CENTRAL FALLS

Diversity That Inspires

Mayor Maria Rivera

Central Falls Healthy Homes Initiative

- Housing, Equity and Lead Poisoning Prevention Program
- Public Nuisance Receivership Program

Facts on Central Falls, RI



- Population: 22,500
- Size: A little more than 1 square mile
- Demographics: More than 70% Latino, 67% other language @home
- Education: 91% without a bachelor's degree or higher
- Median Household Income: $40,000
- Federal Poverty Line: 25% of residents
- 7,000 Housing Units (9% single family)
- State Receivership & Federal Bankruptcy
- New Commuter Rail Station Opened 2022



Purpose and Process

Central Falls
Housing, Equity & Lead Poisoning Prevention



The purpose of the program is to identify properties that may be required to hold Certificates of Lead Conformance



Through positive partnership with landlords and property managers, the lead program staff guides properties through the inspection process towards compliance



Ideally, properties work with the Rhode Island Housing LeadSafe Homes Program to see if they qualify for financial assistance



If necessary, properties are added to the Municipal Court Lead Calendar for added accountability

Making (1) Safe & (2) Affordable (3) Housing

- Nuisance Task Force
- Receivership Program
- Housing, Equity and Lead Poisoning Prevention
- Mayor Rivera's Housing Summit



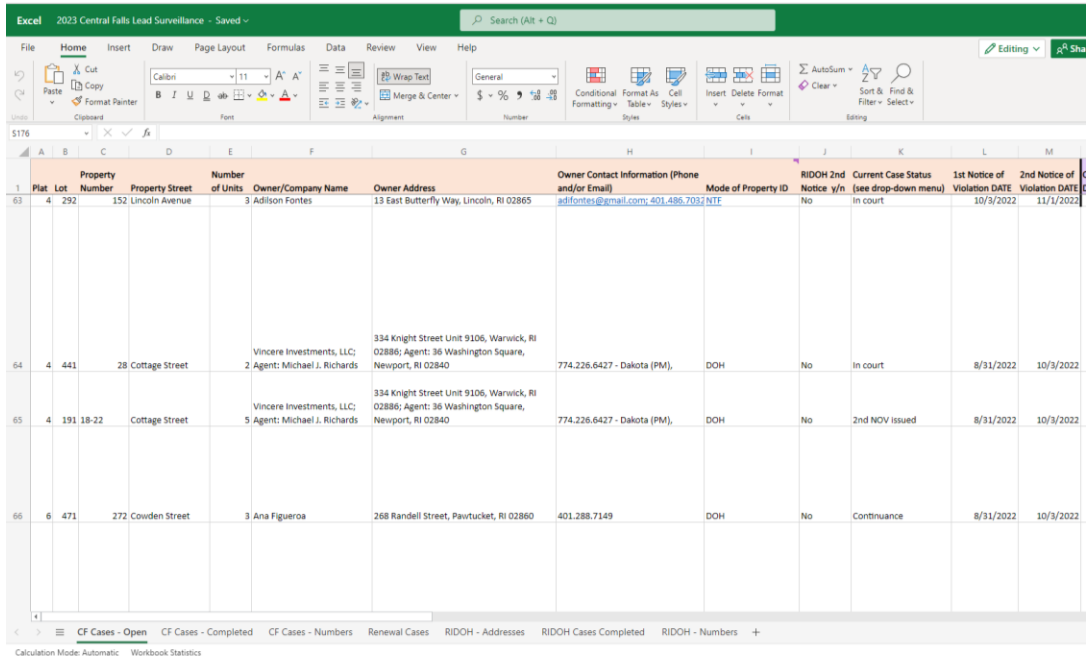
Community Engagement and Outcomes



Private and Public Partnerships

- City of Central Falls
- Central Falls School District
- RI Department of Health
- RI Attorney General
- Jenks Pediatrics
- RI Housing
- Childhood Lead Action Project
- Progreso Latino

- The City hosts two Healthy Homes and Families Fairs every year which connect hundreds of residents with lead resources
- Recently, the City partnered with the Back to School Celebration and Jenks Pediatrics to provide free child lead testing, which resulted in 51 children receiving free services



Excel 2023 Central Falls Lead Surveillance - Saved

	Plat	Lot	Property Number	Property Street	Number of Units	Owner/Company Name	Owner Address	Owner Contact Information (Phone and/or Email)	Mode of Property ID	RIDOH 2nd Notice y/n	Current Case Status (see drop-down menu)	1st Notice of Violation DATE	2nd Notice of Violation DATE
63	4	292	152	Lincoln Avenue	3	Adilson Fontes	13 East Butterfly Way, Lincoln, RI 02865	adifontes@gmail.com; 401.486.7032	NTF	No	In court	10/3/2022	11/1/2022
64	4	441	28	Cottage Street	2	Vincere Investments, LLC; Agent: Michael J. Richards	334 Knight Street Unit 9106, Warwick, RI 02886; Agent: 36 Washington Square, Newport, RI 02840	774.226.6427 - Dakota (PM),	DOH	No	In court	8/31/2022	10/3/2022
65	4	191	18-22	Cottage Street	5	Vincere Investments, LLC; Agent: Michael J. Richards	334 Knight Street Unit 9106, Warwick, RI 02886; Agent: 36 Washington Square, Newport, RI 02840	774.226.6427 - Dakota (PM),	DOH	No	2nd NOV issued	8/31/2022	10/3/2022
66	6	471	272	Cowden Street	3	Ana Figueroa	268 Randell Street, Pawtucket, RI 02860	401.288.7149	DOH	No	Continuance	8/31/2022	10/3/2022

CF Cases - Open | CF Cases - Completed | CF Cases - Numbers | Renewal Cases | RIDOH - Addresses | RIDOH Cases Completed | RIDOH - Numbers

Calculation Mode: Automatic Workbook Statistics

	Court Summons DATE	Most Recent Court DATE	Case dismissed DATE	Number of certificates obtained	Date(s) of certificate submission	General Case Notes	Initial Outreach (Letter Sent/call) Date	Program status	Status Updated (Date)	Completion (Date)	Other General notes	Notes	CLAP notes
	5/25/2023	6/7/2023				copy after court, CWC to Nov;							
	6/30/2022	7/12/2023				2/8 - TR - talked to property manager, had serious attitude, will get interior only certs, RA six-weeks; 5/25/23 - TR - called Dakota, he said certs will be available next Tuesday at 10 AM (oddly specific), so RA mid-June if haven't received them EO May; 7/13 - owner at 7/12 HC, two separate properties, this one is 2 fam, CWC 9/6, should have certs by then; 8/31 - HS Tyler LVM with owner reminding them of court on 9/6, they have not gotten certs							
						*** See 28 Cottage; 7/13 - TR - other property was in court HC 7/12, send to court, only if after PM convo shows tenants currently in building;							
	6/30/2022	7/12/2023				7/12 - TR - owner showed up to court, updated address, told her to update tax assessor at city hall, owner talking to NV from RIH; 7/13 - TR owner considering working with RIH, CWC 9/6; 8/31 - HS Tyler LVM with owner reminding them of Court 9/6							
						9/12 - TR - certs submitted are exp in 2006, TR called owner and owner will begin the process, good partner, RA late-October; 2/8 - TR - talked to owner, documentation of work, contracting big							

CF Cases - Open | CF Cases - Completed | CF Cases - Numbers | Renewal Cases | RIDOH - Addresses | RIDOH Cases Completed | RIDOH - Numbers

In the last 2 years, our Program has delivered on its promise to tackle the child lead poisoning issue

- **403** Notices of Violation issued
- **239** Properties closed, resulting in 897 units brought into compliance in partnership with the city
- **31** Applicants referred to Rhode Island Housing LeadSafe Homes Program



Media

- **PBS**
- **NPR (Rhode Island)**
- **The Boston Globe**

WGBH

Lead poisoning takes toll in Central Falls

"This is heartbreaking just listening to this as the mayor," Maria Rivera said. "I'm thinking about the future of these young babies."

By Edward Fitzpatrick Globe Staff, Updated January 19, 2023, 6:00 a.m.



NPR



Rhode Island's housing code includes lead safety standards meant to protect

Listen 8 min

The Boston Globe

RI HEALTH

No haven at home: Amid the pandemic, childhood lead poisoning rates are rising in R.I.

By Edward Fitzpatrick Globe Staff, Updated August 11, 2021, 6:00 a.m.



Contact Us!

Central Falls City Hall

580 Broad St

Central Falls, RI 02863

(401) 556-7412

housing@centralfallsri.us or

mjerzyk@centralfallsri.us

www.CentralFallsRI.gov/lead

CENTRAL FALLS
Diversity That Inspires
Mayor Maria Rivera

Public Nuisance & Abandoned Properties Receivership Program

- The City Petitions the Municipal Court (or Superior Court) for the appointment of a Temporary Receiver pursuant to R.I. Gen. Laws § 34-44-1 et. seq.
- Upon appointment of the Temporary Receiver, the Temporary Receiver coordinates to perform a title search in order to put all owners and lienholders of record on notice of the Receivership Proceedings.
- The Temporary Receiver conducts a site visit in order to prepare a report to the Court with regard to whether the property is in fact a public nuisance and abandoned property.

- A Permanent Receivership hearing is scheduled by the Court. At the Permanent Receivership hearing, the owner or any lienholder for the property can step forward and present a construction plan and proof of finances to abate the property through the receivership process.
- If this step is taken then, the Court Proceeding would remain open to allow the Receiver to monitor the owner or lienholders abatement of the property.
- To the extent that the owner or lienholders do not elect to abate the property then, the Temporary Receiver would seek authority to offer the property for sale.
- Contained within a Purchase and Sales Agreement and a Deed are reversionary interest protocols that (1) provide a timeframe for a buyer to do all the demolition work (2) community benefit requirements relative to local hiring, MBE or WBE Contractors, Section 8 acceptance and other housing standards as well as (3) the Timeline for rehabilitation work to bring the property into Building and Life Safety Code Compliance.

- Upon receipt of the Purchase and Sale Agreement and the deposit, the Receiver submits a Petition to the Housing Court requesting authority to proceed with the sale pursuant to R.I. Gen. Laws § 34-44-12.
- Upon Housing Court approval, the Receiver submits a miscellaneous Petition to the Superior Court to expunge any junior liens to the Receiver's lien pursuant to R.I. Gen. Laws §§ 34-44-6(9) and 34-44-12 (Note: If the original case is brought in Superior Court, this can be done in the existing case in one step).
- Upon Superior Court approval, the Receiver closes on the sale with the buyer.

- Post-closing, the Receiver monitors the rehabilitation and reports back to the Court. If all timelines for rehab are met, a Final Order enters discharging the reversionary interest and fully vesting title with the buyer.
- If for any reason the buyer fails to perform, the Receiver files a Motion for Default pursuant to the reverter in the deed, the property goes back to the Receiver and is offered for sale.

Municipality

- The benefit of the Receivership sale process for the municipality is that the statute is very clear and advances a process where either the landowner or a lien holder must rehab the property or the Receiver can undertake process to effectuate the abatement. Unlike tax sales or other lien sales, the process requires the abatement of the property. In turn, the property is put back into economic use and is no longer a public safety issue.
- Further, there are no costs to the municipality, and it provides local officials with an option to utilize other than incurring lost time and expenses in trying to secure and monitor abandoned properties.
- Ultimately, the benefit is that the property is abated, the public safety issues are addressed and from an economic development standpoint, the property is put back to productive use.

Buyer

- The benefit of the Receivership sale process for buyers is that they do not have to undertake the above work to get to the closing and to pass clear title.
- Further, the program provides the buyers with additional advantages, which a buyer of abandoned/nuisance properties might not otherwise be able to obtain. Those advantages are:
    1. Through the Court supervised sale process, all the liens on the property will be extinguished and clear title will be passed to the buyer as a good faith purchaser for value;
    2. The buyer does not inherit any existing municipal violations post-closing, as they normally might have to deal with through a traditional sale because they already have an abatement program in place;
    3. The milestones contained in the purchase and sale agreements, provide some breathing room for the buyer to complete a rehabilitation, with the support of the municipality; and
    4. In turn, with the rehab milestones in place, there is no risk for any enforcement actions, fines, penalties, etc. post-closing space so long as the buyer meets the abatement timelines.

Examples of rehabilitated properties

52-54 Sumner Avenue

Before



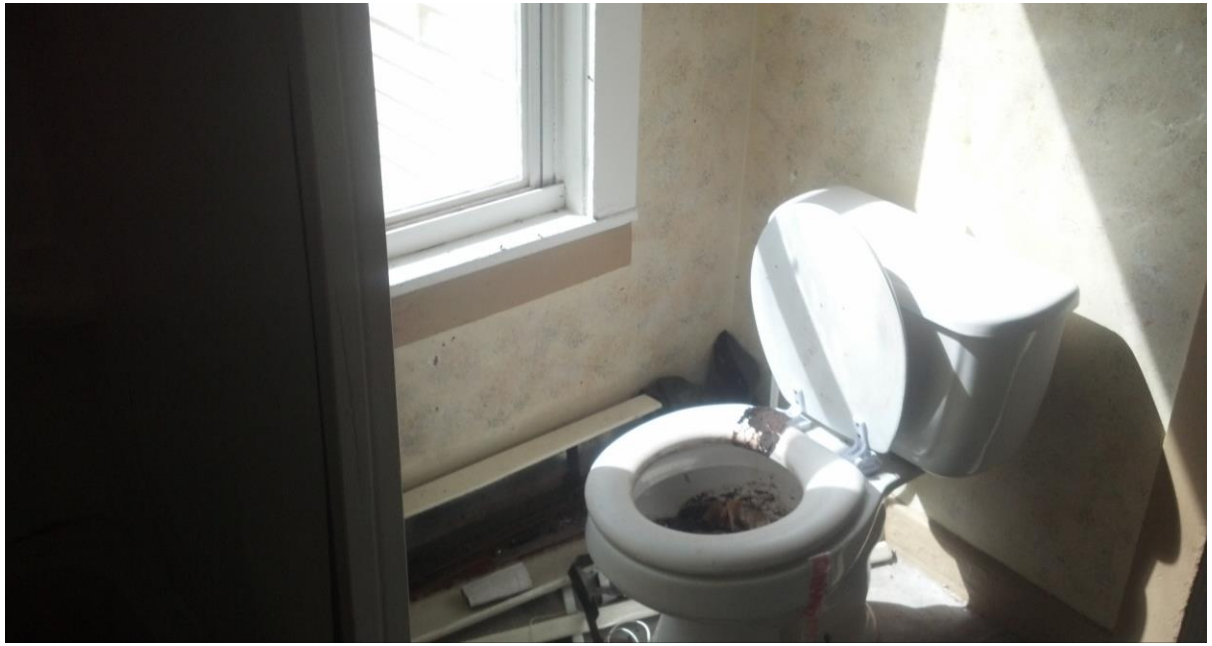
















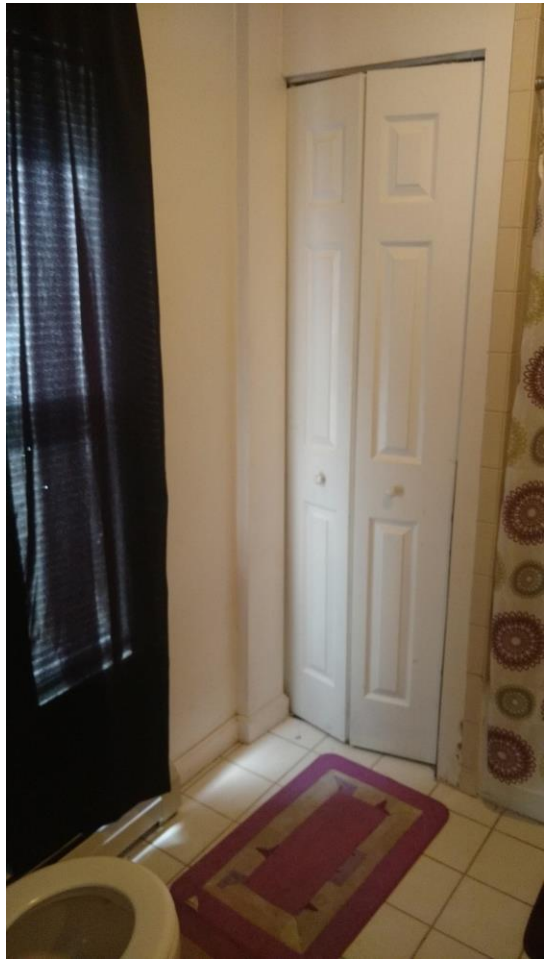




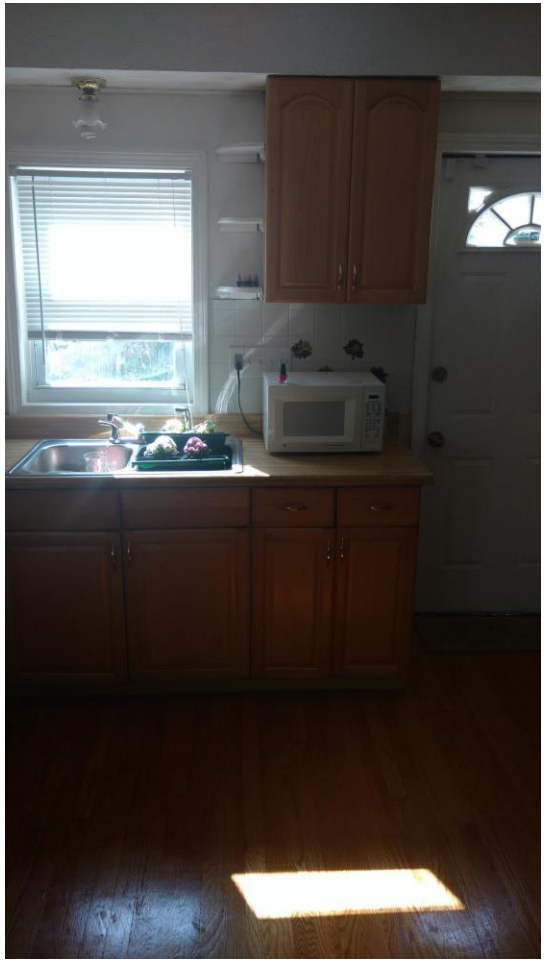
52-54 Sumner Avenue

After

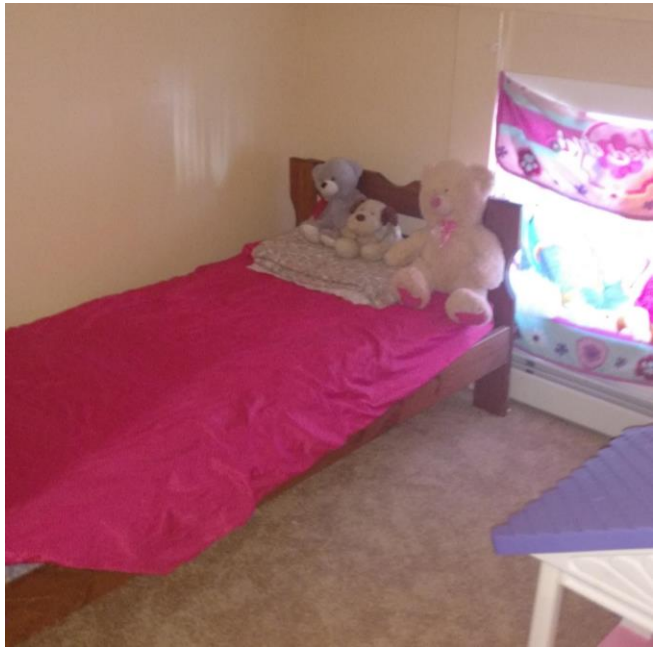




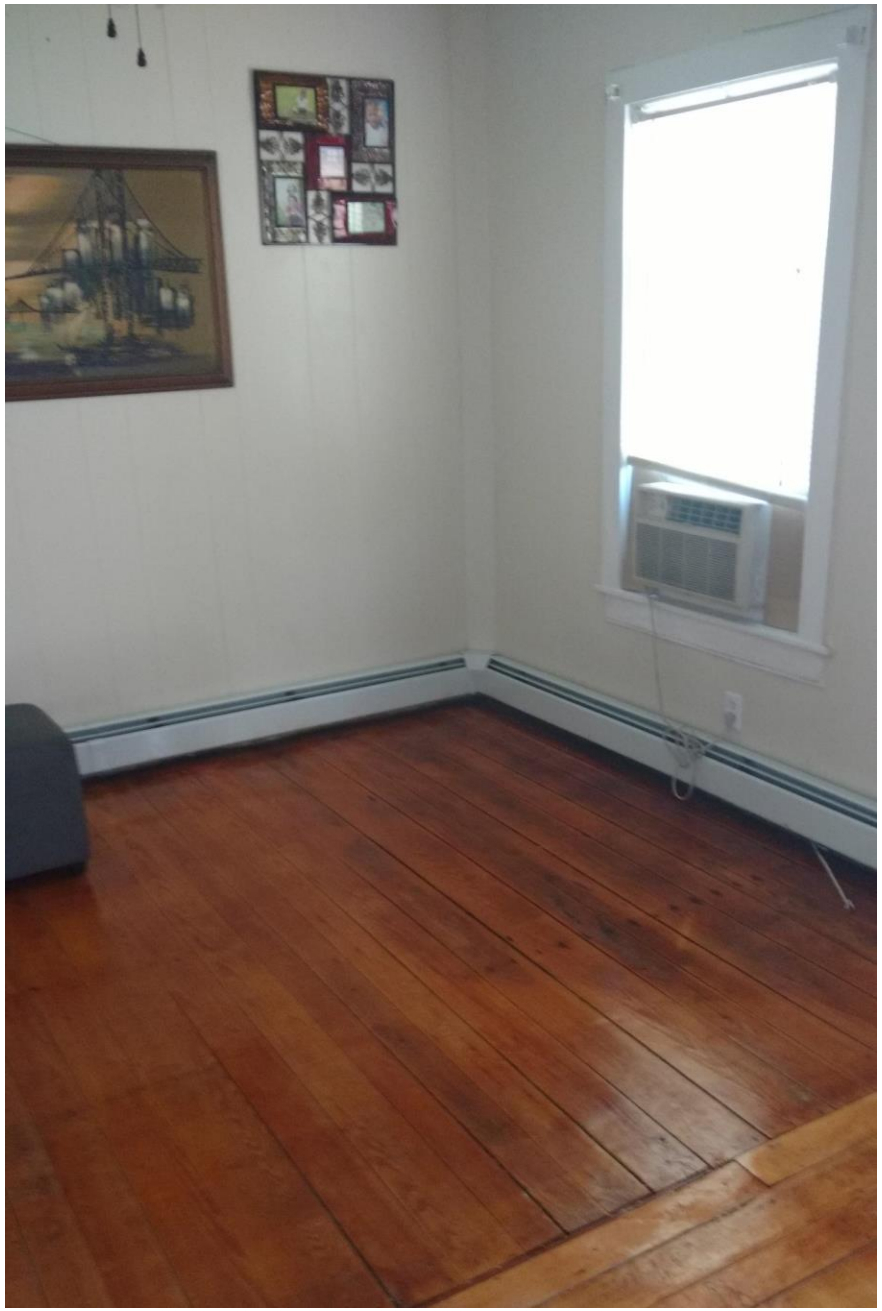












110 Foundry Street

Before



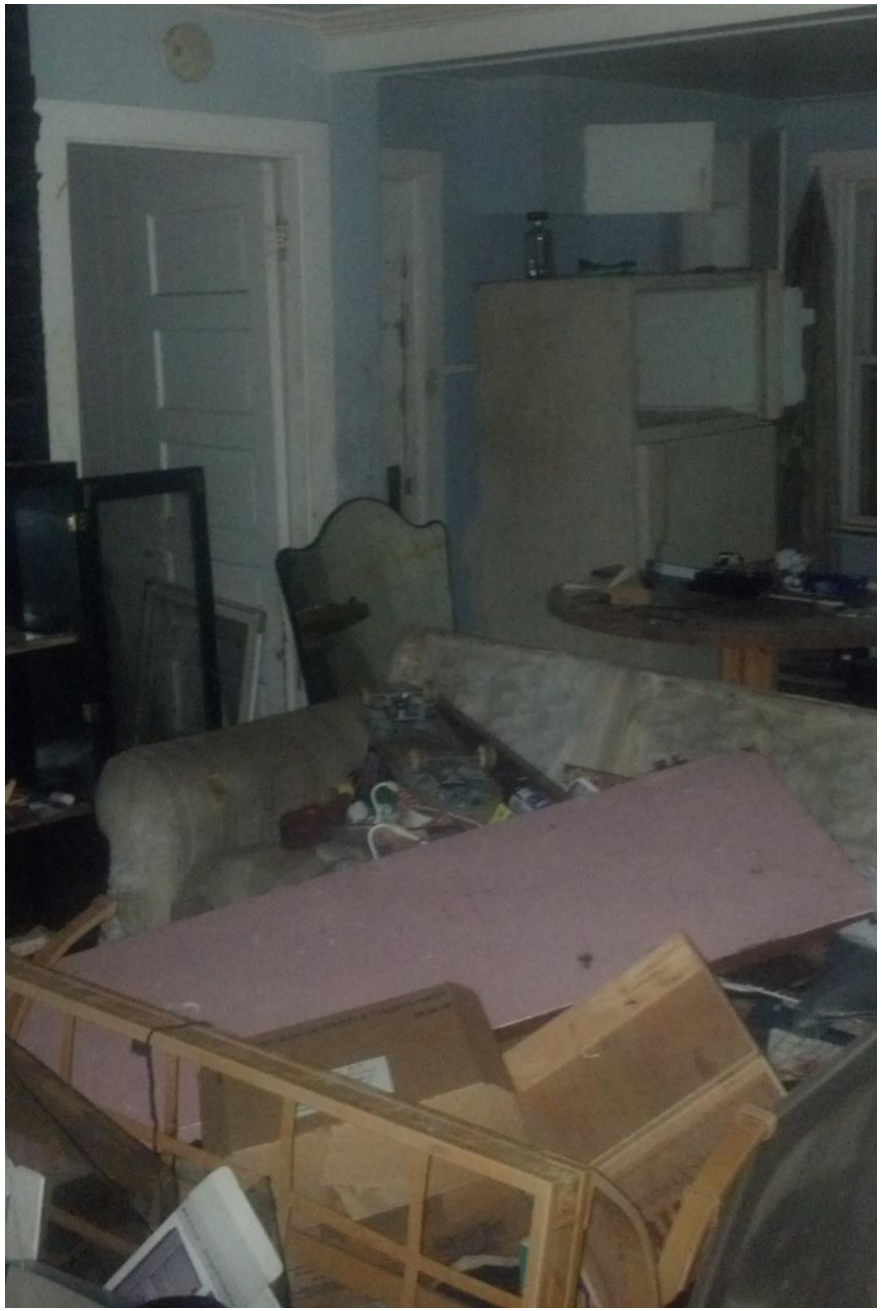


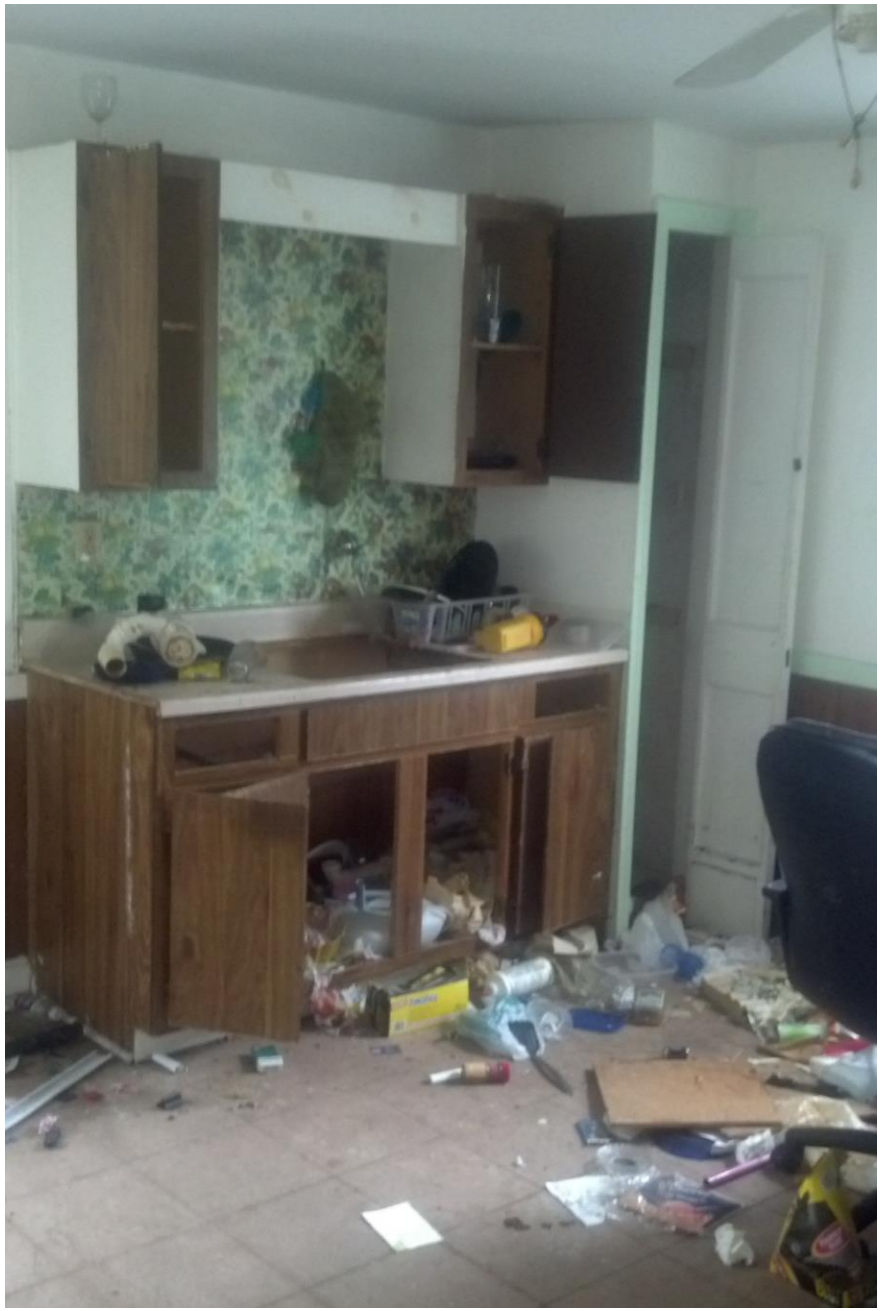


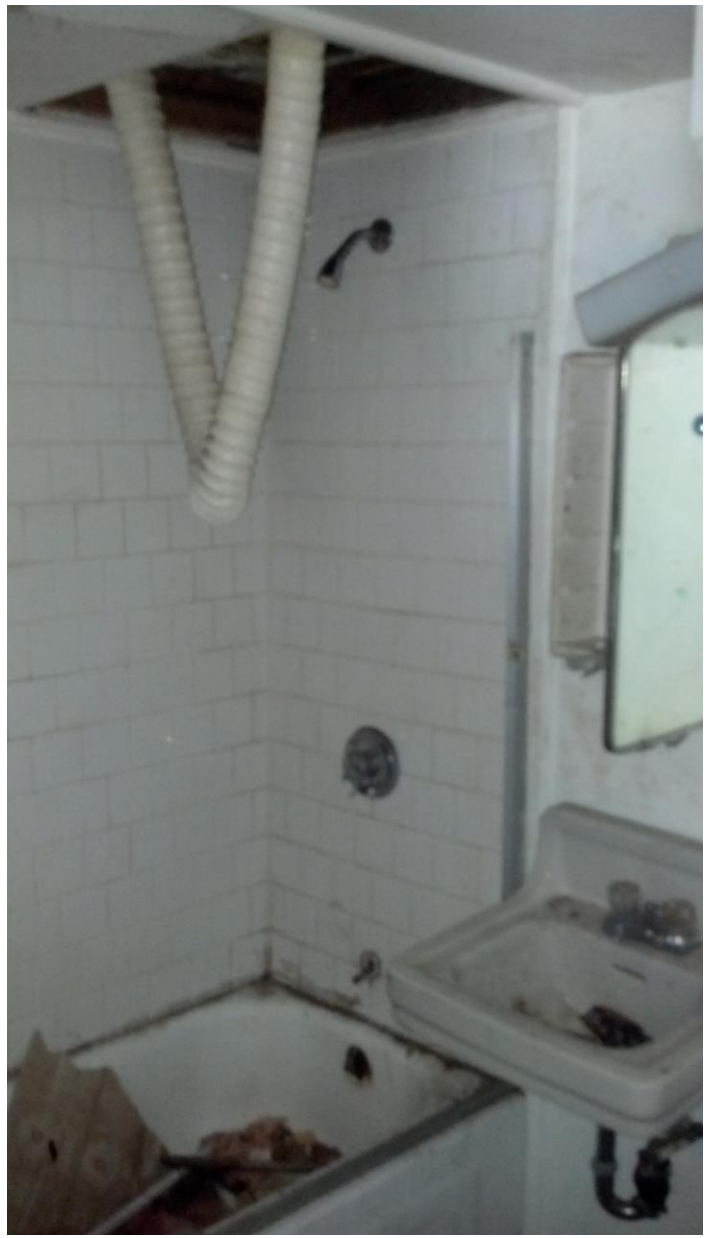


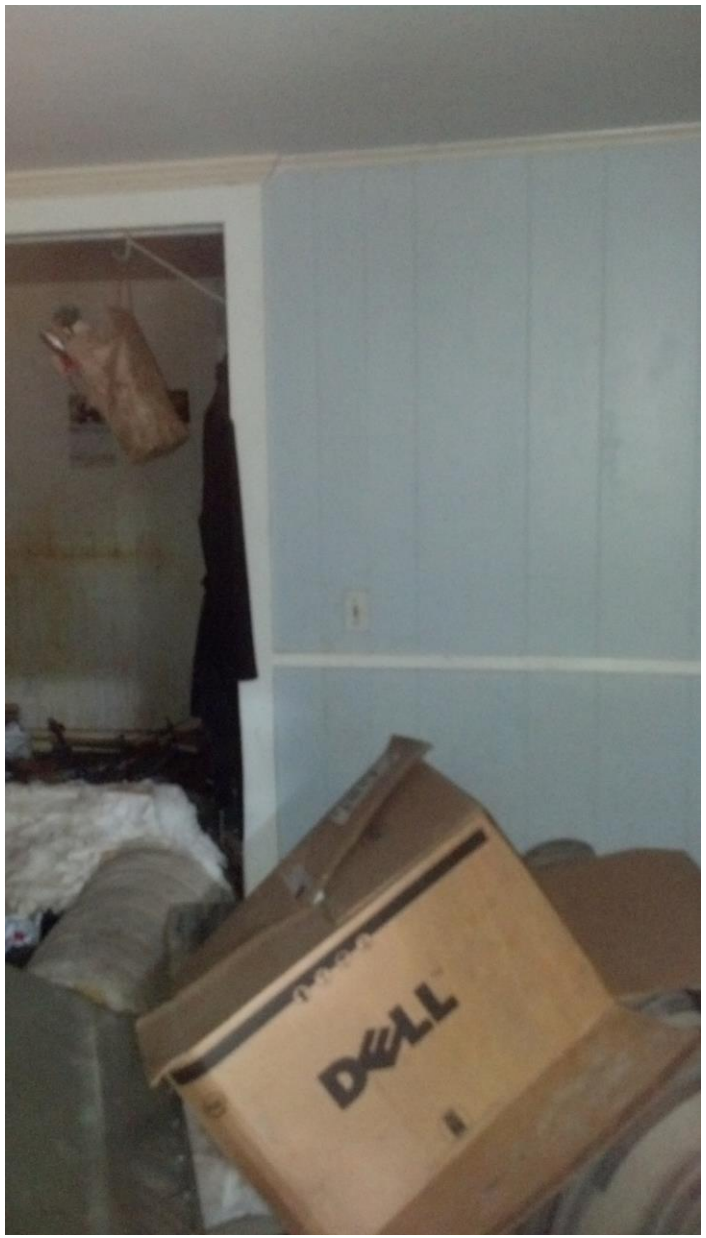











DELL

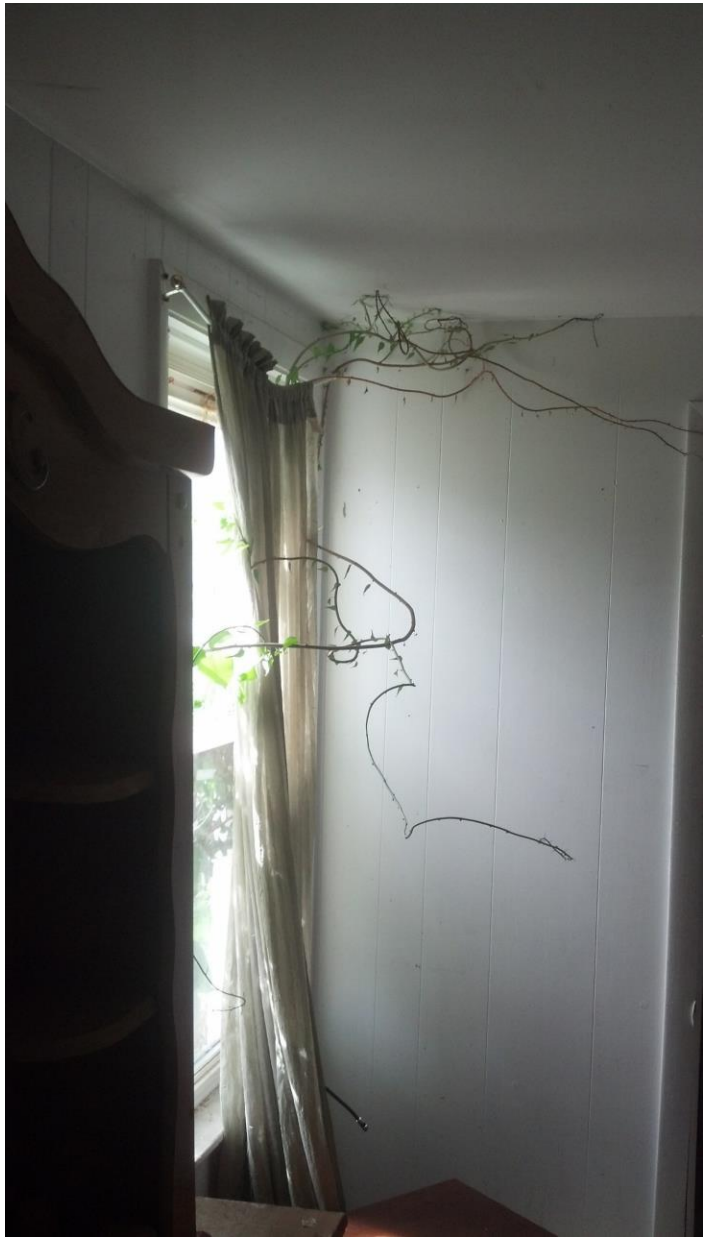












110 Foundry Street

Progress




MURRAY
Load Center



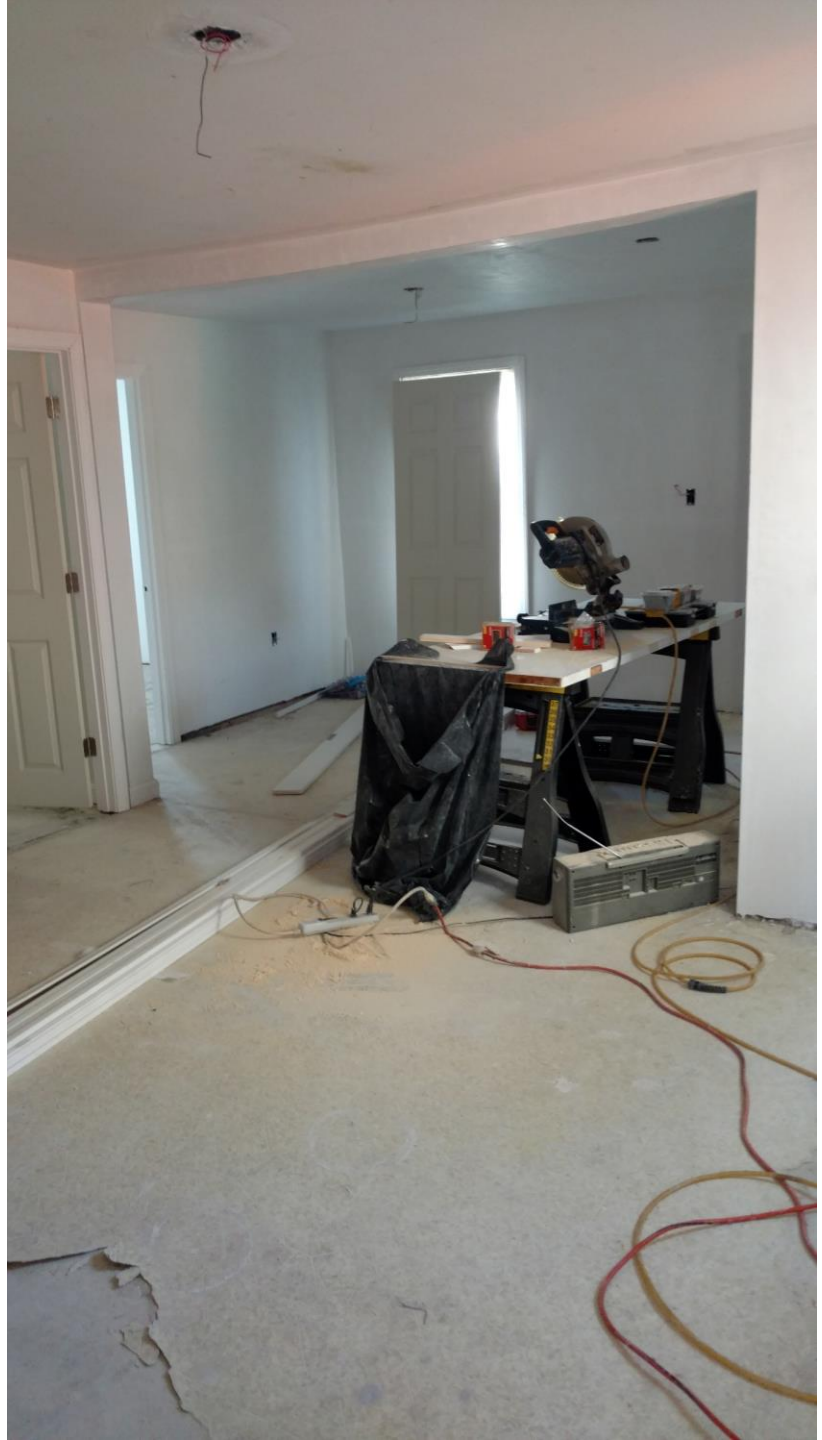


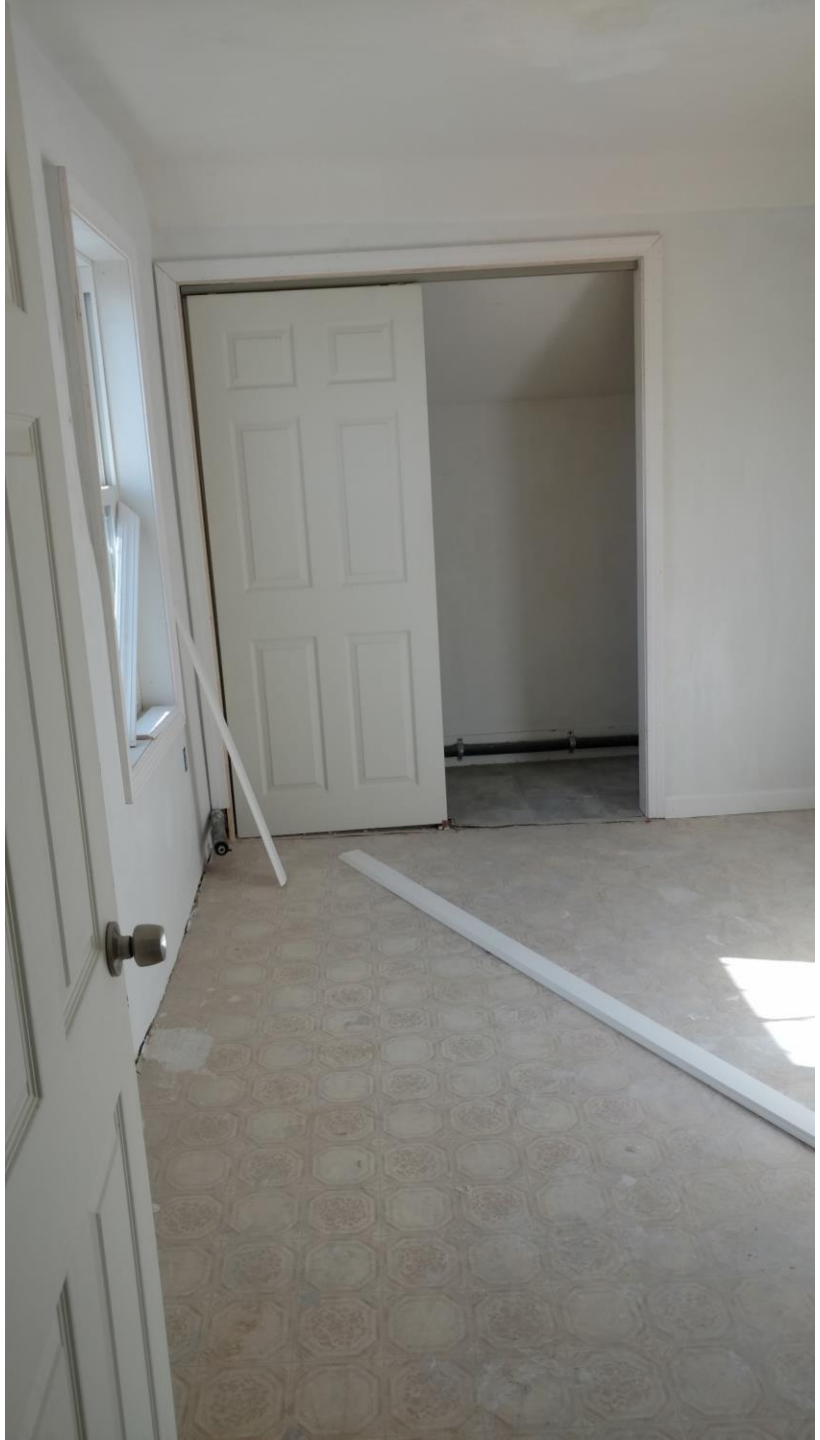



MURRAY







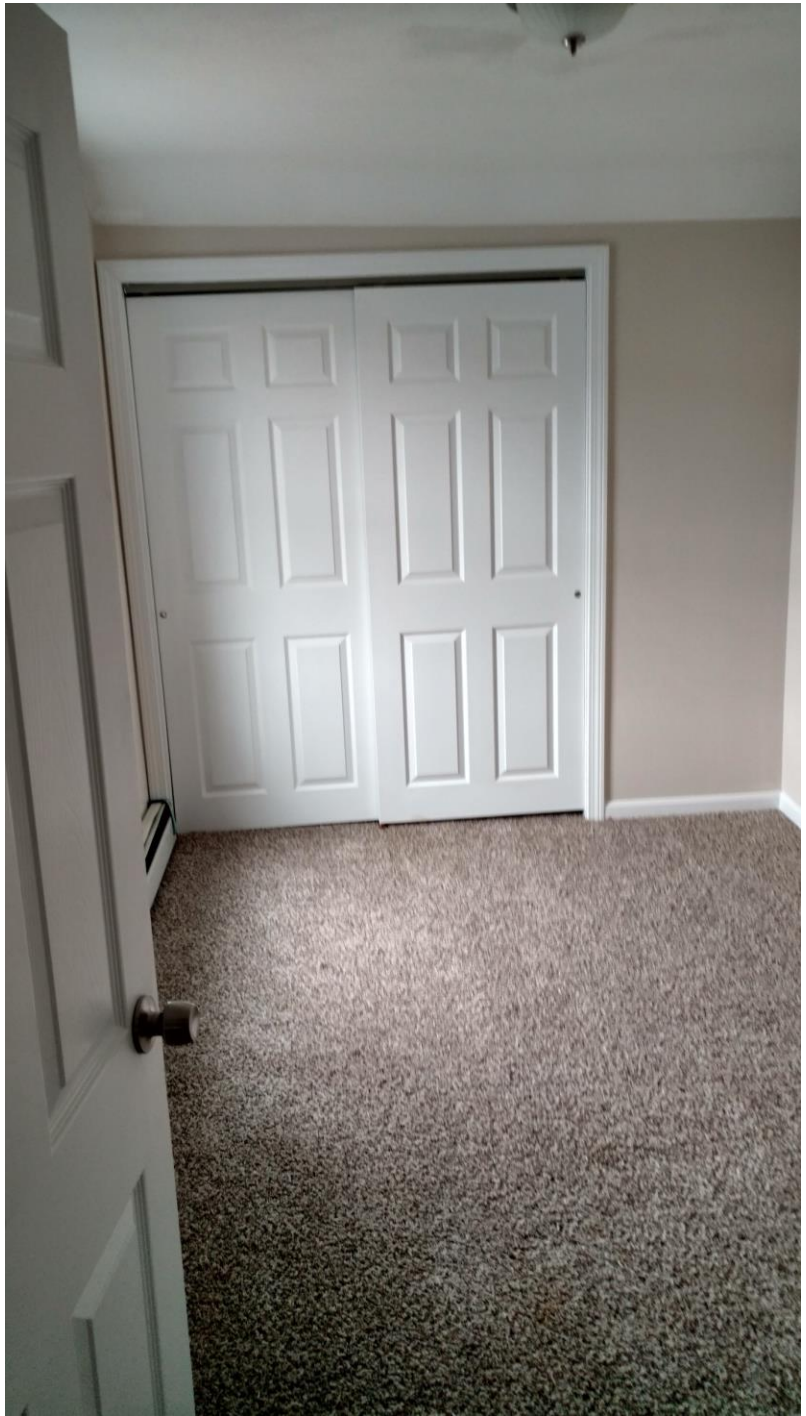


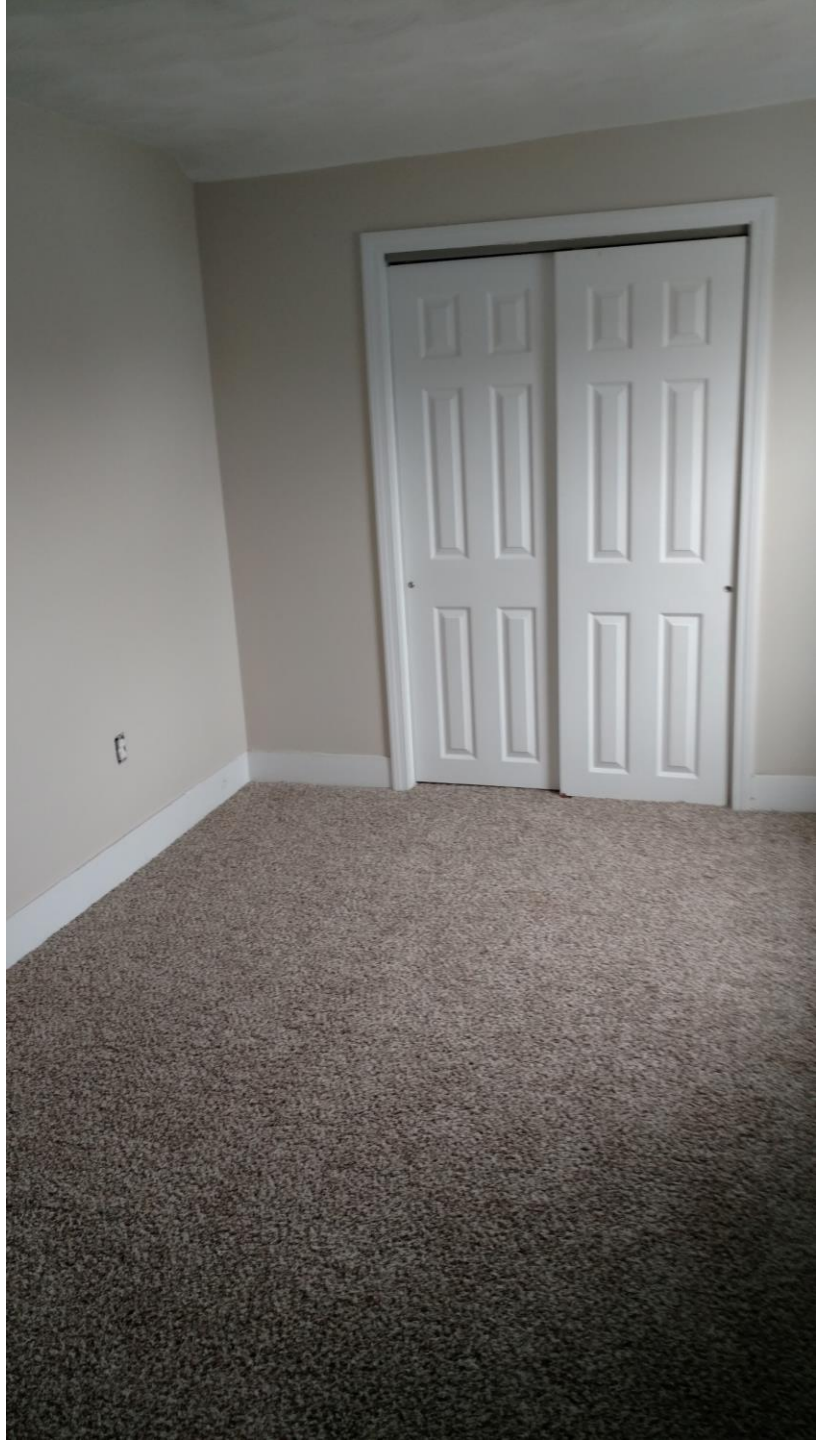




110 foundry street

After



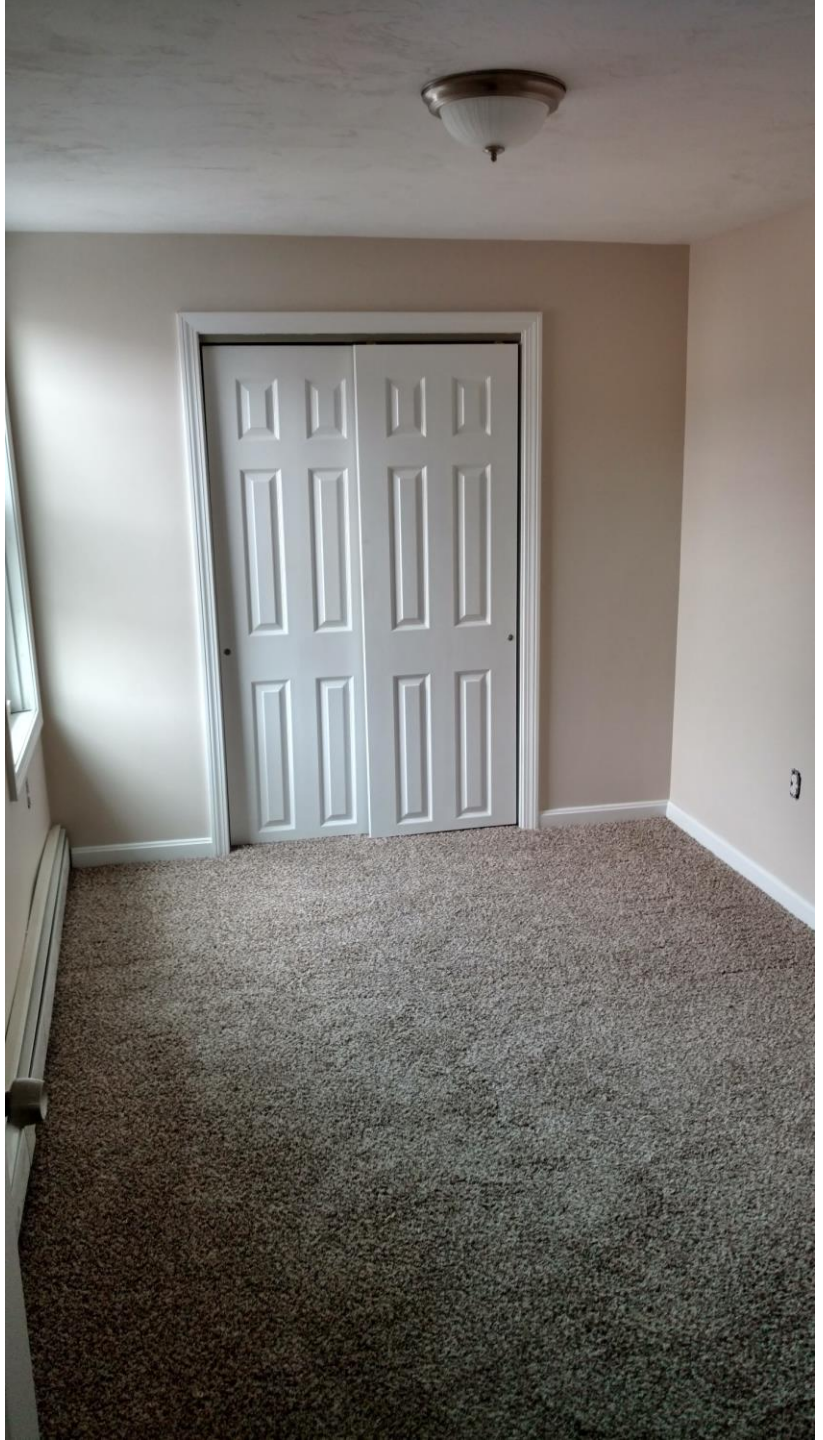












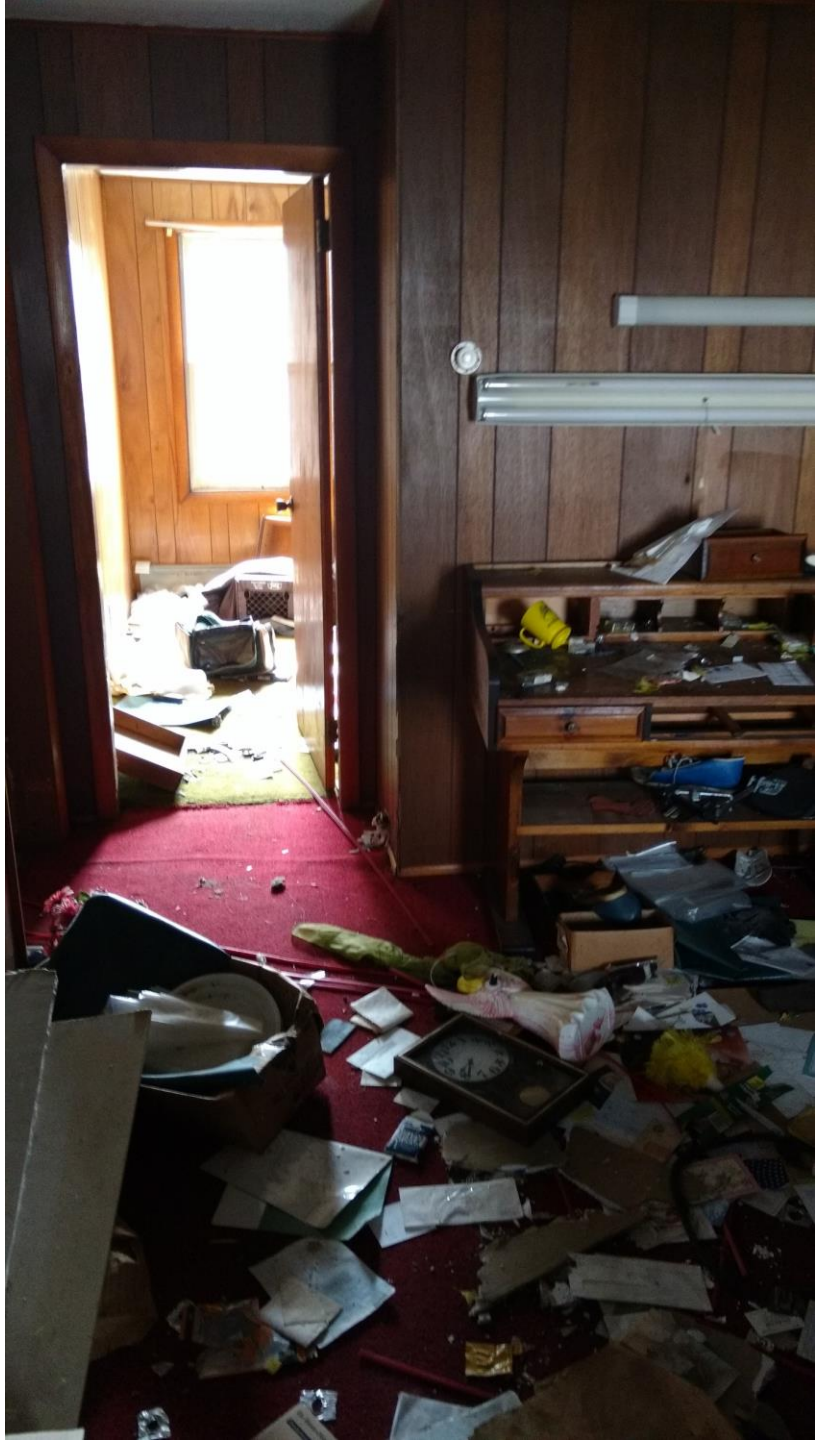
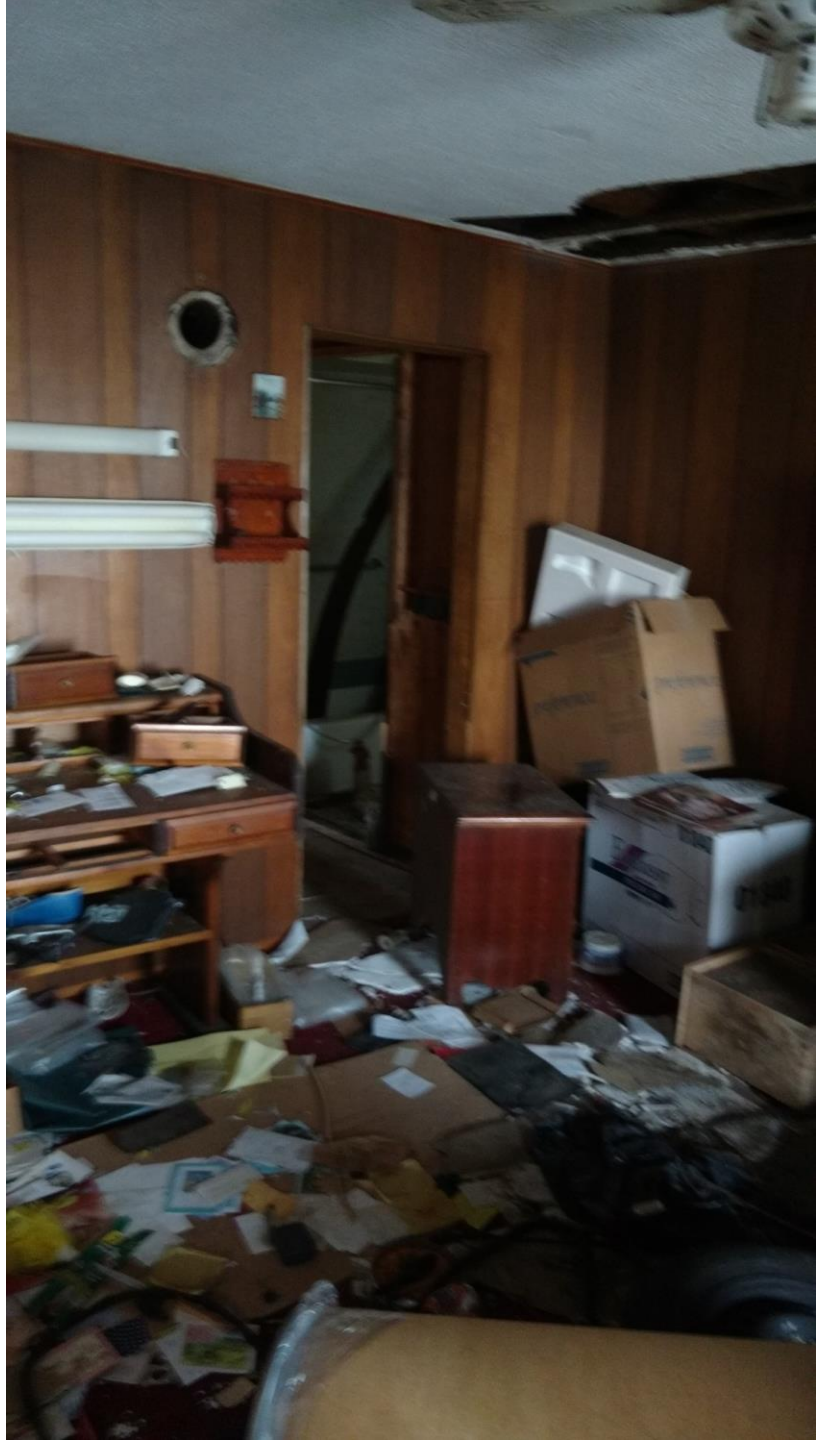


26 Cowden street

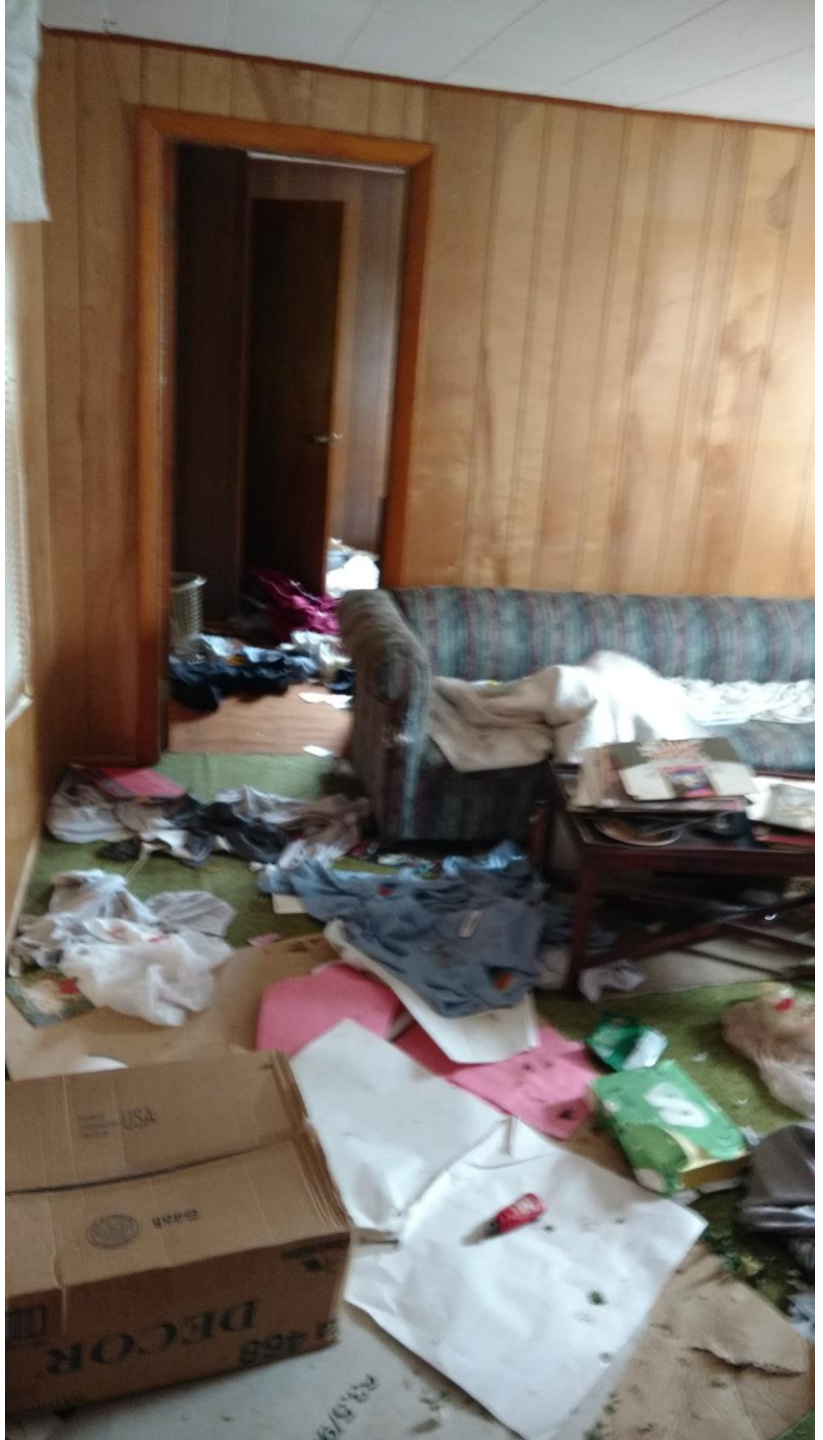
Before

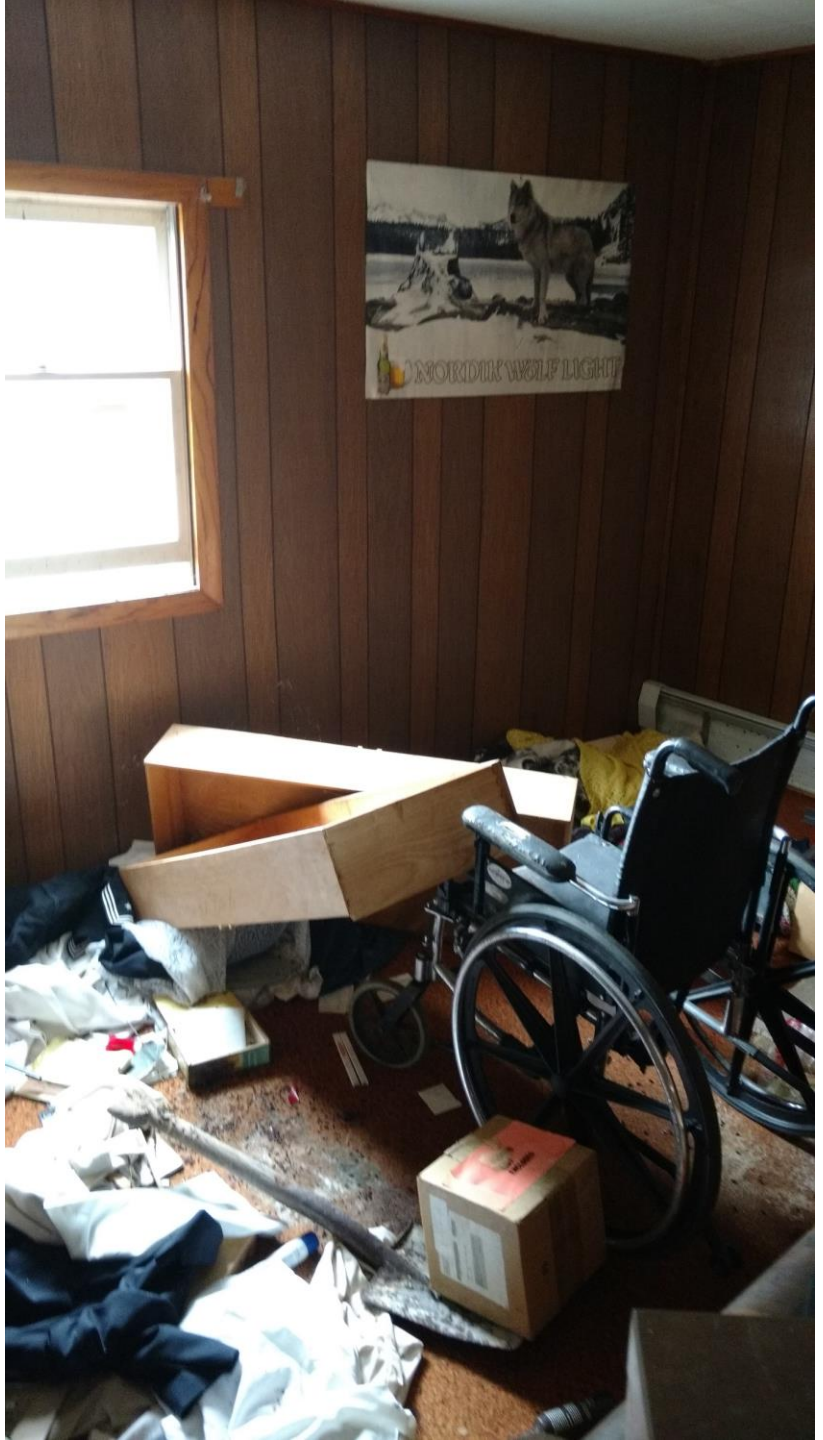

96


6




USA
DECOR


NORDIK WOLF LIGHT

26 Cowden street

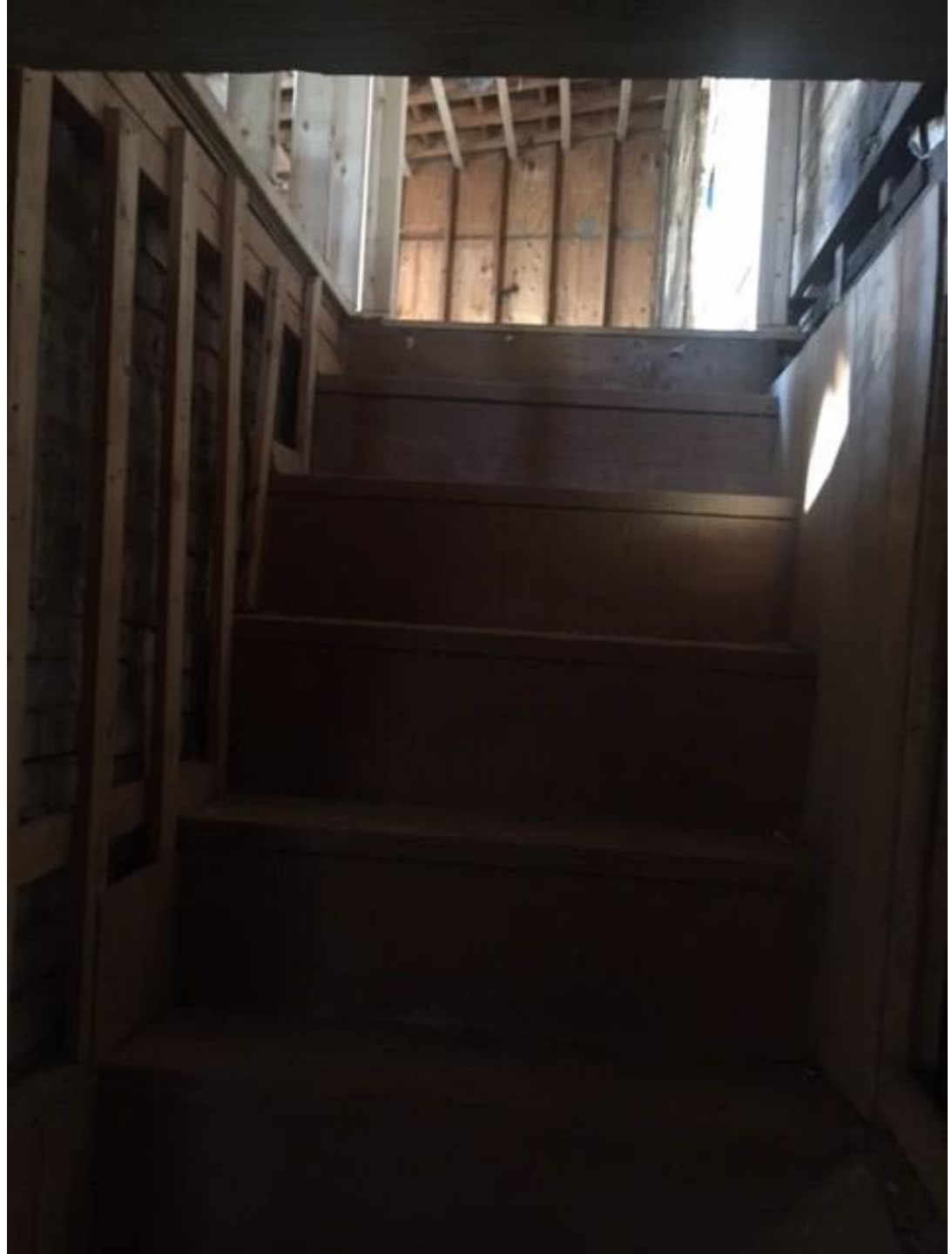
During












Tyvek
Tyvek
Tyvek
Tyvek
Tyvek
Tyvek
Tyvek
Tyvek
Tyvek
Tyvek


DUPONT
Tyvek
HomeWrap


Georgia-Pacific
HomeWrap
DUPONT
Tyvek
HomeWrap

























26 Cowden street

After















Contact Information:

City Solicitor:
Matthew Jerzyk, Esq.
Central Falls City Solicitor
580 Broad Street Central Falls, RI 02863
E-mail: mjerzyk@centralfallsri.us
Phone: 401-556-7412

Court-appointed Receiver:
John A. Dorsey, Esq.
Ferrucci Russo Dorsey P.C.
55 Pine Street, 3rd Floor
Providence, RI 02903
Tel.: (401) 455-1000
Fax: (401) 455-7778
jdorsey@frlawri.com
www.frlawri.com

Thank you *Gracias* *Obrigado*