



Deputy Secretary for Housing Josh Saal
Low-Mod Commission

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**RHODE
ISLAND**

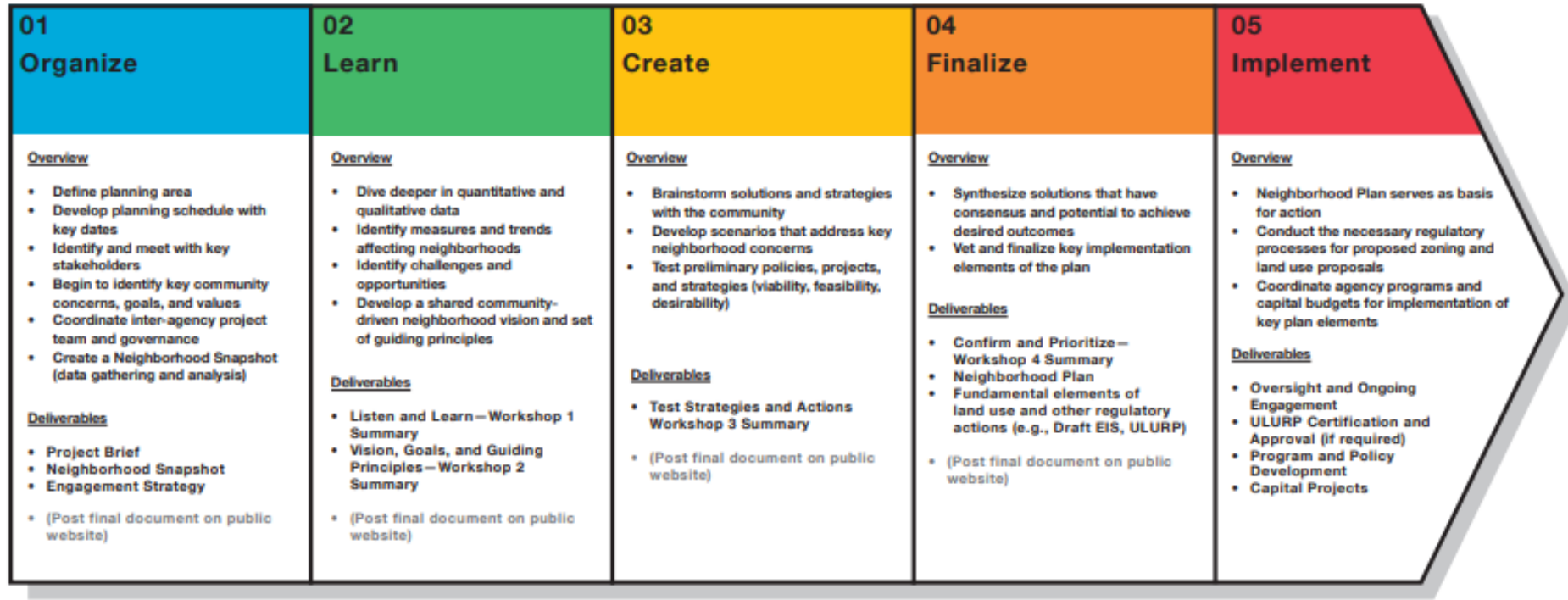
Background & Values

❖ Biography

- ❖ Acknowledge past and address inequities in moving towards stronger future
- ❖ Listening and learning from those with lived experience
- ❖ Keep focus on objectives and seek outcomes that serve people
- ❖ Collaboration across sectors: need every single actor in the development community working together towards shared objectives

Experience

- ❖ New York City Housing Preservation and Development Office of Neighborhood Strategies
- ❖ Create a pipeline of mixed-income and mixed-use projects on publicly-owned land that serve as neighborhood anchors for local communities



Experience Cont.

- ❖ Building a stronger development community that serves vulnerable and marginalized populations through policy, programs, and community engagement
 - ❖ Inter-agency Collaboration: Economic Development Corp, Public Housing Authority, Health and Hospitals
 - ❖ Elected officials and communities
 - ❖ Developers, contractors, and social service providers
- ❖ Building performance and sustainability standards on public sites
- ❖ Resilient design to address flooding
- ❖ Increasing M/WBE participation through policies and programs



Objectives and RI 2030

To make sure all Rhode Islanders can live, work, and thrive in this State, we must address the availability, affordability, and quality of housing.

- ❖ Supporting population growth and encouraging equitable growth through initiatives that advance the creation of new affordable housing across income levels.
- ❖ Stabilizing households that are at risk of involuntary displacement and/or homelessness.
- ❖ Promoting supportive and accessible housing that includes social services, including expanding options for seniors, persons with disabilities, and persons experiencing homelessness.
- ❖ Strengthening the fabric of local neighborhoods through targeted investments.
- ❖ Improving the quality and safety of the existing housing stock.

Creating New Affordable Housing

Investments to facilitate and directly finance new housing units and preserve existing units are needed so that everyone has high-quality, safe affordable housing.

Development of Affordable Housing

- \$90M
- Creation & preservation of approx. 1,500 units up to 80% AMI
- For range of projects, including supportive and senior housing.

Moderate Income Housing

- \$20M
- Development of approx. 250 units for households up to 120% AMI
- Funding may be used for hard and soft costs (acquisition, site remediation, construction, legal and consulting fees, etc.)

Site Acquisition

- \$25M
- Acquisition of properties for redevelopment as affordable and supportive housing
- Open to municipalities, development authorities, and developers

Predevelopment

- \$10M
- Reduces up-front costs for development
- Support essential environmental testing, legal work, and architectural work required to close on construction financing.

Homeowner Assistance & Community Revitalization

In order to strengthen local communities, we must ensure our revamped housing programs are coordinated and effectively administered to serve those who need it most. This includes supporting first-time homebuyers who have historically been excluded from homeownership opportunities and investing in the existing housing stock through redevelopment of vacant and blighted properties in low-income areas.

Down Payment Assistance	Community Revitalization
<ul style="list-style-type: none">• \$50M• \$17,500 in down payment assistance for 2,500 first-time and/or first-generation home buyers	<ul style="list-style-type: none">• \$25M• Redevelopment of vacant and blighted properties for the creation of housing and community/commercial spaces that meet community needs• Focus on hard-hit communities/low-income neighborhoods

Addressing Homelessness

We must ensure that vulnerable populations receive the assistance they need to minimize families and individuals who experience homelessness. When individuals or families do experience homelessness, we need to have the infrastructure and services in-place so it is a rare and brief experience as opposed to a recurring, endless cycle.

Housing Stability/Homelessness Supports

- \$21.5M
- Housing stability, mental health, case management services, etc.
- Ongoing operating subsidies for extremely low-income households
- Assistance to populations transitioning from institutional settings to housing

Homelessness Infrastructure

- \$5M
- Increase shelter capacity
- On-site services

Building Capacity

In order to effectuate transformational change, we need more human-power and more data. This year's housing package is a once-in-a-generation investment that requires smart and careful planning to do it right.

OHCD Support & Capacity

- \$1.5M
- Expand OHCD staff capacity to administer pandemic-related programs and ensure compliance
- Staff to engage in strategic planning, build new initiatives, integrate workflows, and coordinate across agencies.

Statewide Housing Planning

- \$2M
- Municipal planning assistance for technical assistance, zoning, comprehensive planning and housing.
- Strategic statewide planning, including public outreach, translation, and communications
- Tracking outcomes and reporting

Overview of Projects

Of the \$1.13 billion American Rescue Plan State Fiscal Recovery funds Rhode Island has received, a quarter of a billion will be dedicated to housing.

Housing	\$250,000,000
Development of Affordable Housing	\$90,000,000
Moderate Income Housing	\$20,000,000
Down Payment Assistance	\$50,000,000
Site Acquisition	\$25,000,000
Affordable Housing Predevelopment Program	\$10,000,000
Housing Stability/Homelessness Supports	\$21,500,000
Homelessness Infrastructure	\$5,000,000
Community Revitalization	\$25,000,000
Statewide Housing Planning	\$2,000,000
OHCD Support and Capacity	\$1,500,000