PANDEMIC RECOVERY OFFICE

Permanent Supportive Housing: Crossroads Final Report

Submitted by State of Rhode Island Pandemic Recovery Office

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https://pandemicrecovery.ri.gov

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Permanent Supportive Housing: Crossroads

Project Identification Number: 10024

Pandemic Recovery Office Approval Date: August 25, 2022

Project Completion Date: June 30, 2026

Funded Amount: $10,000,000

Expended Amount: $10,000,000

Project Expenditure Category: 2.15 Negative Economic Impacts: Long-term Housing Security: Affordable Housing

Problem Statement: Crossroads Rhode Island (Crossroads) owned and operated The Tower – a multilevel 176-unit single-room occupancy (barracks style) building, with shared bathrooms and kitchens on each floor. The shared spaces presented a high-risk environment for the spread of infections and viruses. The Tower housed individuals experiencing homelessness and who were disproportionately impacted by the pandemic.

Project Overview: Crossroads built the Summer Street Apartments – a development with 176, one-bedroom units, with private bathrooms and kitchens, on a vacant lot adjacent to The Tower. Residents of The Tower relocated to the Summer Street Apartments. The units are reserved for individuals at or below 50% of the area median income (AMI), with the majority reserved for individuals at or below 30% AMI.

As a Housing First Permanent Supportive Housing program, the Summer Street Apartments ensure that homeless individuals have access to safe, healthy, and affordable housing coupled with appropriate services to ensure that they remain stably housed. Permanent supportive housing has been shown to significantly reduce healthcare and other institutional costs while improving outcomes for households served. Below is a rendering of the Summer Street Apartments.

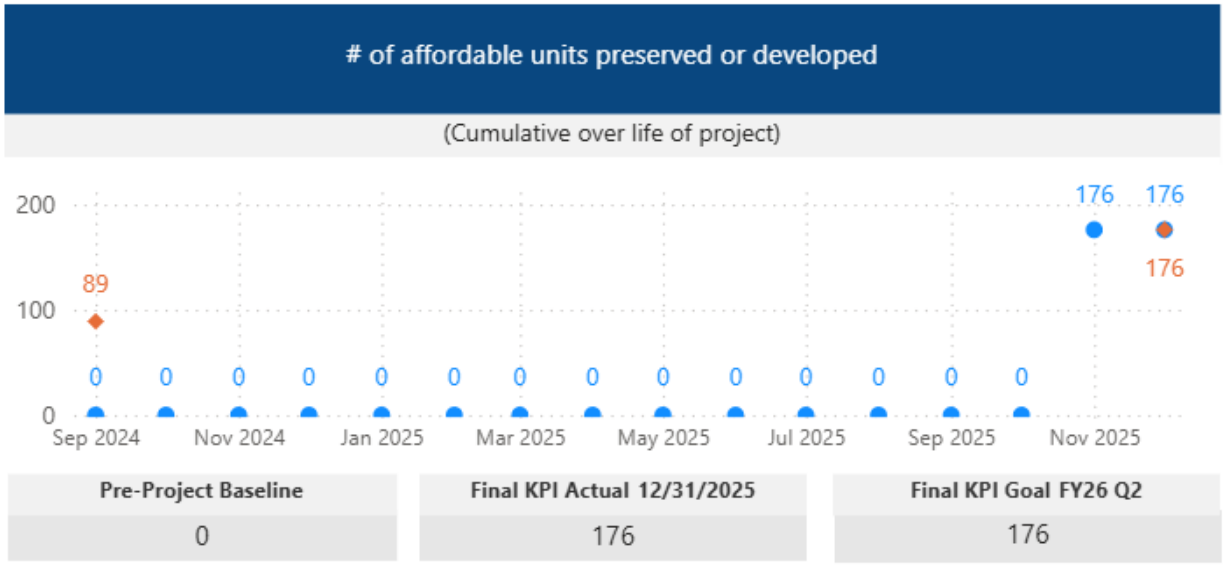
Financial Overview: All program payments can be found on the Pandemic Recovery Office's website by filtering the "Project" box for "Permanent Supportive Housing: Crossroads." The table below shows planned expenditures by fiscal quarter and actual expenditures by fiscal quarter:

Fiscal Year Quarter	Planned Expenditures	Actual Expenditures
FY 2023 Q2	$1,335,401	$15,301
FY 2023 Q3	$230,069	$24,546
FY 2023 Q4	$3,079,294	$148,959
FY 2024 Q1	$5,355,236	$42,779
FY 2024 Q2	-	$3,470,224
FY 2024 Q3	-	$3,002,658
FY 2024 Q4	-	$3,216,175
FY 2025 Q1	-	$79,358
Total	**$10,000,000**	**$10,000,000**
Note: A single audit fee applies to all State Fiscal Recovery Fund projects and accounts for $3,000 of the $10,000,000 in actual expenditures in the above table.		

Key Performance Indicators: The following are the key performance indicators based on quarterly goals and monthly data collections.

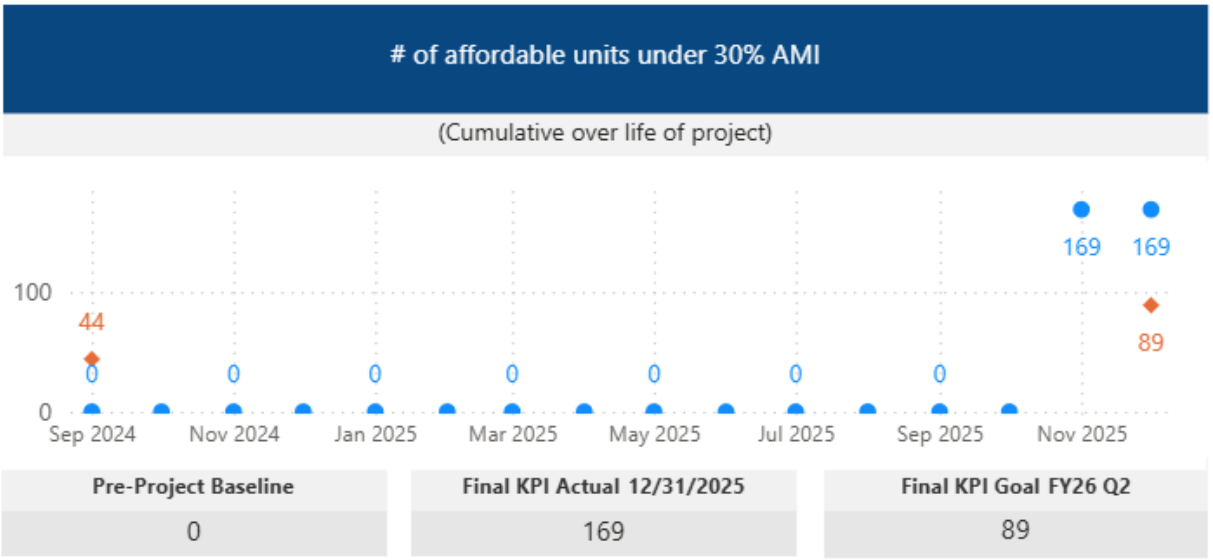
Legend: Actual KPI Value Reported ◆ Quarterly Goals

1. **Number of affordable units preserved or developed**



Pre-Project Baseline	Final KPI Actual 12/31/2025	Final KPI Goal FY26 Q2
0	176	176

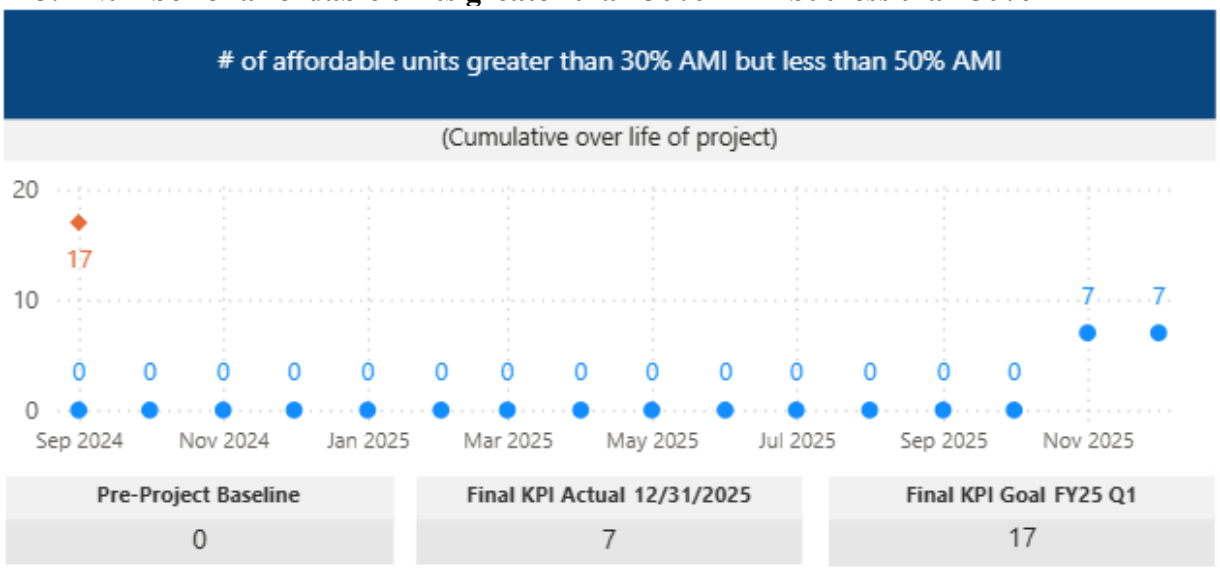
2. **Number of units under 30% AMI**



Pre-Project Baseline	Final KPI Actual 12/31/2025	Final KPI Goal FY26 Q2
0	169	89

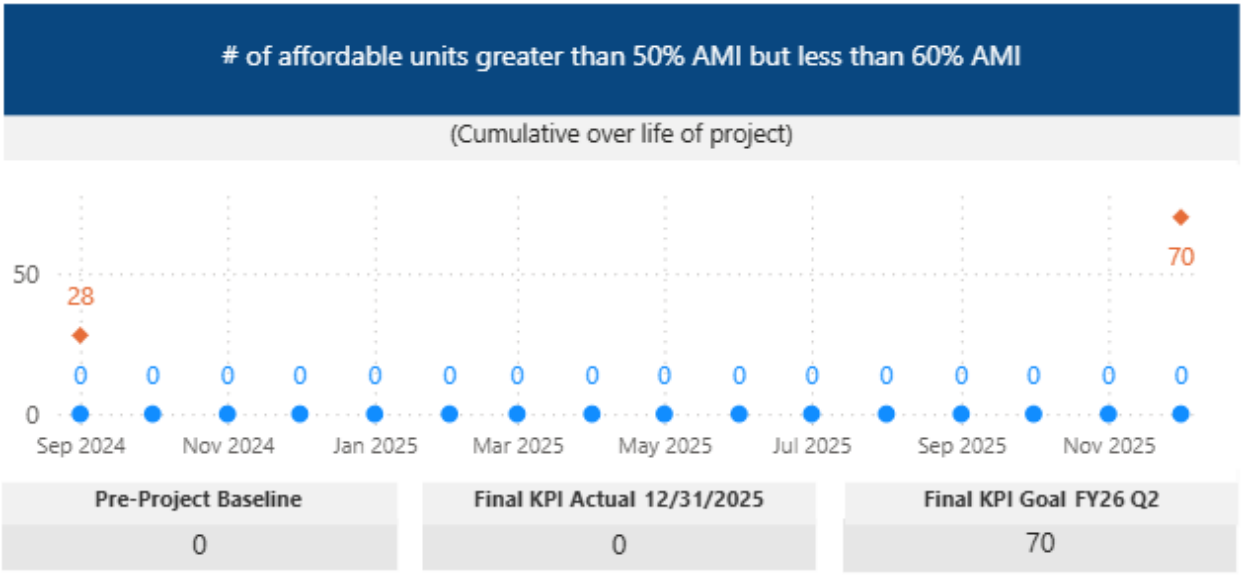
Legend: Actual KPI Value Reported ◆ Quarterly Goals

3. Number of affordable units greater than 30% AMI but less than 50% AMI



Pre-Project Baseline	Final KPI Actual 12/31/2025	Final KPI Goal FY25 Q1
0	7	17

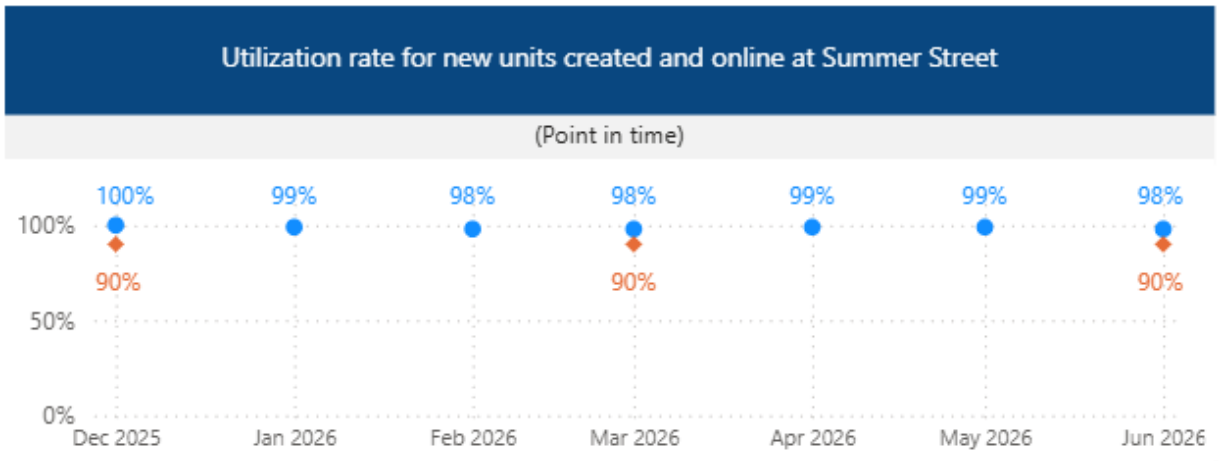
4. Number of affordable units greater than 50% AMI but less than 60% AMI



Pre-Project Baseline	Final KPI Actual 12/31/2025	Final KPI Goal FY26 Q2
0	0	70

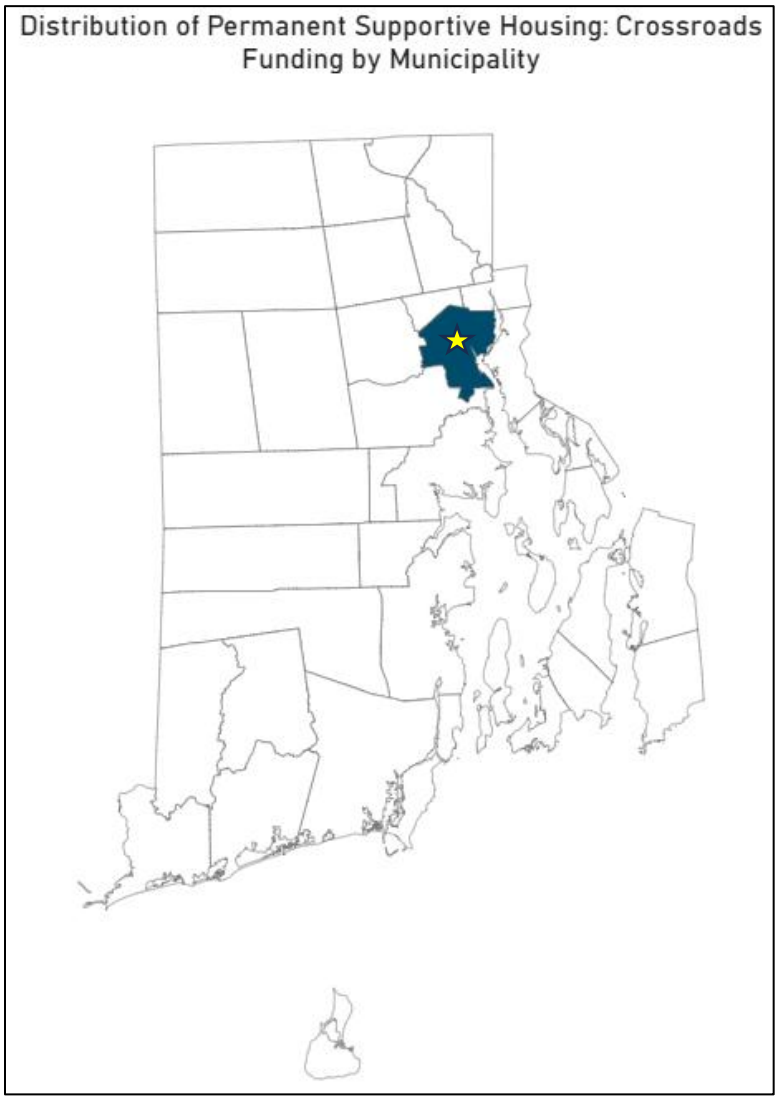
Legend: Actual KPI Value Reported ◆ Quarterly Goals

5. Utilization rate for new units created and online at Summer Street



Pre-Project Baseline	Final KPI Actual 6/30/2026	Final KPI Goal FY26 Q4
0%	98%	90%

Auxiliary Information: The map below shows the location of the development that was financed.



Development	Municipality	Sum of Funding
Summer Street	PROVIDENCE	$9,997,000
Total		**$9,997,000**