

**Request for Action  
By the Board of Commissioners**

**Approval of Healthy Housing, Healthy Communities Consulting Services**

**1. Summary of Request**

This Request for Action (“RFA”) is for approval to engage a consultant to provide project management services for the Healthy Housing, Healthy Communities (“H3C”) Initiative.

In May 2022 Rhode Island Housing Mortgage and Finance Corporation (“RIHousing”) was awarded \$150,000 by the National Council of State Housing Finance Agencies (“NCSHA”) in partnership with the Robert Wood Johnson Foundation (“RWJF”) for planning and technical assistance to identify partnerships and other innovative approaches to align housing and healthcare investments.

Known as the H3C Initiative, the planning effort will culminate in a Housing, Health and Equity Partnership Plan. To support the process, RIHousing issued a Request for Proposals (“RFP”) seeking consultants to conduct project management and planning services in coordination with RIHousing staff.

RIHousing received four (4) proposals. A committee consisting of RIHousing staff from the Leased Housing and Rental Services and Government Relations Divisions reviewed and scored each proposal. The highest scoring proposal was submitted by HCH Enterprises, LLC (“HCH”) as set forth in the Scoring Sheet at Attachment A.

HCH is a Rhode Island firm specializing in public sector consulting, workforce agility and managed services. The firm has extensive experience with Rhode Island’s Health Equity Zone model and stakeholder engagement.

The project is expected to begin October 31, 2022 and run through December 31, 2023.

**Recommendation**

Staff recommends the approval of the resolution set forth at Attachment D, which authorizes funding for consulting services in the amount of \$60,000 to support the H3C Initiative as set forth at Attachment B.

**2. Attachments**

- A. Scoring Sheet
- B. Scope of Work
- C. Budget
- D. Resolution

**Attachment A**  
**Scoring Sheet**

	<b>Denise Mitchell</b>	<b>HCH</b>	<b>Ninigret Partners</b>	<b>HousingWorksRI</b>
Professional Capacity (10 pts)	1	7	5	4
Proposed Fee Structure (5 pts)	2	5	5	5
Ability to Perform: Time/Budget (5 pts)	1	3	5	3
Evaluation of Proposed Approach (10 pts)	0	8	4	5
Previous Work Experience (5 pts)	1	4	3	3
Recommendations (5 pts)	0	0	0	0
Firm Minority Status (5 pts)	2	5	2	0
<b>Total Score</b>	<b>7</b>	<b>32</b>	<b>24</b>	<b>20</b>
Points Possible	45	45	45	45

## **Attachment B**

### **Scope of Work**

The consulting firm will work with RIHousing staff to carry out the planning process associated with the Healthy Housing, Healthy Communities (“H3C”) Initiative, which culminates in a Housing, Health and Equity Partnership Plan. The process will consist of assembling stakeholders from across healthcare, housing, supportive services, and community-based providers to craft a plan that identifies processes, projects and commitments to promote housing opportunities for vulnerable populations, with a priority for service-enriched housing.

The goal of the Healthy Housing, Healthy Communities Initiative is to assemble and align resources across healthcare, housing, support services, and community-based providers to finance new affordable housing units in five Health Equity Zones (“HEZ”) across the state and ensure that sustainable mainstream supportive services are in place to ensure successful housing opportunities for vulnerable households.

The Health Equity Zones are a RI Department of Health initiative that use a backbone organization to coordinate community-led, place-based approaches to eliminate unjust health disparities and enhance the socioeconomic and environmental conditions of neighborhoods across the state.

RIHousing selected 5 of the 15 HEZs that have prioritized housing as a signature initiative and are located in the six cities with the highest rates of child poverty. Each HEZ consists of diverse partners that include federally qualified health centers, community development corporations, accountable care organizations, Rhode Island’s largest hospital system, the local PACE and LISC initiatives, local community action programs, community mental health centers, visiting nurse associations, housing authorities and a diverse group of non-traditional service providers. The selected HEZ’s are as follows: Woonsocket HEZ, West Warwick HEZ, Pawtucket Central Falls HEZ, Newport HEZ and Central Providence HEZ.

In partnership with the RI Executive Office of Health and Human Services and the RI Department of Health, the successful consultant will work with the RIHousing team to build on existing work that has centered on decreasing rates of lead poisoning, developing a Medicaid reimbursement to provide housing stabilization and housing locator services, and coordinate investments from our accountable care organizations, MCOs, federally qualified health centers, and community development corporations.

We anticipate an initial assessment of each HEZ’s readiness to proceed with planning and need for technical assistance, followed by customized technical assistance plans for each community. As part of the planning process, we will work with each HEZ’s backbone organization and their respective development partners to develop or align healthcare and supportive services, obtain site control, establish development and operating proformas, and secure healthcare partner investments. The goal is to develop a diverse pipeline of healthcare supported affordable housing projects and to establish a framework for replicating this method throughout the state.

## Attachment C

### Budget

Category	Hourly Rate	Hours	Total Cost
Project Lead	\$110.00	375	\$41,250.00
Project Management Support	\$90.00	200	\$18,000.00
			<b>\$59,250.00</b>

## Attachment D

### Resolution of the Board of Commissioners

**WHEREAS:** the enabling act of the Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) provides the agency with all the powers to make and execute contracts necessary for the exercise of its functions under the Rhode Island Housing and Mortgage Finance Corporation Act, R.I. Gen. Laws §42-55-5(6); and

**WHEREAS:** RIHousing was awarded a Healthy Housing, Healthy Communities grant to further the alignment between investments in housing and healthcare for vulnerable Rhode Islanders; and

**WHEREAS:** following an open competitive process for the receipt of proposals from qualifying firms, RIHousing seeks to engage HCH Enterprises, LLC for consulting services in support of the Healthy Housing, Healthy Communities grant.

#### **NOW, THEREFORE, IT IS HEREBY:**

**RESOLVED:** that the RIHousing Board of Commissioners is hereby authorized, to engage HCH Enterprises, LLC for a fee not to exceed \$60,000 for consulting services described in the scope of work set forth at Attachment B; and

**RESOLVED:** that engagement be subject to available funding and any administrative adjustments as the Executive Director determines to be necessary and reasonable, provided that the total fee shall not exceed \$60,000; and

**RESOLVED:** that the Executive Director and Deputy Executive Director of RIHousing, each acting singly, be and hereby are authorized and empowered to take any and all actions necessary or desirable to carry out the foregoing resolutions, including without limitation the authority to negotiate such terms of the engagement as she or he may determine are in the best interests of RIHousing, and to execute any and all agreements or documents as she or he deems necessary to carry out the foregoing.