

Rhode Island Housing Development Corporation

**Request for Action
by
Board of Directors**

Approval of Proactive Development Guidelines

A. SUMMARY OF REQUEST

This Request for Action is for approval of the Proactive Development Program Guidelines.

B. DISCUSSION

In the FY 2024 annual budget, Article 1, Section 1, the General Assembly appropriated \$1.4 million of American Rescue Plan Act State Fiscal Recovery Funds (SFRF) for the purposes of “Proactive Housing Development.” These funds were appropriated to the Department of Housing to establish a Proactive Development Program (PDP) operating within the Rhode Island Housing Development Corporation (the “Corporation”), a non-profit subsidiary of the Rhode Island Housing and Mortgage Finance Corporation.

The Corporation’s Board of Directors amended the Corporation’s Bylaws on January 11, 2024 to establish the PDP. These amendments called for the Board to establish Proactive Development Activities, which were also adopted on January 11, 2024. The Proactive Development Activities further call for the Board to adopt Proactive Development Guidelines.

Proactive Development Guidelines were initially drafted in April 2024 and later reviewed by the Corporation’s Proactive Development Committee at its meeting on September 19, 2024 (Attachment B).

C. RECOMMENDATION

The attached resolution approving the Proactive Development Program Guidelines is recommended for adoption.

D. ATTACHMENTS

- A. Resolution
- B. Proactive Development Program Guidelines

Attachment A

Resolution of the Board of Directors of the Rhode Island Housing Development Corporation

WHEREAS: the General Assembly appropriated \$1.4 million of American Rescue Plan Act State Fiscal Recovery Funds (SFRF) in the FY 2024 annual budget for the purposes of “Proactive Housing Development”; and

WHEREAS: the Rhode Island Housing Development Corporation (the “Corporation”) has been designated as the administrator of the Proactive Housing Development program; and

WHEREAS: pursuant to its Bylaws the Board of Directors of the Corporation adopted a resolution defining and describing Proactive Development Activities; and

WHEREAS: said resolution requires the Board of Directors of the Corporation to adopt further Proactive Development Guidelines establishing specific terms and conditions of the program.

NOW, THEREFORE, upon affirmative vote of the Board of Directors of the Corporation, it is hereby:

RESOLVED: That the Corporation does hereby adopt the Proactive Development Guidelines attached hereto as Attachment B.

Attachment B

Proactive Development Guidelines

| | |
|-----------------------------------|--|
| 1. Overview | <p>Proactive Development is a task delegated to the Rhode Island Housing Development Corporation, a subsidiary entity of Rhode Island Housing. This effort is principally concerned with increasing the production of housing in Rhode Island.</p> <p>The focus of Proactive Development is undertaking tasks to build a pipeline of affordable housing project for development, ensure qualified projects move through the development process expeditiously and remove barriers to efficient housing production.</p> |
| 2. Program Goals | <p>The goal of Proactive Development is to promote the production of affordable housing throughout Rhode Island and ease the challenges developers may encounter due to constricted supply of property, municipal permitting and zoning, scarcity of funding and/or high costs of predevelopment activities.</p> |
| 3. Target Population/Areas | <p>The program will be conducted statewide. Generally, Proactive Development will support projects targeted to 80% AMI and below for rental projects and below 120% AMI for homeownership, although income of households occupying housing supported by Proactive Development activities may be further limited by the funding programs eventually used to support their construction.</p> |
| 4. Areas of Focus | <ul style="list-style-type: none">• working collaboratively with municipalities, the Housing Department, other state departments and agencies as well as developers and other housing related professionals;• identifying potential sites and opportunities for housing development;• providing the assistance necessary to move projects forward and accelerate the pace of housing production;• undertaking business development activity – supporting and attracting residential developers;• performing due diligence in assessing real estate for use as affordable housing;• identifying and helping address potential barriers to development;• providing technical assistance and support to help streamline the permitting and approval process; and• providing advice for effective development and management of affordable housing. |
| 5. Program Allocation | \$1,400,000 |

| | |
|--------------------------------|---|
| 6. Principal Activities | <ol style="list-style-type: none"> 1. In cooperation with other governmental agencies, non-governmental agencies, developers of housing and the public, assess and identify barriers to housing production in Rhode Island. 2. Identify and screen properties in Rhode Island for housing potential. 3. Develop or support the development of site plans, including engineering, surveying, architectural and financial planning and models with respect to properties supporting housing. 4. Make recommendations and assist in the facilitation and navigation of zoning, planning and permitting processes for housing projects. 5. Assist cities and towns in advancing the location and development of housing in their jurisdictions. 6. Build developer capacity and attract developers for development of housing in Rhode Island. 7. Assist in increasing pre-development activities and sites for housing development in Rhode Island. 8. Support efforts to identify and secure funding sources and opportunities for leasing, acquisition, development, construction, financing, public and private ownership, and management of housing. 9. Facilitate and implement the financing, assembly, acquisition, leasing, permitting and development of properties for housing, including but not limited to retaining of staff or consultants with respect thereto, in accordance with funding budgeted by the Rhode Island Housing Development Corporation for such purposes and to the extent consistent with budgets or guidelines approved by the Board of the Rhode Island Housing Development Corporation. |
|--------------------------------|---|