

**American Rescue Plan State Fiscal Recovery Fund Recommendation
Cover Sheet**

Please submit this document with any recommendations for funding from Rhode Island's allocation of federal fiscal recovery funds available through the American Rescue Plan Act. This information will be made available to the public along with any detailed documents submitted that describe the proposal. It is encouraged that such documents identify clear goals and objectives and quantifiable metrics.

This is not a formal request for funds, and submission of recommendations does not guarantee a response, public hearing, or appropriation from the General Assembly.

Name of Lead Agency: South Kingstown Housing Authority
Additional agencies making recommendation (if applicable): n/a
Contact Person / Title: Laura Lee Costello Phone: (401) 783-0126
Address: 364 Curtis Corner Rd., Wakefield RI 02879
Email Address (if available) lauraleecostello@skhousing.org

Brief Project Description (attachments should contain details)

We are requesting funding for "pre-predevelopment" costs to increase affordable housing in South Kingstown.
Total request: \$ 150,000

One-time or Recurring Expense? One-time.

ARPA Eligibility Category (check all that apply) – See link for further information

<https://www.rilegislature.gov/commissions/arpa/commdocs/Treasury%20-%20Quick-Reference-Guide.pdf>

- Respond to the public health emergency and its economic impacts
- Premium pay to eligible workers _____
- Government services/state revenue replacement _____
- Water/sewer/broadband infrastructure _____



THE HOUSING AUTHORITY OF THE TOWN OF SOUTH KINGSTOWN

364 Curtis Corner Road, Wakefield, Rhode Island 02879
Telephone 401-783-0126 ~ FAX 401-789-7650



Since its creation in 1961, The South Kingstown Housing Authority (SKHA) has been the provider of safe and affordable low-income housing for South Kingstown's residents in need. Currently SKHA owns and operates 70 public housing units and has authority from the Department of Housing and Urban Development to issue up to 138 Section 8 vouchers for residents to use to secure affordable rental housing from local landlords.

But, today, as the housing market has exploded, SKHA and the surrounding community are confronted by a dire shortage of low-income affordable housing to meet community needs. Moreover, SKHA's 52 public housing units are in severe need of replacement owing to their age and historic inadequate funding from HUD to provide for appropriate levels of maintenance.

Fortunately, SKHA owns two sites, which combined, could potentially carry substantially more housing units than currently provided, including starter homes. And, SKHA has identified other potential properties that may be suitable for additional low-income affordable units.

Both to address the compelling needs of this community, as well as to take advantage of a relatively unique level of federal, state and local support, SKHA has embarked upon a process for replacing its current family housing rental units and also for increasing the supply of other low-income housing opportunities.

To be able to assess how it can maximize its low-income housing options, SKHA intends to engage consultants to provide it with master planning and financial feasibility advice. It will use this process to frame its overall plan, which will likely be implemented through a partnership with the private sector. Based upon preliminary interviews with four well regarded consultants in this field, SKHA estimates that it will cost approximately \$150,000 for this work. Clearly, this investment will be substantially leveraged when the project is ready to proceed.

SKHA is seeking funding for this "pre-predevelopment" expense from American Rescue Act sources that could be available to the Town of South Kingstown and to the State of Rhode Island. Because the process for awarding this unique funding is

only now getting underway, it is too early to assess the extent to which the Town may appropriate funding to SKHA, although we are cautiously optimistic based upon the reception we received at a recent Town Council work session.

We are also seeking funding from certain foundations which support the development of low-income housing in Rhode Island. Since foundations generally will not support housing authorities, these requests will be issued by SKHA's related non-profit, SKHA Services & Development Corp., when it receives its IRS tax-exemption letter, which is anticipated later this year.

We also have been reaching out to other statewide housing organizations, such as Rhode Island Housing. While there is no clear vehicle to secure the assistance we need, we will continue to pursue all possible sources of support.

Now is a particularly important time to take action on behalf of our residents whose housing needs are so evident. Access to new affordable housing will help all be successful. We ask the General Assembly to allow us to have access to Rescue Act funds that will be a capital investment in meeting housing needs.