

MEMORANDUM

TO: Proactive Development Committee
FROM: Ben Frost
DATE: January 15, 2025
SUBJECT: December 2024 Monthly Report

Below is my activity report for December 2024.

In addition to these things, I've received from the Department of Housing the Reporting and Compliance (R&C) form that was approved by PRO. Based on this, I have developed a budget running through FY2027.

I have also drafted a "Business and Resources Development Plan" – this was a Key Performance Indicator listed on an early draft of the R&C form but not included in the final approval by PRO. Nevertheless, I believe it is a useful approach, as will constitute the beginnings of a work plan for the Proactive Development Program.

Of particular note, RIHousing and the Department of Housing have started meeting in an effort to avoid redundancy and to build complementary strengths in the area of Proactive Development.

Developer Meetings

- December 2 – Meeting with Joe Garlick, NW Blackstone Valley.
- December 2 – Meeting with Omar Bah and Dan Connors, Interim Sec. of RI Housing Department, regarding Refugee Dream Center proposed development.
- December 5 – Meeting with Corliss Institute to discuss redevelopment of St. Jean's property in Warren; convened by Rep. June Speakman.
- December 17 – Meeting with Jason Phillips on potential redevelopment of 431 Harris St., Providence for Veterans Urban Farm and Housing Project.
- December 18 – Meeting with Aaron Gornstein, President and CEO at Preservation Affordable Housing.
- December 18 – Meeting with Frank Shea and Tyler McMillan, Women's Development Corporation – Discussion: Raccoon Hollow, West Greenwich

Municipal Meetings

- December 4 – Introductory meeting with Randy Ross, Executive Director at RI League, and RIH's Amy Rainone.
- December 5 – Statewide Planning Technical Committee Meeting; introduction of Proactive Development to municipal planners.
- December 31 – Meeting with Cranston Planning staff; Beth Ashman, Jonas Bruggemann, and Grace Brownell.

Agency/Advocates/Others

- December 3 – Meeting with Marijoan Bull, planning consultant and professor.
- December 11 – Providence Foundation meeting.
- December 16 – Meeting with Eliza Vorenberg and Suzy Harrington-Steppen, Roger Williams University Law School.
- December 16 – Megan Smith (House of Hope) – accompanied her and two physicians conducting street medicine outreach.
- December 17 – Meeting with Emily Martineau, Deputy Communications Director for Speaker Shekarchi.
- December 19 – Conversation on planning and housing with Jeanne Boyle, planning consultant.
- December 27 – Legislation discussion, with Josh Berry, Chief of Municipal Planning and Programming (HSG).

Organizational Meetings

- December 18 – Proactive Development Program Planning Discussion with RIH's Carol Ventura, James Comer, and Amy Rainone and HSG's Secretary Deborah Goddard, Kayla Rosenberg, and Josh Berry.
- December 19 – Meeting with Rebecca Webber (DOA) and RIH's Carol Ventura and Amy Rainone regarding state-owned surplus land.

Next Steps

- Continue to seek introductions and engage with stakeholders
- Complete draft of Proactive Development Program Business and Resources Development Plan and budget