

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 233

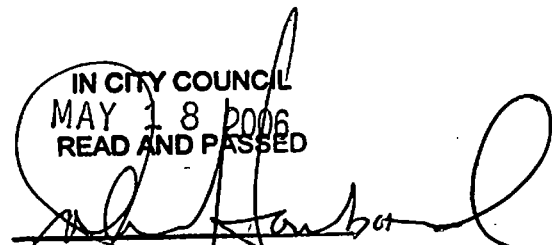

Approved May 30, 2006

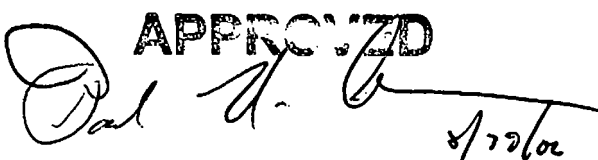
WHEREAS, Over 171,000 households cannot find affordable housing in any of Rhode Island's municipalities; and

WHEREAS, Every municipality must make efforts to ensure that safe, decent, and affordable housing is available to all of its residents; and

WHEREAS, The attached fact sheet produced by Housing Works Rhode Island demonstrates the extreme need for an increased stock of affordable housing in the City of Providence.

NOW, THEREFORE, BE IT RESOLVED, That the Providence City Council Members of the City of Providence urge the Honorable Members of the General Assembly to support the municipalities of Rhode Island in their attempts to provide safe, decent, and affordable housing for all Rhode Islanders by voting for the passage of the Housing Works Rhode Island Legislative Platform, as attached.

IN CITY COUNCIL
MAY 18 2006
READ AND PASSED

PRES.

CLERK

APPROVED

8/22/06

MAYOR

IN CITY COUNCIL
APR 20 2006
FIRST READING
REFERRED TO COMMITTEE ON
STATE LEGISLATION
Ann M. Steh CLERK

THE COMMITTEE ON
STATE LEGISLATION
Recommends Approval
Craig E. Best
May 2, 2006 CLERK

Gen'l President Lombardi, By Request

HOUSING



NETWORK

TEL 401-521-1461

or 888-722-1461

FAX 401-521-1478

THE RHODE ISLAND ASSOCIATION OF NON-PROFIT
COMMUNITY DEVELOPMENT CORPORATIONS

Brenda J. Clement *Executive Director*

48 Nashua Street Providence RI 02904

email bclement@housingnetworkri.org



Rhode Island League of Cities and Towns

March 24, 2006

Dear Council President

There is a housing crisis in Rhode Island, plain and simple. I ask you to join me in supporting HousingWorks RI, a coalition that is working to solve this crisis today, and to ensure that every Rhode Islander can have a quality, affordable home.

HousingWorks RI is a coalition unprecedented in its breadth and depth. It consists now of over 100 banks, builders, chambers of commerce, colleges, community-based agencies and advocates, faith groups, preservationists, municipal officials and more. The City of Warwick is a proud member.

HousingWorks RI is also a campaign, intended to end the state's severe shortage of affordable housing. This year, HousingWorks RI is asking the General Assembly to pass a policy platform that will provide your community with critical and much-needed resources to address this crisis. The centerpiece of the platform is a \$75-million bond that would go to the voters for approval in November. Other components include level support of the Neighborhood Opportunities Program and continued funding for a strong State Historic Tax Credit, both critical programs for the revitalization of our communities.

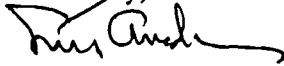
On behalf of HousingWorks RI and as president of the Rhode Island League of Cities and Towns, I ask that you introduce a resolution at your next Council meeting to endorse the campaign's platform. It is time for the state to do more to support our work at the municipal level. Rhode Island ranks one of the lowest in the country in its per capita investment in housing production. That simply has to change.

I have enclosed a copy of the platform for your review and a draft resolution that you might use. I have also enclosed the latest information on the cost of housing in your community. As the numbers make clear, the gross imbalance of home prices and household incomes pose a grave threat to the health of our families and the vitality of our economy.

Ben Gworek, outreach coordinator for HousingWorks RI, will be following up with you shortly. The campaign is also sending a letter to all mayors and town managers asking for their support of the platform. I know very well that you are often asked to sign on to causes and to endorse coalitions and that making these decisions is never easy. But I firmly believe that HousingWorks RI is advocating for the right solutions for all of our communities. I look forward to your joining with me in solving this crisis.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Avedisian", with a stylized flourish at the end.

Scott Avedisian
Mayor of Warwick

HOUSINGWORKS RI 2006 POLICY PLATFORM

H-7764 (Representatives Slater & Kennedy) S-2873 (Senator Tassoni)

A \$75 million bond issue for affordable housing, subject to voter approval in November 2006.

H-7262 (Representative Fox) S-2840 (Senator Pichardo)

- \$7.5 million to level fund the Neighborhood Opportunities Program (NOP). NOP is administered by the Housing Resources Commission and funds affordable housing development throughout the state. HousingWorks RI is advocating for NOP to become an annual appropriation beginning in the FY07 state budget.

H-7055 (Representative Slater) S-2263 (Senator Felag)

- \$350,000 for Year Two of the Supportive Services Pilot Program. A key element in the State's ten-year plan to end homelessness, this program helps develop permanent supportive housing that will result in a reduction in need for other more expensive state services.
- Establishment of a permanent dedicated funding stream for affordable housing.
- Preservation of a strong State Historic Tax Credit to stimulate the production of affordable housing.

H-7367 (Representative Dennigan) S-2543 (Senator Perry)

- \$400,000 to expand the capacity of non-profit community development corporations (CDCs) to build more housing.

Providence Affordable Housing Facts

What does "affordable housing" mean?

According to the generally accepted federal standard, a household should spend no more than 30% of its monthly income on housing costs (including rent or mortgage, utilities, taxes and insurance). When households spend more than 30% on housing, other essentials suffer: health care, nutrition, quality education, savings, clothing, transportation.

These days, affordable homes, both rental and single family, are likely to be among the best-built, best-maintained properties in a neighborhood. Affordable properties don't look "low budget"...because they aren't. They're well designed, constructed of quality materials, energy efficient and attractively landscaped.

How much does it cost to live in Providence?

Median Selling Price of a Single Family Home

	1999	2004	Percent Change
Providence	\$75,000*	\$185,000*	247%
State of RI	\$126,000	\$264,700	210%

* Does not include homes sold in the East Side section of Providence

- Typical monthly housing payment* for a \$185,000 house: \$1,492
- Household income required to afford a \$185,000 house: \$59,680

* Calculated using a 30-year mortgage at 6% interest with a 3% down payment and including mortgage insurance (.9), closing costs (3% sale price), and annual property taxes and insurance (1.825% of home value)

- Average monthly rent for a two-bedroom apartment in 2004: \$1,066
- Household income required for that rent to be affordable: \$42,640

Typical earnings for RI's five most common occupations*:

- Office, clerical, and other administrative positions: \$28,787
- Sales and retail positions: \$22,506
- Food preparation and serving: \$16,910
- Manufacturing: \$25,854
- Teachers and librarians: \$40,685

* These are the median wages for each occupation – halfway between the entry wage and the experienced wage.

Housing units in Providence:

- Number of year-round housing units: 67,572
- Housing units that qualify as affordable: 9,550
 - Affordable housing units reserved for the elderly: 4,358
 - Affordable housing units reserved for families and persons with special needs: 5,192

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 0
- Households in Providence paying more than half their income for housing: 14,982
 - Elderly households paying more than half their income for housing: 2,763
 - Families and other households paying more than half their income for housing: 12,219

Who lives in affordable housing?

- Your community's workforce – teachers, nurses, mechanics, police officers
- Your parents, your children, your best friend

A note regarding the accuracy of the data:

The data on this fact sheet were obtained from the latest official, industry and other expert sources, all publicly available. For links to these data sources, visit the HousingWorks RI website (www.HousingWorksRI.org).

Sources include Rhode Island Housing; www.riliving.com, the official site of the Rhode Island Association of Realtors® and State-Wide Multiple Listing Service; the "Mortgage Professor," Jack M. Guttentag, Professor of Finance Emeritus at the Wharton School of the University of Pennsylvania and author of The Mortgage Encyclopedia (McGraw Hill); Rhode Island Department of Labor & Training; the 2000 U.S. Census; Woonsocket Neighborhood Development Corporation & The Housing Network of Rhode Island. Planning Study: Affordable Housing for Rhode Island: Goals for Cities, Towns, And Regions (Community Development Consulting, 2004); approved town comprehensive plans where available; HUD Comprehensive Housing Affordability Strategy 2000.

The statistics in this fact sheet were compiled in October 2005. Unless otherwise noted, the data are drawn from 2004 sources.

LC02630

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2006

A N A C T

**AUTHORIZING THE ISSUANCE OF BONDS AND NOTES OF THE STATE FOR THE
PURPOSE OF IMPLEMENTING MUNICIPAL AFFORDABLE HOUSING PLANS**

Introduced By: Senators Tassoni, Roberts, F Caprio, and Algieri

Date Introduced: March 01, 2006

Referred To: Senate Finance

It is enacted by the General Assembly as follows:

- 1 SECTION 1. Legislative Findings. It is hereby found and declared that:
- 2 (a) there exists a need for affordable housing in the State;
- 3 (b) the general assembly desires to provide a mechanism for increasing affordable
- 4 housing available in the State; and
- 5 (c) the General Assembly hereby determines that the funds necessary for affordable
- 6 housing shall be paid from the proceeds of a general obligation bond of the State.
- 7 SECTION 2. Proposition to be submitted to the people. At the general election to be held
- 8 on the Tuesday next after the first Monday in November, 2006, there shall be submitted to the
- 9 people for their approval or rejection the following proposition:
- 10 "Shall the action of the general assembly, by an act passed by the January session, 2006,
- 11 authorizing the issuance of bonds, refunding bonds, and temporary notes of the State of Rhode
- 12 Island in the amount of seventy-five million (\$75,000,000) to provide funds to The Housing
- 13 Resources Commission to be allocated to finance the cost of the Community Homes Program be
- 14 approved, and the issuance of such bonds, refunding bonds, and temporary notes in accordance
- 15 with the act be authorized?"
- 16 Approval of this question will authorize the State of Rhode Island to issue general
- 17 obligation bonds and refunding bonds to provide funding for the Community Homes Program.
- 18 The Community Homes Program will consist of the following:

1 A. \$13,000,000 per year for five (5) years (Total \$65,000,000) to provide state matching
2 funds for:

3 1. Deferred payment loans to developers of affordable housing.

4 2. Matching grants to employers who create housing assistance programs for their
5 employees.

6 3. Grants for municipal infrastructure improvements to support new affordable housing.

7 B. \$5,000,000 per year for two (2) years to capitalize the Housing and Conservation Trust
8 Fund established pursuant to Title 42, Chapter 113 of the general laws of Rhode Island.

9 SECTION 3. Ballot and applicability of general election laws. -- The secretary of state
10 shall prepare and turn over to the state board of elections a ballot for the proposition listed in
11 Section 2 with the designations "approve" or "reject" so that each voter may indicate his approval
12 or rejection of such proposition. The general election laws, so far as consistent herewith, shall
13 apply to voting on the proposition authorized in section 2 hereof.

14 SECTION 4. Approval of proposition by people. -- If a majority of the people voting on
15 the referendum question provided for in section 2 hereof shall vote to approve said referendum
16 question, said proposition shall be deemed to be approved.

17 SECTION 5. Bonds for Community Homes Program. -- The general treasurer is hereby
18 authorized and empowered with the approval of the governor and in accordance with the
19 provisions of this act, to issue from time to time bonds (hereinafter sometimes referred to as "such
20 bonds") in serial or term bond form in the name and behalf of the state in such amounts as may be
21 specified from time to time by the governor in an aggregate principal amount not to exceed the
22 total amount as set forth in the referendum question provided for in Section 2 hereof to be
23 designated as "Community Homes Program Loan of 2006 bonds". All provisions in this act
24 relating to "bonds" shall also be deemed to apply to "refunding bonds", provided, however, that
25 the aggregate principal amount of such capital development bonds and of any temporary notes
26 outstanding at any one time issued in anticipation thereof pursuant to section 8 hereof shall not
27 exceed the total amount for the Community Homes Program as has been approved by the people.

28 Such bonds shall be in denominations of one thousand dollars (\$1,000) each, or multiples
29 thereof, and shall be payable in any coin or currency of the United States which at the time of
30 payment shall be legal tender for public and private debts. Such bonds shall bear such date or
31 dates, mature at such time or times, but not beyond the end of the twentieth state fiscal year
32 following the state fiscal year in which they are respectively issued, bear interest payable at such
33 rate or different or varying rates, be payable at such time or times at such place or places, be
34 subject to such terms of redemption or recall, with or without premium, be in such form, with or

1 without interest coupons attached, carry such registration, conversion, reconversion, transfer, debt
2 retirement, acceleration and other provisions as may be fixed by the general treasurer, with the
3 approval of the governor, upon each issue of such bonds at the time of each issue. Whenever the
4 governor shall approve the issuance of such capital development bonds, he or she shall certify
5 such approval to the secretary of state; such bonds shall be signed by the general treasurer and
6 countersigned by the manual or facsimile signature of the secretary of state and shall bear the seal
7 of the state or a facsimile thereof. The approval of the governor shall be endorsed on each bond
8 so approved with a facsimile of his or her signature.

9 SECTION 6. Refunding Bonds for the Rhode Island Community Homes Program. --

10 The general treasurer is hereby authorized and empowered, with the approval of the governor and
11 in accordance with the provisions of this act, to issue from time to time bonds to refund the bonds
12 authorized under section 5 hereof in the name and on behalf of the state, in such amounts as may
13 be specified from time to time by the governor in an aggregate principal amount not to exceed the
14 total amount as has been approved by the people, to be designated as "Community Homes
15 Program Loan of 2006 refunding bonds" (hereinafter "refunding bonds").

16 The general treasurer with the approval of the governor shall fix the terms and form of
17 such refunding bonds in the same manner as the bonds, except the refunding bonds may not
18 mature more than thirty (30) years from the date of original issue of bonds being refunded by
19 such refunding bonds.

20 The proceeds of the refunding bonds, exclusive of any premium and accrued interest,
21 shall, upon their receipt, be paid by the general treasurer immediately to the paying agent for the
22 bonds which are to be called and prepaid, and such paying agent shall hold such proceeds in trust
23 until they are applied to prepay the bonds. While such proceeds are held in trust, they may be
24 invested for the benefit of the state in obligations of the United States of America or the state of
25 Rhode Island.

26 If the general treasurer shall deposit with the paying agent for such bonds from the
27 proceeds of the refunding bonds or from other sources sufficient amounts that, when invested in
28 obligations of the United States or the state of Rhode Island, are sufficient to pay all principal,
29 interest, and premium, if any, on the bonds until such bonds are called prepayment, then such
30 bonds shall not be considered debts of the state of Rhode Island for any purpose from the date of
31 deposit of such moneys with the paying agent. The refunding bonds shall continue to be a debt of
32 the state until paid.

33 The term "bond" shall include "note", and term "refunding bonds" shall include
34 "refunding notes" when used in this act.

1 SECTION 7. Proceeds of the Bonds. -- The general treasurer is directed to deposit the
2 proceeds from the sale of such bonds, exclusive of premiums and accrued interest, into one more
3 of the funds administered by the Housing Resource Commission established pursuant to Title 42,
4 Chapter 128 of the general laws of Rhode Island to finance the Community Homes Program
5 described in Section 2 hereof.

6 SECTION 8. Temporary Notes. -- The general treasurer is hereby authorized and
7 empowered, with the approval of the governor and in accordance with the provisions of this act,
8 to borrow, upon temporary notes issued in anticipation of the issuance of such bonds, from time
9 to time, in the name and on behalf of the state sums of money for the purposes hereinbefore set
10 forth in the referendum question provided for in section 2 hereof, subject to the limitations as to
11 the amount set forth in this act, and to be designated as "Community Homes Program Loan of
12 2006 notes" (hereinafter referred to as "such notes").

13 Such notes shall be signed by the general treasurer and countersigned by the manual or
14 facsimile signature of the secretary of state, and shall be issued at such time or times in such
15 amounts, at such rates of interest, with such provisions for prepayment, with or without premium,
16 acceleration and other terms as may be fixed by the general treasurer, with the approval at the
17 time of each issue of the governor.

18 Such notes may be issued from time to time for periods not to exceed two (2) years and
19 may be refunded or renewed from time to time by the issue of other such notes for periods not to
20 exceed two (2) years, but such notes, including all refunding or renewals thereof, shall mature not
21 later than five (5) years from the date of each original issue. The proceeds of the sale of such
22 notes, exclusive of any premiums or accrued interest, shall be deposited by the general treasurer
23 as provided in section 7 hereof.

24 SECTION 9. Bonds and notes to be tax exempt and general obligations of the state. --
25 All bonds and notes issued under the authority of this act shall be exempt from taxation in the
26 state and shall be general obligations of the state, and the full faith and credit of the state are
27 hereby pledged for the due payment of the principal of and interest on each of such bonds and
28 notes as the same shall become due.

29 SECTION 10. Sale of bonds and notes. -- Any bonds or notes issued under the authority
30 of this act shall be sold from time to time at not less than the principal amount thereof, in such
31 mode and on such terms and conditions as the general treasurer, with the approval of the
32 governor, shall deem to be for the best interests of the state.

33 Any premiums and accrued interest which may be received on the sale of such bonds or
34 notes shall become part of the general fund of the state and shall be applied to the payment of

1 debt service or cost of issuance charges of the state.

2 In the event that the amount received from the sale of such bonds or notes exceeds the
3 amount necessary for the purposes stated in section 7 hereof, the surplus may be used to the
4 extent possible to retire said bonds as the same may become due, to redeem the same in
5 accordance with the terms thereof or otherwise to purchase the same as the general treasurer, with
6 the approval of the governor, shall deem to be for the best interest of the state.

7 Any bonds or notes issued under the provisions of this act and coupons on any bonds, if
8 properly executed by the manual or facsimile signatures, as the case may be, of officers of the
9 state in office on the date of execution shall be valid and binding according to their tenor
10 notwithstanding that before the delivery thereof and payment therefore, any or all such officers
11 shall for any reason have ceased to hold office.

12 SECTION 11. Appropriation. -- To the extent the same is not otherwise provided, a
13 sum sufficient to pay the interest and principal due each year on bonds and notes hereunder is
14 hereby annually appropriated out of any money in the treasury not otherwise appropriated.

15 SECTION 12. Advances from general fund. -- The general treasurer is authorized from
16 time to time with the approval of the director of administration and the governor, in anticipation
17 of the issue of notes or bonds under the authority of this act, to advance to the Housing Resources
18 Commission to be used for the purposes specified in section 7 hereof, any funds of the state not
19 specifically held for any particular purpose, provided, however, that all such advances made to
20 such fund shall be returned to the general fund from such fund forthwith upon the receipt by such
21 fund of proceeds resulting from the issue of notes or bonds to the extend of such advances.

22 SECTION 13. Effective date. -- Sections 1, 2, 3, and this section of this act shall take
23 effect upon its passage; the remaining sections of this act shall take effect when and if the state
24 board of elections shall certify to the secretary of the state that a majority of the qualified electors
25 voting on the referendum question contained in section 2 hereof indicated their approval of such
26 proposition.

=====
LC02630
=====

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

AUTHORIZING THE ISSUANCE OF BONDS AND NOTES OF THE STATE FOR THE
PURPOSE OF IMPLEMENTING MUNICIPAL AFFORDABLE HOUSING PLANS

1 This Act would authorize the State to issue its general obligation bonds in the amount of
2 seventy-five million dollars (\$75,000,000) to finance the Community Homes Program. Sections
3 1, 2, 3 and 13 of this Act would the effect on passage/. The remainder of this Act would take
4 effect upon approval of this Act by a majority of those voting on the referendum question at the
5 election to be held on the Tuesday next after the first Monday in November, 2006.

=====
LC02630
=====

LC01757

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2006

A N A C T

**RELATING TO HOUSING RESOURCES - NEIGHBORHOOD OPPORTUNITIES
PROGRAM**

Introduced By: Representatives Fox, Pacheco, Lewiss, Slater, and Rice

Date Introduced: February 15, 2006

Referred To: House Finance

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 42-128-8 of the General Laws in Chapter 42-128 entitled "Rhode
2 Island Housing Resources Act of 1998" is hereby amended to read as follows:

3 **42-128-8. Powers and duties.** -- In order to provide housing opportunities for all Rhode
4 Islanders, to maintain the quality of housing in Rhode Island, and to coordinate and make
5 effective the housing responsibilities of the agencies and subdivisions of the state, the
6 commission shall have the following powers and duties:

7 (1) Policy, planning and coordination of state housing functions. - The commission shall
8 have the power and duty:

9 (i) To prepare and adopt the state's plans for housing, provided however that this
10 provision shall not be interpreted to contravene the prerogative of the state planning council to
11 adopt a state guide plan for housing.

12 (ii) To prepare, adopt, and issue the state's housing policy.

13 (iii) To conduct research on and make reports regarding housing issues in the state.

14 (iv) To advise the governor and general assembly on housing issues and to coordinate
15 housing activities among government agencies and agencies created by state law or providing
16 housing services under government programs.

17 (2) Establish, implement, and monitor state performance measures and guidelines for
18 housing programs. - The commission shall have the power and the duty:

1 (i) To promulgate performance measures and guidelines for housing programs conducted
2 under state law.

3 (ii) To monitor and evaluate housing responsibilities established by state law, and to
4 establish a process for annual reporting on the outcomes of the programs and investments of the
5 state in housing for low and moderate income people.

6 (iii) To hear and resolve disputes pertaining to housing issues.

7 (3) Administer the programs pertaining to housing resources that may be assigned by
8 state law. - The commission shall have the power and duty to administer programs for housing,
9 housing services, and community development, including, but not limited to, programs pertaining
10 to:

11 (i) Abandoned properties and the remediation of blighting conditions.

12 (ii) Lead abatement and to manage a lead hazard abatement program in cooperation with
13 the Rhode Island Housing and Mortgage Finance Corporation.

14 (iii) Services for the homeless.

15 (iv) Rental assistance.

16 (v) Community development.

17 (vi) Outreach, education and technical assistance services.

18 (vii) Assistance, including financial support, to non-profit organizations and community
19 development corporations.

20 (viii) Tax credits that assist in the provision of housing or foster community development
21 or that result in support to non-profit organizations performing functions to accomplish the
22 purposes of this chapter.

23 (ix) The neighborhood opportunities program, the purpose of which shall be to address
24 the housing and revitalization needs of the state's deteriorating neighborhoods. The neighborhood
25 opportunities program shall provide financial assistance to implement the following three
26 components:

27 (a) The family affordable housing program, the purpose of which shall be to produce an
28 additional supply of housing units at rents affordable to families working at or near minimum
29 wage. State funding will leverage other resources for the production of housing, to create mixed
30 income housing, and to revitalize neighborhoods through the rehabilitation of existing
31 substandard units.

32 (b) The permanent supportive housing program, the purpose of which shall be to produce
33 additional housing for disabled individuals to be coupled with services and case management to
34 stabilize homeless individuals in permanent housing at affordable rents for persons receiving

1 supplemental social security income (SSI).

2 (c) The neighborhood revitalization program, the purpose of which shall be to provide
3 grants to local communities for renovation, demolition, and homeownership opportunities in
4 neighborhoods designated for revitalization.

5 Section 2. There is hereby appropriated out of any money in the treasury not otherwise
6 appropriated for the fiscal year 2006-2007, the sum of seven million, five hundred thousand
7 dollars (\$7,500,000) for the purpose of carrying out the provisions of this act, and the state
8 controller is hereby authorized to draw his orders upon the general treasurer for the payment of
9 said sum, or so much thereof as may be from time to time required, upon receipt by him of
10 properly authenticated vouchers.

11 SECTION 3. This act shall take effect upon passage.

LC01757

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO HOUSING RESOURCES - NEIGHBORHOOD OPPORTUNITIES
PROGRAM

- 1 This act would establish and fund the neighborhood opportunities program to address the
2 housing and revitalization needs of the state's deteriorating neighborhoods.
3 This act would take effect upon passage.

=====
LC01757
=====

LC01525

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2006

A N A C T

**RELATING TO HOUSING RESOURCES - NEIGHBORHOOD OPPORTUNITIES
PROGRAM**

Introduced By: Senators Pichardo, Goodwin, and Felag

Date Introduced: February 16, 2006

Referred To: Senate Finance

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 42-128-8 of the General Laws in Chapter 42-128 entitled "Rhode
2 Island Housing Resources Act of 1998" is hereby amended to read as follows:

3 **42-128-8. Powers and duties.** -- In order to provide housing opportunities for all Rhode
4 Islanders, to maintain the quality of housing in Rhode Island, and to coordinate and make
5 effective the housing responsibilities of the agencies and subdivisions of the state, the
6 commission shall have the following powers and duties:

7 (1) Policy, planning and coordination of state housing functions. - The commission shall
8 have the power and duty:

9 (i) To prepare and adopt the state's plans for housing, provided however that this
10 provision shall not be interpreted to contravene the prerogative of the state planning council to
11 adopt a state guide plan for housing.

12 (ii) To prepare, adopt, and issue the state's housing policy.

13 (iii) To conduct research on and make reports regarding housing issues in the state.

14 (iv) To advise the governor and general assembly on housing issues and to coordinate
15 housing activities among government agencies and agencies created by state law or providing
16 housing services under government programs.

17 (2) Establish, implement, and monitor state performance measures and guidelines for
18 housing programs. - The commission shall have the power and the duty:

1 (i) To promulgate performance measures and guidelines for housing programs conducted
2 under state law.

3 (ii) To monitor and evaluate housing responsibilities established by state law, and to
4 establish a process for annual reporting on the outcomes of the programs and investments of the
5 state in housing for low and moderate income people.

6 (iii) To hear and resolve disputes pertaining to housing issues.

7 (3) Administer the programs pertaining to housing resources that may be assigned by
8 state law. - The commission shall have the power and duty to administer programs for housing,
9 housing services, and community development, including, but not limited to, programs pertaining
10 to:

11 (i) Abandoned properties and the remediation of blighting conditions.

12 (ii) Lead abatement and to manage a lead hazard abatement program in cooperation with
13 the Rhode Island Housing and Mortgage Finance Corporation.

14 (iii) Services for the homeless.

15 (iv) Rental assistance.

16 (v) Community development.

17 (vi) Outreach, education and technical assistance services.

18 (vii) Assistance, including financial support, to non-profit organizations and community
19 development corporations.

20 (viii) Tax credits that assist in the provision of housing or foster community development
21 or that result in support to non-profit organizations performing functions to accomplish the
22 purposes of this chapter.

23 (ix) The neighborhood opportunities program, the purpose of which shall be to address
24 the housing and revitalization needs of the state's deteriorating neighborhoods. The neighborhood
25 opportunities program shall provide financial assistance to implement the following three
26 components:

27 (a) The family affordable housing program, the purpose of which shall be to produce an
28 additional supply of housing units at rents affordable to families working at or near minimum
29 wage. State funding will leverage other resources for the production of housing, to create mixed
30 income housing, and to revitalize neighborhoods through the rehabilitation of existing
31 substandard units.

32 (b) The permanent supportive housing program, the purpose of which shall be to produce
33 additional housing for disabled individuals to be coupled with services and case management to
34 stabilize homeless individuals in permanent housing at affordable rents for persons receiving

1 supplemental social security income (SSI).

2 (c) The neighborhood revitalization program, the purpose of which shall be to provide
3 grants to local communities for renovation, demolition, and homeownership opportunities in
4 neighborhoods designated for revitalization.

5 Section 2. There is hereby appropriated out of any money in the treasury not otherwise
6 appropriated for the fiscal year 2005-2006, the sum of seven million, five hundred thousand
7 dollars (\$7,500,000) for the purpose of carrying out the provisions of this act, and the state
8 controller is hereby authorized to draw his orders upon the general treasurer for the payment of
9 said sum, or so much thereof as may be from time to time required, upon receipt by him of
10 properly authenticated vouchers.

11 SECTION 3. This act shall take effect upon passage.

LC01525

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO HOUSING RESOURCES - NEIGHBORHOOD OPPORTUNITIES
PROGRAM

- 1 This act would establish and fund the neighborhood opportunities program to address the
2 housing and revitalization needs of the state's deteriorating neighborhoods.
3 This act would take effect upon passage.

LC01525

LC00711

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2006

A N A C T

RELATING TO STATE AFFAIRS AND GOVERNMENT - RHODE ISLAND HOUSING
RESOURCES ACT OF 1998

Introduced By: Representatives Slater, Williams, Naughton, Almeida, and Diaz

Date Introduced: February 02, 2006

Referred To: House Finance

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 42-128-8 of the General Laws in Chapter 42-128 entitled "Rhode
2 Island Housing Resources Act of 1998" is hereby amended to read as follows:

3 **42-128-8. Powers and duties.** -- In order to provide housing opportunities for all Rhode
4 Islanders, to maintain the quality of housing in Rhode Island, and to coordinate and make
5 effective the housing responsibilities of the agencies and subdivisions of the state, the
6 commission shall have the following powers and duties:

7 (1) Policy, planning and coordination of state housing functions. - The commission shall
8 have the power and duty:

9 (i) To prepare and adopt the state's plans for housing, provided however that this
10 provision shall not be interpreted to contravene the prerogative of the state planning council to
11 adopt a state guide plan for housing.

12 (ii) To prepare, adopt, and issue the state's housing policy.

13 (iii) To conduct research on and make reports regarding housing issues in the state.

14 (iv) To advise the governor and general assembly on housing issues and to coordinate
15 housing activities among government agencies and agencies created by state law or providing
16 housing services under government programs.

17 (2) Establish, implement, and monitor state performance measures and guidelines for
18 housing programs. - The commission shall have the power and the duty:

1 (i) To promulgate performance measures and guidelines for housing programs conducted
2 under state law.

3 (ii) To monitor and evaluate housing responsibilities established by state law, and to
4 establish a process for annual reporting on the outcomes of the programs and investments of the
5 state in housing for low and moderate income people.

6 (iii) To hear and resolve disputes pertaining to housing issues.

7 (3) Administer the programs pertaining to housing resources that may be assigned by
8 state law. - The commission shall have the power and duty to administer programs for housing,
9 housing services, and community development, including, but not limited to, programs pertaining
10 to:

11 (i) Abandoned properties and the remediation of blighting conditions.

12 (ii) Lead abatement and to manage a lead hazard abatement program in cooperation with
13 the Rhode Island Housing and Mortgage Finance Corporation.

14 (iii) Services for the homeless.

15 (iv) Rental assistance.

16 (v) Community development.

17 (vi) Outreach, education and technical assistance services.

18 (vii) Assistance, including financial support, to non-profit organizations and community
19 development corporations.

20 (viii) Tax credits that assist in the provision of housing or foster community development
21 or that result in support to non-profit organizations performing functions to accomplish the
22 purposes of this chapter.

23 (ix) The Supportive Services Program, the purpose of which is to help prevent and end
24 homelessness among those who have experienced long-term homelessness and for whom certain
25 services in addition to housing are essential. State funding for this program may leverage other
26 resources for the purpose of providing supportive services. Services provided pursuant to this
27 subsection shall include, but not be limited to: assistance with budgeting and paying rent; access
28 to employment; encouraging tenant involvement in facility management and policies; medication
29 monitoring and management; daily living skills related to food, housekeeping and socialization;
30 counseling to support self-identified goals; referrals to mainstream health, mental health and
31 treatment programs; and conflict resolution.

32 Section 2. There is hereby appropriated, out of any money in the treasury not otherwise
33 appropriated for the fiscal year 2006-2007, the sum of three hundred fifty thousand dollars
34 (\$350,000) for the purpose of carrying out the provisions of this act, and the state controller is

1 hereby authorized and directed to draw his/her orders upon the general treasurer for the payment
2 of said sum, or so much thereof as may be from time to time required, upon receipt by him/her of
3 properly authenticated vouchers.

4 SECTION 3. This act shall take effect upon passage.

=====
LC00711
=====

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

RELATING TO STATE AFFAIRS AND GOVERNMENT - RHODE ISLAND HOUSING
RESOURCES ACT OF 1998

- 1 This act would give the Rhode Island Housing Resources Commission the power to
2 administer the supportive services program which aids in the prevention of homelessness, and
3 would appropriate \$350,000 in fiscal year 2006-2007 to carry out this provision of this act.
4 This act would take effect upon passage.

LC00711

LC01473

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2006

A N A C T

**RELATING TO STATE AFFAIRS AND GOVERNMENT - RHODE ISLAND HOUSING
RESOURCES ACT OF 1998**

Introduced By: Senators Felag, Pichardo, Perry, Tassoni, and Goodwin

Date Introduced: February 02, 2006

Referred To: Senate Finance

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 42-128-8 of the General Laws in Chapter 42-128 entitled "Rhode
2 Island Housing Resources Act of 1998" is hereby amended to read as follows:

3 **42-128-8. Powers and duties.** -- In order to provide housing opportunities for all Rhode
4 Islanders, to maintain the quality of housing in Rhode Island, and to coordinate and make
5 effective the housing responsibilities of the agencies and subdivisions of the state, the
6 commission shall have the following powers and duties:

7 (1) Policy, planning and coordination of state housing functions. - The commission shall
8 have the power and duty:

9 (i) To prepare and adopt the state's plans for housing, provided however that this
10 provision shall not be interpreted to contravene the prerogative of the state planning council to
11 adopt a state guide plan for housing.

12 (ii) To prepare, adopt, and issue the state's housing policy.

13 (iii) To conduct research on and make reports regarding housing issues in the state.

14 (iv) To advise the governor and general assembly on housing issues and to coordinate
15 housing activities among government agencies and agencies created by state law or providing
16 housing services under government programs.

17 (2) Establish, implement, and monitor state performance measures and guidelines for
18 housing programs. - The commission shall have the power and the duty:

1 (i) To promulgate performance measures and guidelines for housing programs conducted
2 under state law.

3 (ii) To monitor and evaluate housing responsibilities established by state law, and to
4 establish a process for annual reporting on the outcomes of the programs and investments of the
5 state in housing for low and moderate income people.

6 (iii) To hear and resolve disputes pertaining to housing issues.

7 (3) Administer the programs pertaining to housing resources that may be assigned by
8 state law. - The commission shall have the power and duty to administer programs for housing,
9 housing services, and community development, including, but not limited to, programs pertaining
10 to:

11 (i) Abandoned properties and the remediation of blighting conditions.

12 (ii) Lead abatement and to manage a lead hazard abatement program in cooperation with
13 the Rhode Island Housing and Mortgage Finance Corporation.

14 (iii) Services for the homeless.

15 (iv) Rental assistance.

16 (v) Community development.

17 (vi) Outreach, education and technical assistance services.

18 (vii) Assistance, including financial support, to non-profit organizations and community
19 development corporations.

20 (viii) Tax credits that assist in the provision of housing or foster community development
21 or that result in support to non-profit organizations performing functions to accomplish the
22 purposes of this chapter.

23 (ix) The Supportive Services Program, the purpose of which is to help prevent and end
24 homelessness among those who have experienced long-term homelessness and for whom certain
25 services in addition to housing are essential. State funding for this program may leverage other
26 resources for the purpose of providing supportive services. Services provided pursuant to this
27 subsection shall include, but not be limited to: assistance with budgeting and paying rent; access
28 to employment; encouraging tenant involvement in facility management and policies; medication
29 monitoring and management; daily living skills related to food, housekeeping and socialization;
30 counseling to support self-identified goals; referrals to mainstream health, mental health and
31 treatment programs; and conflict resolution.

32 Section 2. There is hereby appropriated, out of any money in the treasury not otherwise
33 appropriated for the fiscal year 2006-2007, the sum of three hundred fifty thousand dollars
34 (\$350,000) for the purpose of carrying out the provisions of this act, and the state controller is

1 hereby authorized and directed to draw his/her orders upon the general treasurer for the payment
2 of said sum, or so much thereof as may be from time to time required, upon receipt by him/her of
3 properly authenticated vouchers.

4 SECTION 3. This act shall take effect upon passage.

=====
LC01473
=====

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

RELATING TO STATE AFFAIRS AND GOVERNMENT - RHODE ISLAND HOUSING
RESOURCES ACT OF 1998

- 1 This act would give the Rhode Island Housing Resources Commission the power to
2 administer the supportive services program which aids in the prevention of homelessness, and
3 would appropriate \$350,000 in fiscal year 2006-2007 to carry out this provision of this act.
4 This act would take effect upon passage.

=====
LC01473
=====

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2006

A N A C T

RELATING TO AFFORDABLE HOUSING -- ESTABLISHING A FUND TO SUPPORT
NONPROFIT CORPORATIONS WHO PROVIDE OR DEVELOP AFFORDABLE HOUSING

Introduced By: Representatives Dennigan, Rose, Anguilla, Ginaitt, and Almeida

Date Introduced: February 16, 2006

Referred To: House Finance

It is enacted by the General Assembly as follows:

1 SECTION 1. Title 34 of the General Laws entitled "PROPERTY" is hereby amended by
2 adding thereto the following chapter:

3 CHAPTER 45.1

4 CREATION OF A COMMUNITY DEVELOPMENT CORPORATION CAPACITY

5 BUILDING FUND

6 34-45.1-1. Short title. -- This chapter shall be known and may be cited as the
7 "Community Development Corporation Capacity Building Fund Act of 2006."

8 34-45.1-2. Creation of fund. -- There is hereby created and established a fund to
9 strengthen the developmental capacity of eligible community development corporations
10 (hereinafter referred to as "CDCs"). The fund will be maintained through annual appropriations
11 from the General Assembly.

12 34-45.1-3. Definitions and eligibility. -- As used in this chapter, a community
13 development corporation shall be defined as a private, nonprofit corporation that has as its
14 principal purposes the planning, developing or managing of affordable housing or other
15 community development projects.

16 34-45.1-4. Administration of the fund. -- Annual funding shall be appropriated to the
17 Housing Resources Commission established pursuant to chapter 42-128. The HRC shall award
18 funds to an intermediary organization to provide capacity-building and technical assistance to

1 CDCs.

2 SECTION 2. This act shall take effect upon passage.

LC02086

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

RELATING TO AFFORDABLE HOUSING -- ESTABLISHING A FUND TO SUPPORT
NONPROFIT CORPORATIONS WHO PROVIDE OR DEVELOP AFFORDABLE HOUSING

1 This act would create a community development corporation fund in order to supplement
2 funding for community based nonprofit corporations whose purpose is to provide affordable
3 housing.

4 This act would take effect upon passage.

=====
LC02086
=====

LC01921

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2006

A N A C T

**RELATING TO PROPERTY -- COMMUNITY DEVELOPMENT CORPORATION
BUILDING FUND**

Introduced By: Senators Perry, Goodwin, Felag, Roberts, and Sosnowski

Date Introduced: February 09, 2006

Referred To: Senate Finance

It is enacted by the General Assembly as follows:

1 SECTION 1. Title 45 of the General Laws entitled "Towns and Cities" is hereby
2 amended by adding thereto the following chapter:

3 **CHAPTER 45.1**

4 **COMMUNITY DEVELOPMENT CORPORATION BUILDING FUND**

5 **45-45.1-1. Short title.** – This chapter shall be known and may be cited as the
6 "Community Development Corporation Fund Act of 2006."

7 **45-45.1-2. Creation and use of fund.** – There is hereby created and established a fund to
8 strengthen the development capacity of eligible nonprofit community development corporations
9 (hereinafter referred to as CDCs). The fund will be maintained through annual appropriations
10 from the general assembly.

11 **45-45.1-3. Definitions and eligibility.** – As used in this chapter, a community
12 development corporation shall be defined as a private, nonprofit corporation that has as its
13 principal purposes the planning, developing or managing of affordable housing or other
14 community development projects.

15 **45-45.1-4. Administration of the fund.** – Annual funding shall be appropriated to the
16 Housing Resources Commission (HRC) established pursuant to chapter 42-128. The HRC shall
17 award all funds to an approved intermediary organization to provide capacity, building and
18 technical assistance to CDCs.

1 SECTION 2. This act shall take effect upon passage.

LC01921

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO PROPERTY -- COMMUNITY DEVELOPMENT CORPORATION
BUILDING FUND

1 This act would establish the Community Development Corporation Fund Act of 2006
2 which would have as its purpose the goal to strengthen the development capacity of eligible
3 nonprofit community development corporations, to further planning, developing or managing of
4 affordable housing or other community development projects. The fund would be maintained
5 through annual appropriations from the general assembly.

6 This act would take effect upon passage.

=====
LC01921
=====

A Resolution Urging Passage of the HousingWorks RI Legislative Platform by the Rhode Island General Assembly

WHEREAS over 171,000 households cannot find affordable housing in any of Rhode Island's municipalities; and

WHEREAS every municipality must make efforts to ensure that safe, decent, and affordable housing is available to all of its residents; and

WHEREAS the attached fact sheet produced by HousingWorks RI demonstrates the extreme need for an increased stock of affordable housing in (insert town name here)

NOW, THEREFORE BE IT RESOLVED That the Town (City) Council members of (town name here) urge the Honorable Members of the General Assembly to support the municipalities of Rhode Island in their attempts to provide safe, decent, and affordable housing for all Rhode Islanders by voting for the passage of the HousingWorks RI Legislative Platform as ~~outlined below~~:

attached

* **A \$75 million bond issue** for affordable housing, subject to voter approval in November 2006. (H-7764, S-2873)

* **\$7.5 million to level fund the Neighborhood Opportunities Program (NOP).** NOP is administered by the Housing Resources Commission and funds affordable housing development throughout the state. HousingWorks RI is advocating for NOP to become an annual appropriation beginning in the FY07 state budget. (H-7262, S-2840)

* **\$350,000 for Year Two of the Supportive Services Pilot Program.** A key element in the State's ten-year plan to end homelessness, this program helps develop permanent supportive housing that will result in a reduction in need for other more expensive state services. (H-7055, S-2263)

* **Establishment of a permanent dedicated funding stream for affordable housing.**

* **Preservation of a strong State Historic Tax Credit to stimulate the production of affordable housing.** (~~H-7367, S-2543~~)

* **\$400,000 to expand the capacity of non-profit community development corporations (CDCs) to build more housing.**

H-7367
S-2543



THE CITY OF NEWPORT, RHODE ISLAND - AMERICA'S FIRST RESORT

May 11, 2006

TO: All RI City and Town Councils

The Newport City Council at its meeting of May 10, 2006, unanimously adopted Resolution No. 2006-072, copy enclosed, in support of the HousingWorks RI Legislative Platform.

The City Council urges all cities and towns to support passage of the legislation identified in the resolution in an effort to address the housing crisis in Rhode Island.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy", is written over the printed name.

Kathleen M. Silvia
City Clerk

Enclosure

CITY OF NEWPORT

RESOLUTION

OF

THE COUNCIL

NO. 2006-072

WHEREAS, on Sunday, May 21, 2006, "The Journey Home," will begin an historic march across the State to call attention to Rhode Island's housing crisis; and

WHEREAS, beginning in Westerly and ending with a rally at the State House in Providence on May 25th, this historic march is sponsored by the Statewide Housing Coalition, the RI Coalition for the Homeless, and HousingWorks RI, a coalition of over 100 banks, builders, chambers of commerce, colleges, community-based agencies and advocates, faith groups, preservationists, municipal officials, and more; and

WHEREAS, with over 171,000 households that cannot find affordable housing in any of Rhode Island's municipalities, every city and town must make every effort to address the issue of affordable housing.
NOW, THEREFORE, BE IT

RESOLVED: the Council of the city of Newport urges the Honorable Members of the General Assembly to support the municipalities of Rhode Island in their attempts to provide safe, decent and affordable housing by voting for the passage of the HousingWorks RI Legislative Platform consisting of:

-- 7764 and S-2873: \$75 million bond issue for affordable housing, subject to voter approval in November, 2006;

-- H-7262 and S-2840: \$7.5 million to level-fund the Neighborhood Opportunities Program (NOP), which is administered by the Housing Resources Commission and funds affordable housing development throughout the State, and include NOP as an annual appropriation beginning in the FY07 State Budget;

-- H-7055 and S-2263: \$350,000 for Year Two of the Supportive Services Pilot Program, a key element in the State's ten-year plan to end homelessness, this Program helps develop permanent supportive housing that will result in a reduction in need for other more expensive State services;

RESOLUTION
OF
THE COUNCIL

NO. 2006-072

Page 2

-- H-7367 and S-2543: Preservation of a strong State Historic Tax Credit to stimulate the production of affordable housing;

-- Establishment of a permanent dedicated funding stream for affordable housing; and

-- \$400,000 to expand the capacity of non-profit community development corporations (CDCs) to building more housing.

AND BE IT FURTHER

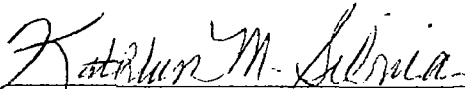
RESOLVED: copies of this resolution be forwarded to the City's Honorable Legislative Delegation and to all the cities and towns of Rhode Island asking that they join in the effort of addressing the housing crisis by urging passage of the aforementioned legislation.

MARY C. CONNOLLY

IN COUNCIL

READ AND PASSED

MAY 10 2006



Kathleen M. Silvia
City Clerk