

H7940Aaa and S3058

- Deputy Secretary of Commerce and Housing becomes Secretary of Housing on 7/1/22. Retains all authority as Deputy Secretary.
- Adds to responsibilities: participation in promulgation of any regulations having an impact on housing and coordination with HRC (although is not a Commissioner).
- Gives Secretary of Housing direct oversight over OHCD. Will coordinate with the Secretary of Commerce on a shared staffing arrangement until 6/30/23.
- Secretary of Housing shall develop a housing organizational plan by 11/1/22 that includes a review, analysis, and assessment of functions related to housing of all state departments, quasi-public agencies, boards, and commissions. With input from each dept, agency, board, and commission, include comprehensive options/ advantages and disadvantages of each option/recommendations relating to functions and structure of the new department of housing.
- Removes Commerce's responsibility to provide oversight and coordination of all housing initiatives in the State.
- Creates Department of Housing, headed by the Secretary of Housing, effective 1/1/23.

H7941A and S3044

- Creates an incentive for municipalities to allow the development of more rental housing by allowing all multi-family rental units built under a comprehensive permit to be calculated towards meeting the requirements of a municipality's low- or moderate-income housing inventory if:
 - At least 30% of the units created are deed-restricted for households 60% AMI
 - OR
 - At least 50% of the units created are deed-restricted for households at 80% AMI
- Non-restricted units count as .5 LMHI units
- Defines multi-family housing as a building with 3 or more residential units or 2 or more buildings on the same lot with more than one dwelling unit in each building.

H7942A and S2623A

- Creates a clear definition of Accessory Dwelling Units (ADUs) that includes detached structures
- Prohibits municipalities that allow ADUs from imposing burdensome restrictions such as:
 - Restrict tenants based on a familial relationship
 - Charge unique or unreasonable application fees
 - Require infrastructure improvements except as required by state law
 - Discriminate against populations protected by the Fair Housing Act
 - Impose unreasonable dimension requirements that preclude ADU development
 - Require a larger lot minimum for a property with an ADU
 - Require more than one additional parking space
- Municipalities may allow ADUs in primary or accessory structures that are lawfully established pre-existing non-conforming through a special use permit and not require a variance
- Prohibit homeowner/condo associations from banning ADUs
- Allows for applications for ADUs to be reviewed through an administrative officer or development plan review process or may use a unified review process

- Municipalities may exempt ADUs from utility assessment or tie-in fees
- Municipalities may require modifications necessary for compliance with state law or regulations
- Allows ADUs by right in any residential district with a minimum lot size of 20,000 sq ft or more where the ADU does not expand the footprint of the existing primary structure or detached structure
- ADUs would be counted towards low and moderate-income housing if a yearly lease is provided and:
 - The ADU is occupied by a household whose income does not exceed 80% of AMI and the cost of rent and utilities does not exceed 30% of household income as established by an approved monitoring agent annually
 - OR
 - The ADU is occupied by a household earning less than 80% AMI using a rental assistance voucher as documented by an approved monitoring agent annually
- Qualifying ADUs may count as 0.5 LMIH units (toward 10% housing goal)
- Clarifies student housing is not eligible to count toward 10% goal
- Reporting Requirement: Municipalities must annually report to Statewide Planning on:
 - Ordinances related to ADUs
 - ADUs permitted in the last 2 calendar years
 - ADUs issued COs in the last 2 calendar years
 - Due to statewide planning 2/2
- Statewide Planning will submit a report to the Speaker, Senate President, and Secretary of Housing by 3/1 annually

H7943A and S3048

- Establishes a review process for repurposing vacant schools as affordable housing administered by the Secretary of Housing
- RIDE is required to provide Secretary of Housing a list of all school buildings which have been abandoned, are not being used by the district or expected to no longer be used in the next 6 months. Municipalities that have not met the 10% LMIH are required to provide RIDE with their list of vacant properties; others are only encouraged to after an affirmative vote of the school board and municipality
List will also include buildings expected to be no longer used in the next 6 months
- Secretary of Housing, RIH, statewide planning, in conjunction with DEM, DOH, fire marshal and local building inspector and zoning officer, will investigate the feasibility of a site for conversion to housing – completed within 150 days
- If determined to be feasible, OHCD will identify and invite prospective developers to apply and shall promulgate regulations to ensure a competitive bid process
- OHCD shall maintain a separate website for the program containing a list of all feasible buildings – must have a report on their condition, estimate on renovations and costs. Also, must provide a contact point
- OHCD shall assist and facilitate developers who want to repurpose buildings with technical advice, low-interest loans, and assistance in obtaining grants.
- State-owned sites: Offer a right of first purchase to municipalities provided it is for repurposing as affordable housing
- Secretary of Housing will report annually on the number of schools that are vacant and include a status report on development feasibility

H7944A and S3051

- Requires RIHousing to maintain a database of LMIH units at or below 80% AMI
- Must provide contact info, populations served, and an application to the extent possible
- Database must be accessible by July 1, 2023
- RIHousing to submit a report, due annually on March 15, including:
 - The identity of projects receiving funding
 - The amount of funds awarded, in total and by project
 - The number of housing units created, in total and by project
 - Amount of payments made to municipalities under the 8% law, in total and by municipality
- Municipalities must submit the amount of funds collected, disaggregated by development, under the 8% law annually by January 15

H7945A and S3045

- HRC will prepare an annual status report on cases before the SHAB due by 3/15, which shall contain:
 - Total appeals before the board
 - Number of appeals a decision has been rendered, settled by agreement, or otherwise disposed of in a calendar year
 - Number of board decisions appealed in the previous calendar year and their status
 - Length of time for the board to decide appeals
- Adds 2 voting members to SHAB: One from the Center for Justice, One from Direct Action for Rights and Equality
- Adds 2 additional alternates appointed by the governor, who are submitted by realtors or developers

H7946A and S3049

- RIHousing shall collect data on the number of HCVPs utilized by PHAs
- OHCD shall prepare a report annually by March 1 containing:
 - The total fees collected by each municipality from developers in lieu of development of low- and moderate-income housing
 - The number of unfunded vouchers which result either due to cost of rent or due to unavailability of housing units. This information shall be provided by all PHAs to OHCD
 - The total number of vouchers received and utilized by all public housing authorities in the state during the preceding calendar year.
 - The administrative fees received and utilized by the public housing authorities to administer the vouchers.

H7947A and S3052

- Requires Statewide Planning to report annually the following:
 - Information regarding letters of eligibility issued for a 12-month period
 - Status of each comp permit application for which an LOE was issued, disaggregated by municipality

- Number of comp permits that have building permits, including the number of market and LMIH units, aggregated in total and disaggregated by municipality
- Municipalities must provide statewide planning information on comp permits annually by 2/1

H7949Aaa and S3046A

- Shortens time frame for municipal review of comprehensive permits to align with time frame for review of other development applications
- Clarifies that the local review board can deny a comprehensive permit if it is inconsistent with the town's affordable housing plan and the municipality has made significant progress in implementing that plan
- Addresses quorum challenges by allowing the majority of local review body or SHAB members to make a decision as long as a quorum is present
- Requires local review board to transmit the record to SHAB within 30 days of appeal
- SHAB decisions must be made within 9 months unless extended by a SHAB vote. SHAB extension beyond 9 months only for good cause and for no more than an additional two months
- SHAB responsibility transferred from RIHousing to HRC

H7949Aaa and S3046A

- Shifts oversight of monitoring agents to HRC
- HRC to promulgate regulations by 7/1/23
- Establishes monitoring agent certification term length
- Approved monitoring agent responsible for overseeing the implementation of affordability restrictions for deed-restricted properties and eligible ADUs
- HRC to report annually on monitoring activity by January 1

H7948A: passed the House but not the Senate.

- Would have allowed non deed restricted mobile homes to count as LMIH units (0.5 units) if they met certain criteria
- Would have created a weighting formula for the counting of LMIH units based on income targeting