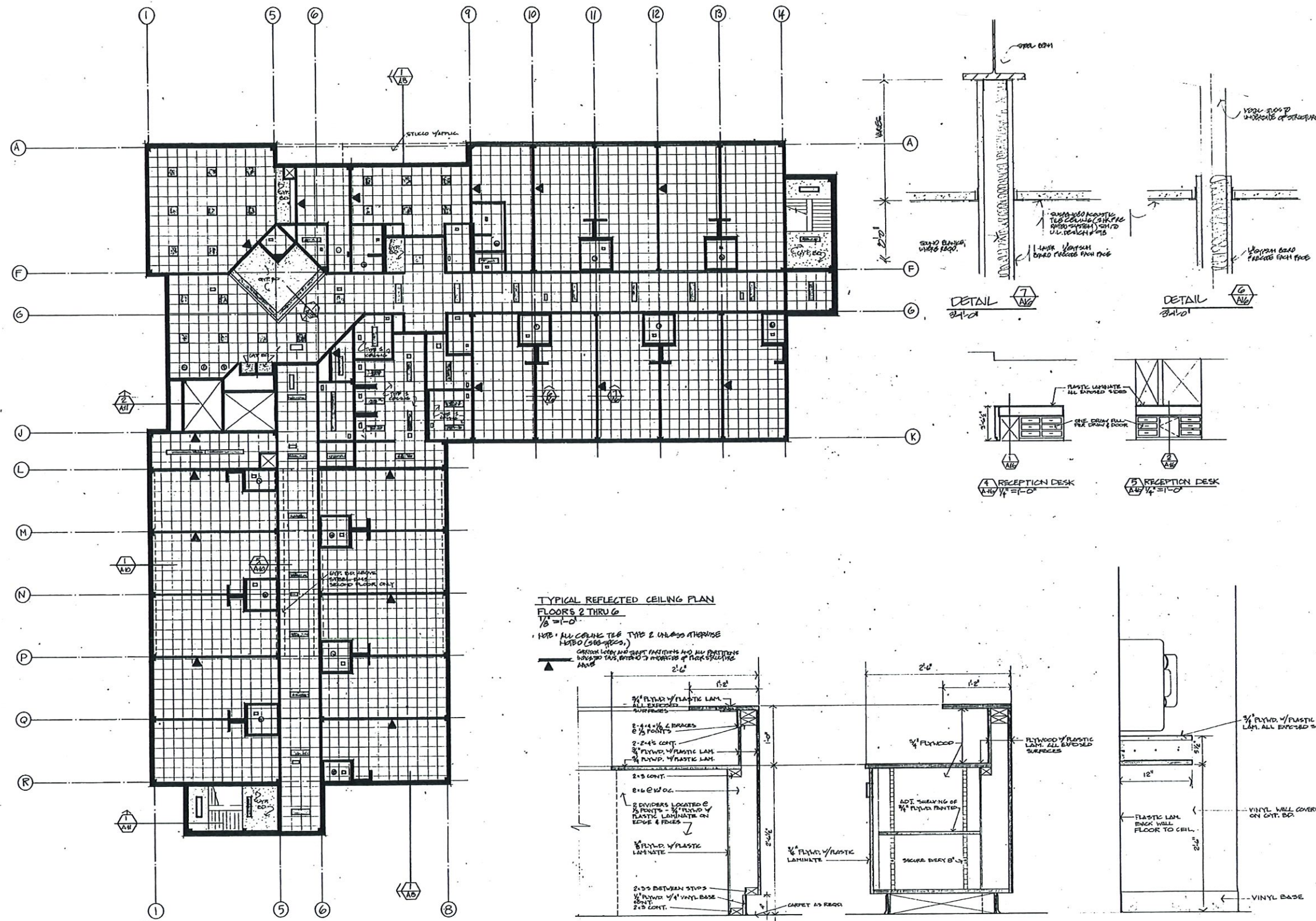
TYPICAL FLOOR  
REFLECTED  
CEILING PLAN  
FLOORS 2-6

DRAWN T.R.  
CHKD. R.M.  
P.I.C. R.M.  
DATE DECEMBER 9, 1975  
REVISIONS DATE  
1-13-76

SHEET NO. 26 OF 48

A 16





100 RANDALL STREET  
THIRD FLOOR  
2024 USAGE PLAN

# CHARLES GATE NURSING CENTER

PROVIDENCE, R.I.

FHA SECTION NO. 232  
PROJECT NO.  
018-43028-PM-R12

PROVIDENCE  
REDEVELOPMENT  
AGENCY

EAST SIDE  
RENEWAL  
AREA, R.I.R. 4

RANDALL SQUARE  
PARCEL NO. 10



THE  
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ENGINEERING  
PLANNING

HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND

SPONSOR/DEVELOPER

DAVENPORT  
ASSOCIATES  
INC.

15 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND

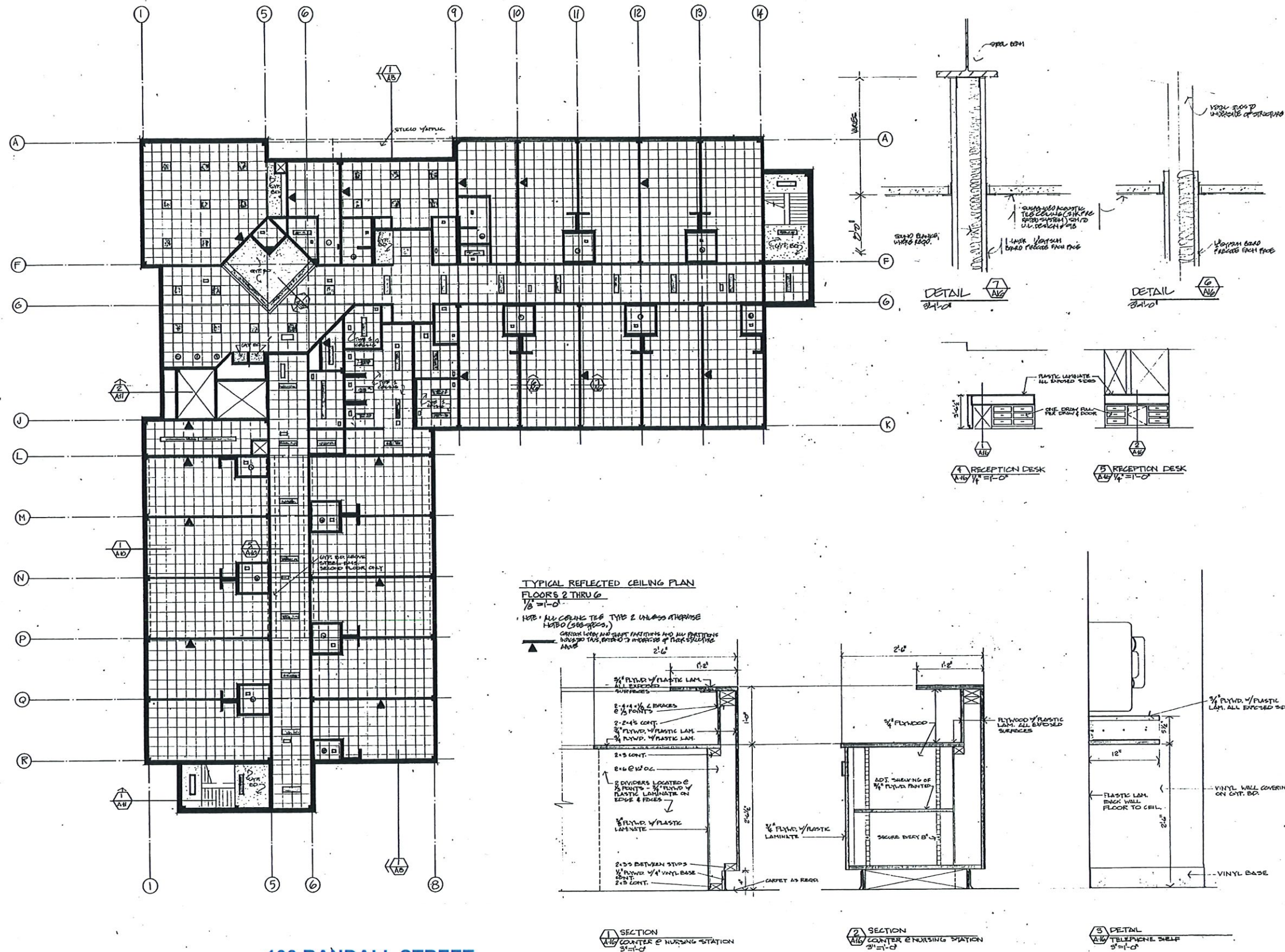
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FLOORS 2-6

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CHKD. R.M.  
P.I.C. R.M.  
DATE DECEMBER 9, 1975  
REVISIONS DATE  
1-13-76

SHEET NO. 26 OF 48

A 16





100 RANDALL STREET  
FOURTH FLOOR  
2024 USAGE PLAN

# CHARLES GATE NURSING CENTER

PROVIDENCE, R.I.

FHA SECTION NO. 232  
PROJECT NO. 1018-43028-PM-RIZ

PROVIDENCE  
REDEVELOPMENT  
AGENCY

EAST SIDE  
RENEWAL  
AREA R.I.R. 4

RANDALL SQUARE  
PARCEL NO. 10



THE  
PROVIDENCE  
PARTNERSHIP  
A CORPORATION

ARCHITECTURE  
ENGINEERING  
PLANNING

HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND

SPONSOR/DEVELOPER  
DAVENPORT  
ASSOCIATES  
INC.

15 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND

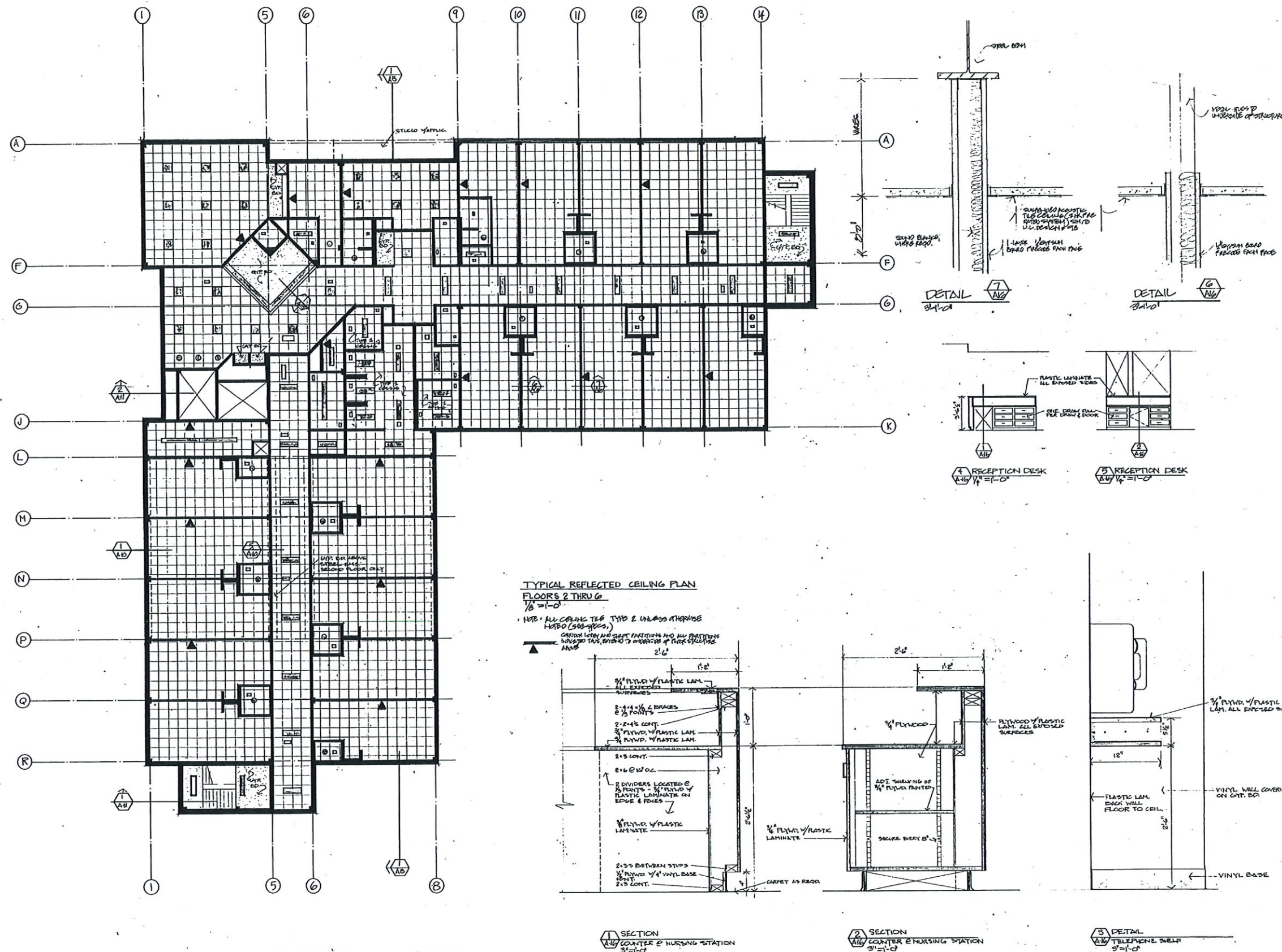
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CEILING PLAN  
FLOORS 2-6

DRAWN T.R.  
CHKD. R.M.  
P.I.C. R.M.  
DATE DECEMBER 9, 1976  
REVISIONS DATE  
1-13-76

SHEET NO. 25 OF 48

A 16





**100 RANDALL STREET  
FIFTH FLOOR  
2024 USAGE PLAN**

**CHARLES GATE  
NURSING  
CENTER**

**PROVIDENCE, R.I.**

FHA SECTION NO. 232  
PROJECT NO. 018-43028-PM-R12

**PROVIDENCE  
REDEVELOPMENT  
AGENCY**

**EAST SIDE  
RENEWAL  
AREA R.I.R-4**

**RANDALL SQUARE  
PARCEL NO. 10**



**THE  
PROVIDENCE  
PARTNERSHIP  
A CORPORATION**

**ARCHITECTURE  
ENGINEERING  
PLANNING**

**HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND**

**SPONSOR/DEVELOPER  
DAVENPORT  
ASSOCIATES  
INC.**

**15 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND**

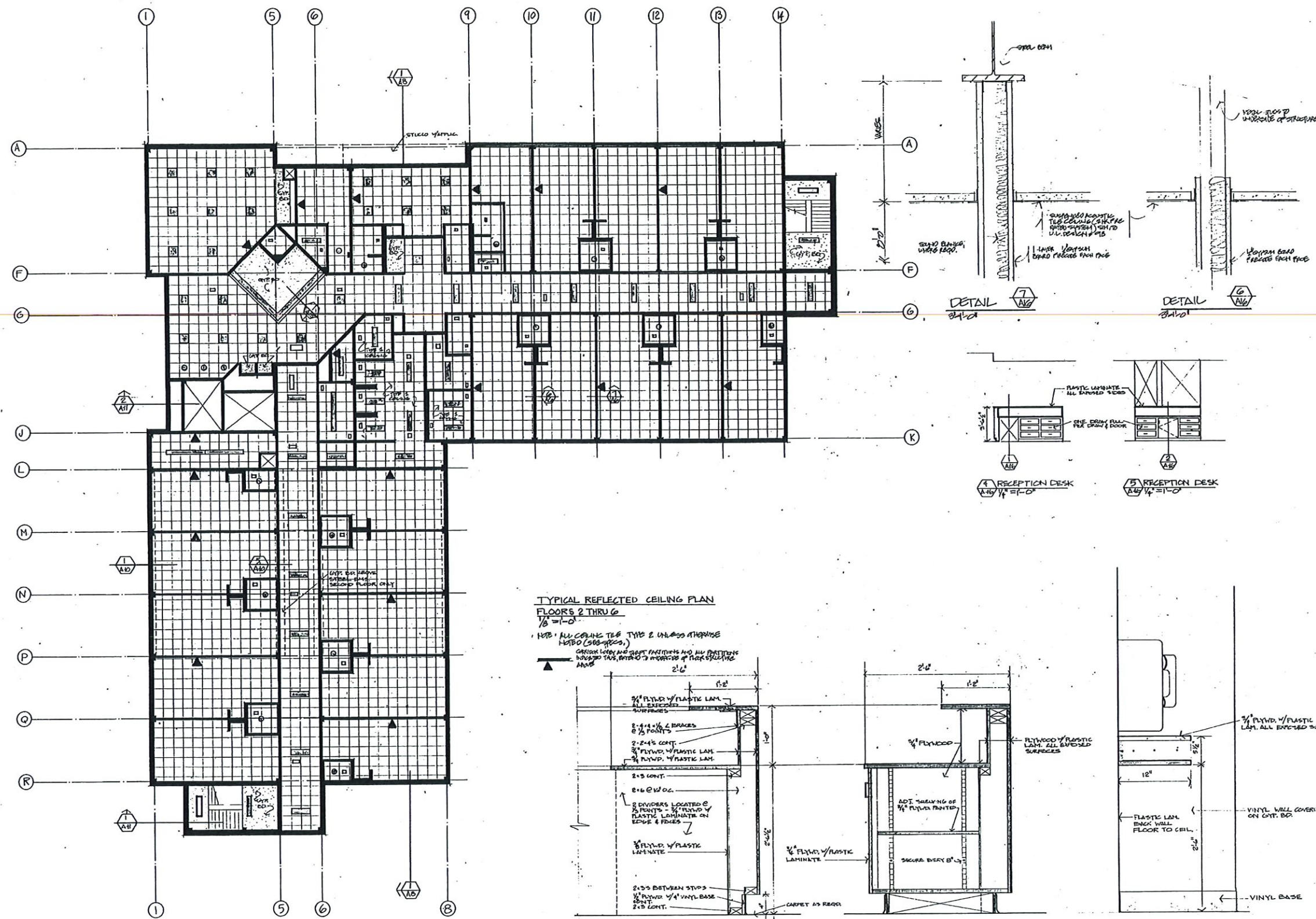
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REFLECTED  
CEILING PLAN  
FLOORS 2-6**

DRAWN T.R.  
CHKD. R.M.  
P.I.C. R.M.  
DATE DECEMBER 9, 1975  
REVISIONS DATE  
1-13-76

SHEET NO. 25 OF 48

**A 16**





100 RANDALL STREET  
SIXTH FLOOR  
2024 USAGE PLAN

**CHARLESGATE NURSING CENTER**  
PROVIDENCE, R.I.

FHA SECTION NO. 232  
PROJECT NO. 1  
016-43028 PM-RIZ

PROVIDENCE REDEVELOPMENT AGENCY

EAST SIDE RENEWAL AREA - R.I.R-4

RANDALL SQUARE PARCEL NO. 10

THE PROVIDENCE PARTNERSHIP  
A CORPORATION

ARCHITECTURE  
ENGINEERING  
PLANNING

HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND

SPONSOR/DEVELOPER  
**DAVENPORT ASSOCIATES INC.**  
15 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND

**TYPICAL FLOOR REFLECTED CEILING PLAN FLOORS 2-6**

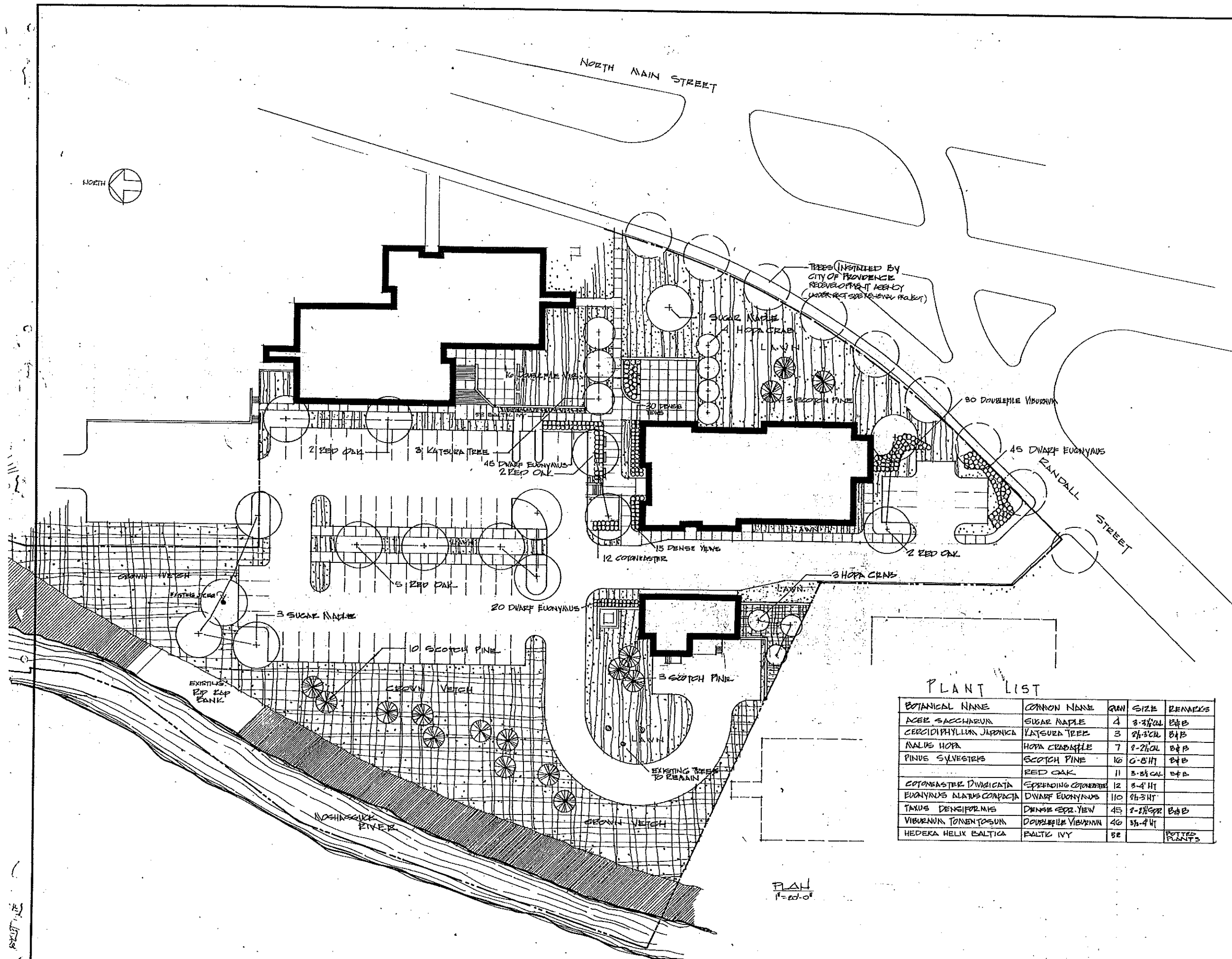
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CHKD. R.M.  
P.I.C. R.M.  
DATE DECEMBER 9, 1976

REVISIONS	DATE
1-13-76	

SHEET NO. 26 OF 48

**A 16**





CHARL  
NURSIN  
CENTER

PROVIDENCE

FHA SECTION NO. 232  
PROJECT NO.  
016-43028-PM-R1X

PROVIDENCE  
REDEVELOPMENT  
AGENCY

EAST SIDE  
RENEWAL  
AREA R.I.R-4

RANDALL SQUARE  
PARCEL NO. 19



THE  
PROVIDENCE  
PARTNERSHIP  
A CORPORATION

ARCHITECTURE  
ENGINEERING  
PLANNING

HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND

SPONSOR/DEVELOPER  
DAVENPORT  
ASSOCIATES  
INC.

15 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND

SITE PLAN  
LANDSCAPING

DRAWN F.M.  
CHKD. D.K.  
P.I.C. R.M.  
DATE DECEMBER 9, 1975  
REVISIONS DATE  
1-13-76

SHEET NO. 4 OF 48

C 4

### PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
ACER SACCHARIN	SUGAR MAPLE	4	8-10" CAL	B&B
CERCIDIPHYLLUM JAPONICA	KATSURA TREE	3	2 1/2" CAL	B&B
MALES HOPE	HOPA CRABAPPLE	7	2-2 1/2" CAL	B&B
PINUS SYLVESTRIS	SCOTCH PINE	10	6-8" HT	B&B
	RED OAK	11	3-3 1/2" CAL	B&B
COTONEASTER DIVARICATA	SPREADING COTONEASTER	12	3-4" HT	
EUCONYMUS ALATUS COMPACTA	DWARF EUCONYMUS	110	2 1/2" HT	
TAXUS DENSIFORMIS	DENSE EVER. YEW	45	2-2 1/2" HT	B&B
VIBURNUM TOMENTOSUM	DOUBLEDAY VIBURNUM	40	3 1/2-4" HT	
HEDERA HELIX BALTICA	BALTIC IVY	52		POTTED PLANTS

PLAN  
1"=20'-0"

# CHARLES GATE NURSING CENTER

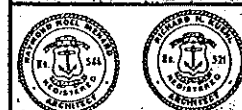
PROVIDENCE, R.I.

FHA SECTION NO. 232  
PROJECT NO.  
016-43028-PM-R12

PROVIDENCE  
REDEVELOPMENT  
AGENCY

EAST SIDE  
RENEWAL  
AREA R.I.R-4

RANDALL SQUARE  
PARCEL NO. 19



THE  
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PARTNERSHIP  
A CORPORATION

ARCHITECTURE  
ENGINEERING  
PLANNING

HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND

SPONSOR/DEVELOPER  
DAVENPORT  
ASSOCIATES  
INC.

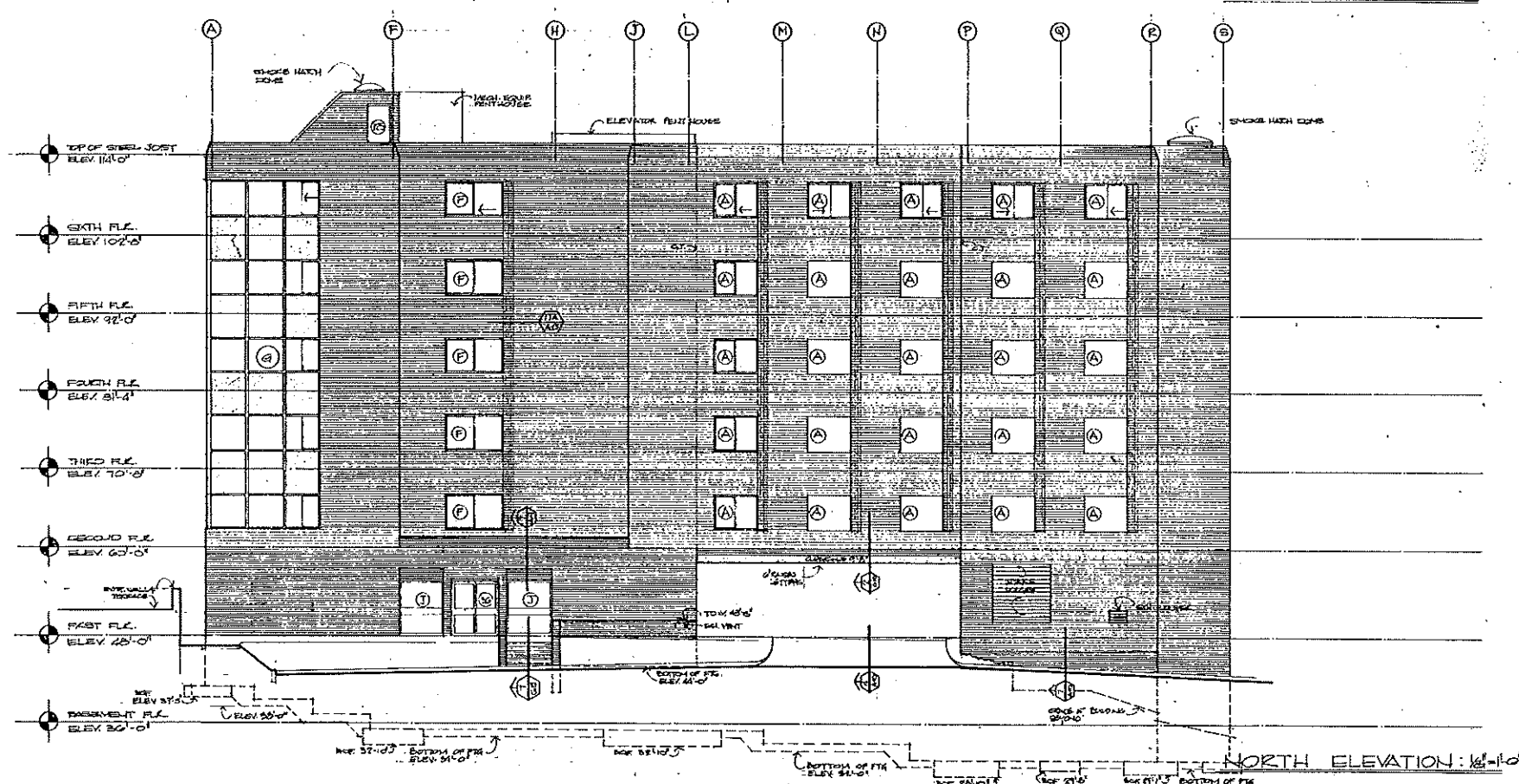
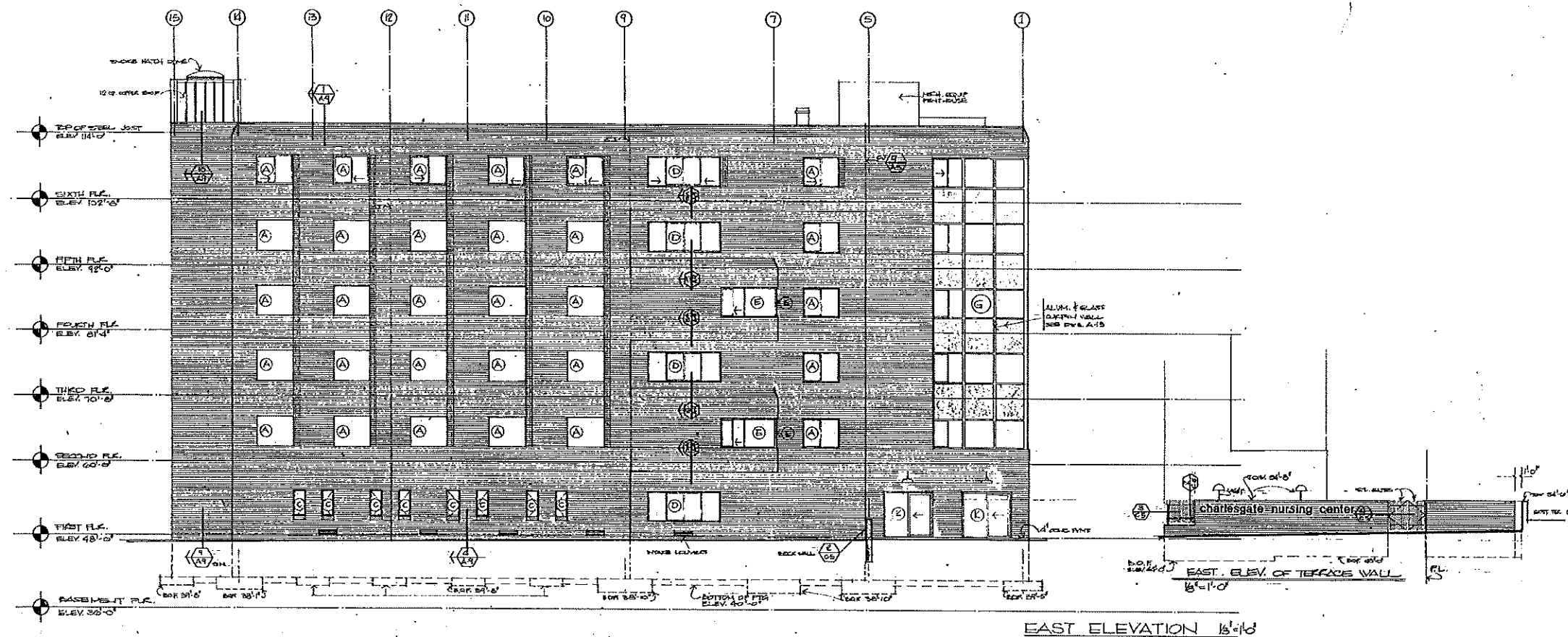
19 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND

## EXTERIOR ELEVATIONS

DRAWN BY	B.K.
CHKD. BY	R.M.
P.I.C. BY	R.M.
DATE	DECEMBER 9, 1975
REVISIONS	DATE
	1-13-76

SHEET NO. 16 OF 48

**A 6**



# CHARLESGATE NURSING CENTER

PROVIDENCE R.I.

FHA SECTION NO. 232  
PROJECT NO.  
016-43028 PM-R.I.

PROVIDENCE  
REDEVELOPMENT  
AGENCY

EAST SIDE  
RENEWAL  
AREA R.I.R-4

RANDALL SQUARE  
PARCEL NO. 19



THE  
PROVIDENCE  
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ARCHITECTURE  
ENGINEERING  
PLANNING

HOLDEN COURT  
PROVIDENCE  
RHODE ISLAND

SPONSOR DEVELOPER

DAVENPORT  
ASSOCIATES  
INC.

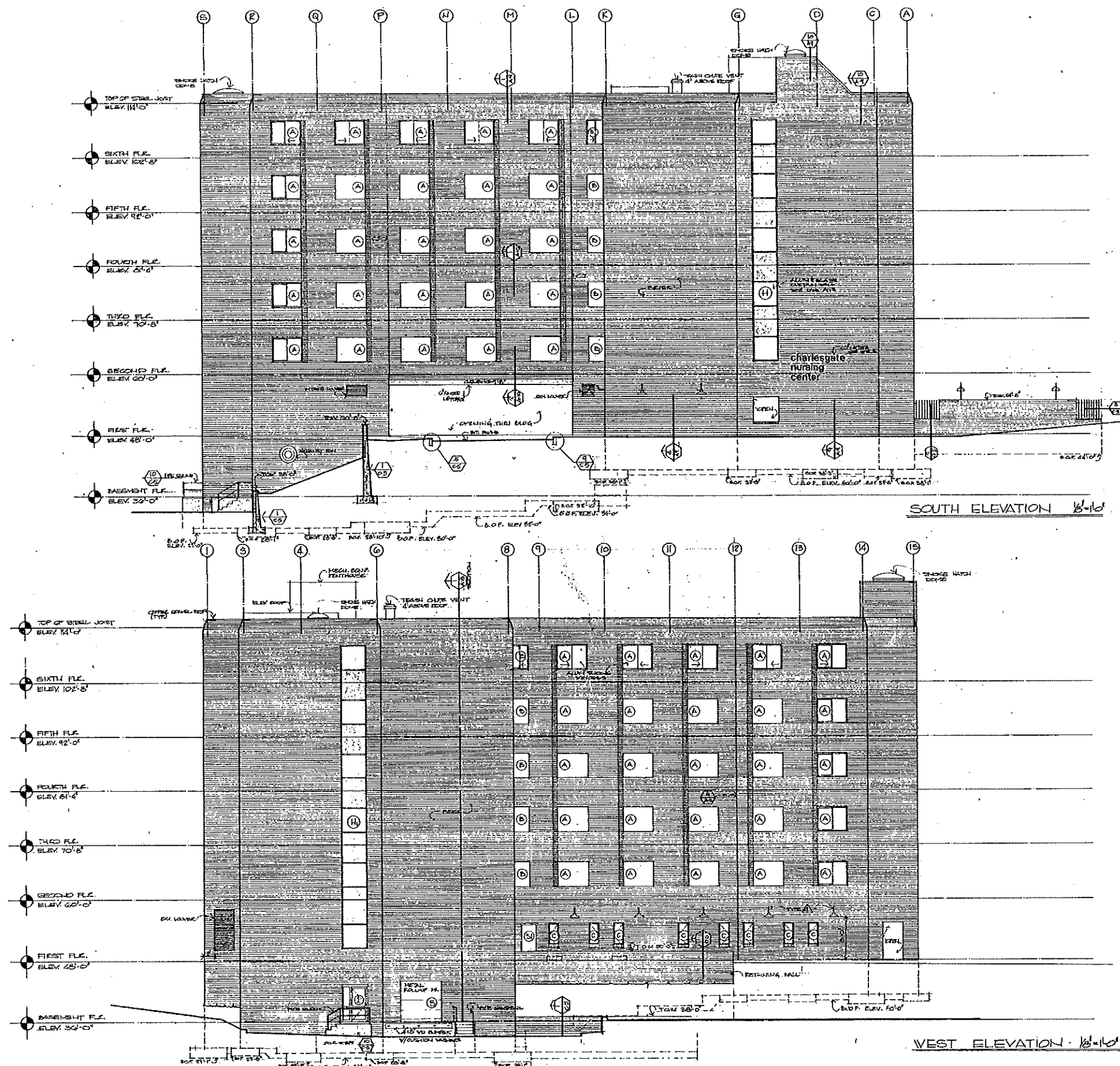
15 WESTMINSTER ST.  
PROVIDENCE  
RHODE ISLAND

EXTERIOR  
ELEVATIONS

DRAWN D.K.  
CHKD. R.M.  
P.I.C. R.M.  
DATE DECEMBER 9, 1976  
REVISIONS DATE  
1-13-76

SHEET NO. 17 OF 48

**A 7**





**100 Randall Street  
East Façade  
Playground/Outdoor Waiting Area**



*CLPK*

Principal, Peregrine Group LLC  
December 19, 2023



**100 Randall Street**  
**Primary Surface Parking Field—Looking North from Building Entrance**



*CalPK*

Principal, Peregrine Group LLC  
December 19, 2023



100 Randall Street  
South Façade



*CalPK*

Principal, Peregrine Group LLC  
December 19, 2023



**100 Randall Street  
North Façade/Building Entrance**



*CLPK*

Principal, Peregrine Group LLC  
December 19, 2023



**100 Randall Street  
North Façade/Perimeter Fencing**



*CLPK*

Principal, Peregrine Group LLC  
December 19, 2023



**100 Randall Street**  
**Perimeter Fencing Along Randall Street**



*CLPK*

Principal, Peregrine Group LLC  
December 19, 2023



**100 Randall Street**  
**Perimeter Fencing Along Playground/Outdoor Waiting Area**



*CLPK*

Principal, Peregrine Group LLC  
December 19, 2023



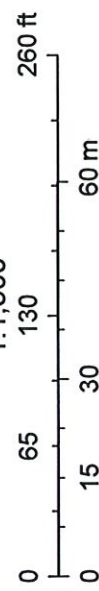
# Radius Map



1/29/2024, 2:29:52 PM



1:1,500



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