

**HENDERSON HOME FOR AGED MEN
HENDERSON HOME COMMISSION
14 Clarke Street, Newport, RI 02840**

TO: Newport City Council, Newport City Manager
FROM: Joanne Ritchie, Chair Henderson Home Commission
DATE: December 19, 2025
SUBJECT: 2025 Annual Report of the Henderson Home Commission

I. Background

- a. April 2, 1909 Bequest to City of Newport from William H. Henderson to establish The Henderson Home for Aged Men.
 - i. \$125,000 for The Henderson Home for Aged Men.
 - ii. \$25,000 to be used and applied in the purchase or erection of a suitable estate and building in Newport.
 - iii. Net income on balance to be used and applied to the support and maintenance of the Henderson Home.
- b. Ordinance establishing Henderson Home Commission passed by Representative Council (Newport City Council) June 14, 1909.
 - i. Current Ordinance: City of Newport, Code of Ordinances, Title 2.108: Henderson Home.
- c. Home at 14 Clarke Street was purchased and is owned by the City of Newport, opened for residents on September 1, 1910. Home was constructed in 1776 and is listed on the National Register of Historic Places.
- d. The Henderson Home:
 - i. Operates as a boarding house for men: 7 single rooms, 2 shared bathrooms, residents are provided 3 meals/day.
 - ii. Potential to expand on third floor with completion of capital improvements`.
 - iii. Home is maintained and managed by a five-member Board of Commissioners who are appointed annually by the Newport City Council.
 - iv. A full-time on-site operations manager, hired by the Commission, oversees the day to day activities of the Henderson Home.
 - v. City of Newport Department of Public Services assists with maintenance projects.
- e. Residents must meet the following criteria and be approved by vote of the Commissioners:
 - i. Complete an application and sit for an interview with the Board of Commissioners.
 - ii. Have an immediate need for subsidized housing.
 - iii. Resided in the City of Newport at least five consecutive years.
 - iv. At least fifty-five years of age.
 - v. Pay a monthly affordable rent in a timely manner.
 - vi. Residents operate on a monthly lease.
 - vii. Ability to live independently.

II. Commission Members & Meetings

- a. Home is maintained and managed by a five-member Board of Commissioners who are appointed annually by the Newport City Council.
- b. Commissioners for 2025:

Joanne Ritchie – Chair	Donald DeLuca
Mary Currier	John Grant
William Serth	
- c. David Carlin was appointed the City Council liaison to the Henderson Home Commission.
- d. Commission meetings are scheduled the second Wednesday of each month and Executive sessions are scheduled as necessary. During calendar year 2025 11 monthly meetings were held with 97% attendance by the Commissioners; in addition, there were 3 executive meetings of the commission.
- e. In addition, through the year representatives of the commission met with:

City Administration	Department of Planning & Development
Finance Department	Department of Resilience & Sustainability
Trust & Investment Commission	Rhode Island Foundation
van Beuren Charitable Foundation	Building contractors and architects

III. Residents

- a. For the year 8 individuals resided at Henderson Home.
- b. One resident passed away, one resident left due to requiring assisted living services that the Henderson Home could not provide.
- c. As of December 19, 2025, there are 6 men living at the Home; their length of time as a resident and ages are as follows:
 - 27.5 years as a resident/80 years old
 - 22.0 years as a resident/79 years old
 - 4.0 years as a resident/69 years old
 - 2.0 years as a resident/61 years old
 - 1.5 years as a resident/61 years old
 - 0.5 years as a resident/65 years old

IV. Finances

a. Revenue and Expense Summary

CATEGORY	FISCAL YEAR 2024	FISCAL YEAR 2025
REVENUE		
Henderson Trust	\$59,440	\$58,470
Other Trusts	7,360	7,300
Residents Rent	25,245	23,294
Miscellaneous Income	275	0
TOTAL REVENUE	\$92,320	\$89,064
OPERATING EXPENSES		
Salaries & Benefits	\$33,823	\$34,422
Insurance	9,158	11,590
Utilities	16,037	16,951
Groceries	14,400	14,400
Routine Maintenance & Services	6,100	4,805
TOTAL OPERATING EXPENSES	\$79,518	\$82,168
NET OPERATING INCOME	\$12,802	\$6,896
CAPITAL IMPROVEMENT PROJECTS	\$36,845	\$42,311
ADJUSTED NET INCOME	\$(24,043)	\$(35,415)

- b. Annual income to operate Henderson Home is derived from the Henderson and three other trusts which are administered by the City of Newport Finance Department and the Trust and Investment Commission. As of September 30, 2025, the value of the Henderson Trust was \$1,746,673.
- c. In addition to income from the trusts, residents of the Henderson Home pay monthly rent equal to 25% of their monthly income; which is primarily social security.
- d. Finances for the Henderson Home are administered through the City of Newport Finance Department.

V. Maintenance & Capital Projects

- a. Routine maintenance of the home at 14 Clarke Street is primarily done by the City of Newport Department of Public Services. Capital improvement projects are contracted by the Commission with commercial vendors.
- b. In the last 36 months the following capital improvement projects have been completed:
 - Asphalt roof replacement
 - Hot water heater replacement
 - Oil tank replaced
 - Rear entrance door, windows, bulkhead replaced
 - Fire alarm system upgrade
 - Heating system (boiler) replaced
 - Kitchen appliance upgrades

A portion of these projects were funded with a \$83,000 Certificate of Deposit held by the Henderson Home Commission.

- e. Funding of immediate and future major maintenance & capital improvement projects and administrative support services will be required over the next one to three years. These include projects identified in a February 24, 2025 Building Inspection Report, projects and administrative support services identified by the Commission.

Exterior soffit & gutter replacement (est. \$48,000)	Basement floor joist shoring/bracing
Exterior painting (est. \$63,000)	Electrical upgrades: bathrooms, kitchen
Exterior clapboard restoration/replacement	Drop ceiling repair/replacement
Window restoration or replacement	Kitchen renovation completion
House manager bathroom renovation	Second floor bathroom renovation completion
House manager apartment upgrades	Fire-escape installation
Elevator installation	ADA compliance
Expansion of resident rooms to third floor	Lead paint encapsulation

These projects require professional consultation in order to develop project priorities, cost estimates, and development of funding alternatives. The Commission is evaluating submission of a planning grant request to the van Beuren Charitable Foundation to fund a consultant to assist in the planning of the above projects.

The Commission has had preliminary discussions with the City Administration exploring funding opportunities for the above projects, including the City’s Capital Improvement Plan, allocating funds from the Henderson Trust, and grant opportunities with community foundations.

VI. Strategy for the Future

The Commission is drafting a report for the City Administration that will:

- identify the maintenance and capital improvement projects required at 14 Clarke Street;
- outline funding opportunities; and
- identify alternative programmatic and facility options.

It is expected that the report will be forwarded to the City Administration in the first quarter of 2026.