

**Request for Action
By
Board of Commissioners**

**Approval of Amendment to LeadSafe Homes Consulting and Training Services
Engagement
(Residential Construction Workforce Partnership (RCWP))**

1. Summary of Request

This Request for Action (“RFA”) is for approval to amend the existing engagement with Residential Construction Workforce Partnership (RCWP) (“RCWP”) to provide consulting services and a training program to build the capacity of contractors working with the LeadSafe Homes Program (“LSHP”) administered by Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”).

The LSHP provides financial assistance to eligible homeowners across the state to remediate their properties of lead-based paint hazards. RIHousing oversees and coordinates all activities around this remediation, including engaging and approving contractors who are eligible to conduct lead paint remediation. The LSHP is funded through a 2019 U.S. Department of Housing and Urban Development (“HUD”) High Impact Neighborhood Grant that targets properties in Central Falls, East Providence, Pawtucket, and Newport, as well as state funding that serves households in other parts of the state.

Due to the challenges of lead remediation work, which requires special licenses and training, RIHousing has found it difficult to attract and retain contractors. In February 2023, a Request for Proposals (“RFP”) was issued seeking proposals from qualified firms to provide worker training and contractor capacity-building training.

In November 2023, the Board approved the engagement of RCWP to provide such services. RCWP is a Rhode Island non-profit corporation affiliated with the Rhode Island Builders Association. Since December 2023, RCWP has been (i) providing consulting services that assist in recruiting and retaining contractors, (ii) providing jobsite mentoring to new contractors, and (iii) helping develop and implement a training program to ensure contractors have the skills and knowledge to successfully work with RIHousing and complete lead-remediation projects. RCWP has also been providing training to current and prospective LSHP contractors on how to properly install windows and doors, how to apply vinyl siding and paint, and how to address other areas of concern.

RCWP’s current agreement for services includes an option to renew the initial one-year engagement for up to three additional one-year terms; however, the Board authorized a maximum contract value of \$120,000, which does not accommodate any of these additional terms. RIHousing staff is recommending an amendment to the current agreement for services to increase the maximum contract amount to \$300,000, inclusive of the \$120,000 expended in 2024. With this \$180,000 increase, RCWP could continue to provide consulting services to RIHousing, to provide mentoring to new contractors, and it would allow RCWP to further implement the training program that has been developed.

2. Recommendation

The attached resolution approving the amended engagement of Residential Construction Workforce Partnership (RCWP) is recommended for approval.

3. Attachments

A. Resolution

Attachment A
Resolution of the Board of Commissioners
of
Rhode Island Housing and Mortgage Finance Corporation

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);

WHEREAS: RIHousing has determined that it is in the best interests of the corporation to amend the existing engagement of Residential Construction Workforce Partnership (RCWP) (“RCWP”) to provide consulting and training services for RIHousing’s LeadSafe Homes Program (“LSHP”);

WHEREAS: RIHousing previously issued a Request for Proposals (“RFP”) for qualified firms;

WHEREAS: pursuant to that RFP, RCWP was engaged to provide the requested services to support the LSHP; and

WHEREAS: staff has determined that it is in the best interest of RIHousing to renew the engagement with RCWP and increase the maximum contract amount to allow for such renewal.

NOW, THEREFORE, IT IS HEREBY:

RESOLVED: that RIHousing be, and hereby is, authorized to amend the existing agreement for services with Residential Construction Workforce Partnership (RCWP) to reflect a total contract amount not to exceed \$300,000 to provide consulting and training services to RIHousing’s LSHP, as such services are set forth in the RFP, RCWP’s proposal previously submitted in response thereto, and the current agreement for services between RIHousing and RCWP; and

RESOLVED: that the Executive Director, Deputy Executive Director, and Chief Strategy and Innovation Officer, each acting singly, be and hereby are authorized and empowered to negotiate terms, execute contracts, instruments and/or documents, and take any other actions necessary or desirable to carry out the foregoing resolution.