



State Housing Plan Update

Housing Resources Commission
April 16th, 2024

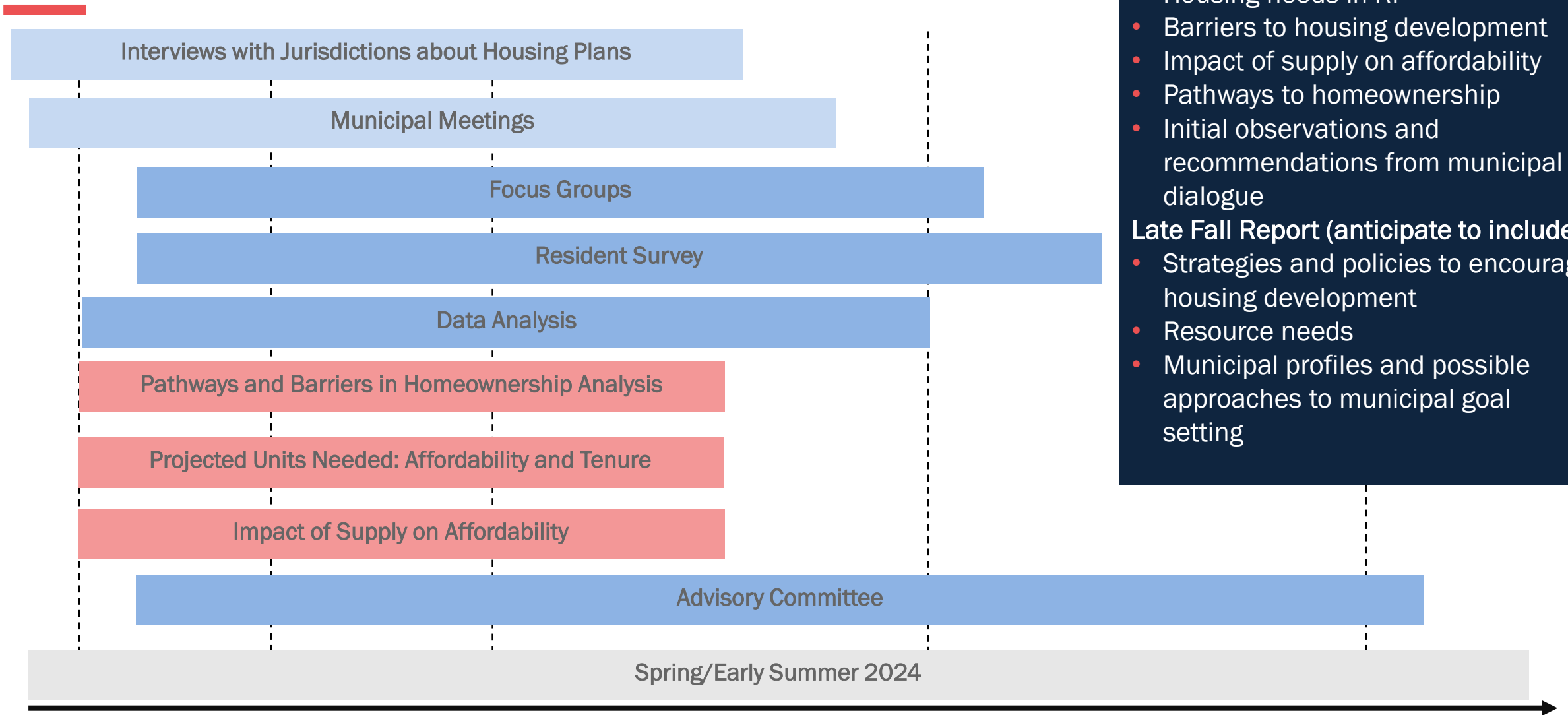


**RHODE
ISLAND**

Process Overview

- Funding awarded to the Department of Housing through the state's SFRF allocation
 - Contract awarded to Abt Associates, subcontracting with the Rhode Island League of Cities and Towns, as a component of that effort
- Three phases to the process
 - **Phase One:** Baseline housing analysis (including the Department of Housing Integrated Report)
 - **Phase Two:** Housing needs, barriers, and housing planning/goal setting best practices
 - **Phase Three:** Recommended policies, goal setting, and resources
- Stakeholder engagement
 - Municipal dialogue
 - Focus and advisory groups
 - Resident survey
 - Interviews
 - Public engagement

Timeline: Abt Project (Phase 2)



Potential Approaches to Goal Setting and Planning

Review of housing plans and stakeholder interviews with relevant planners

Step 1: Plans and Goals Review
Review publicly available source material on jurisdictions that have developed housing plans and/or goals



Step 2: Conduct Interviews
Meet with staff in other jurisdictions that worked on plans/goals to learn more about process and implementation

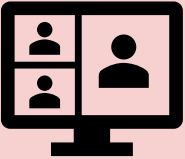
Washington D.C.
Austin
Oregon
Colorado
Minneapolis



Step 3: Identify Best Practices
Identify best practices in planning, goal setting, and implementation that may be applicable to Rhode Island

Types of Potential Goals Identified
Affordable unit and overall production goals
Homeownership
Growth goals (%)
Equity goals
Goals tied to transit access or rural/urban designation
Non-numerical goals – adopting pro housing policies

Additional Stakeholder Engagement

Resident Survey	Municipal Conversations	Focus Groups
<ul style="list-style-type: none">• Assessing housing needs and diving deep into community specific housing challenges.• To be distributed online with outreach to municipalities, state agencies, League of Cities and Towns, advocacy and community organizations 	<ul style="list-style-type: none">• Invitations to all 39 municipalities (mayors and town managers)• 20 meetings scheduled through mid-May• Initial conversation to learn about municipal housing needs, barriers, assets, and possible goals• Sharing housing data (support from HousingWorks RI) 	<ul style="list-style-type: none">• Small group discussions with practitioners, stakeholders, and experts• Discussion of housing needs and barriers to the development of affordable housing• To be facilitated by Abt team 

Early municipal feedback

- There are themes emerging from early conversations:
 - Concern about kids and grandkids being priced out.
 - Senior housing represents a major challenge (and an opportunity to free up larger units).
- Strong interest in developing housing in existing footprints (e.g., re-use of abandoned properties or building on top of storefronts) and pursuing other strategies that make sense in their community.
- Top barriers have included:
 - Difficult housing market conditions (interest rates, construction costs)
 - Existing water and wastewater infrastructure as a barrier to development
 - Knowledge and understanding gap. Particularly as relates to how affordable housing is defined, how new development contributes to a community financially, economically, and otherwise.
- Frustration with LMIH (10%) process. Inadequate incentive to meet the 10% goal.