

Request for Proposals (“RFP”)

Dated: January 17, 2024

MUNICIPAL INFRASTRUCTURE GRANT PROGRAM

Rhode Island Infrastructure Bank (the “Bank”) Is Soliciting Proposals
for The Municipal Infrastructure Grant Program – Site-Related
Infrastructure for Affordable Housing Development

1. Opportunity Summary

A. PROPOSALS SOUGHT FOR: Capital funds for municipalities, and other public entities, to construct or make improvements to public infrastructure that is necessary to develop additional housing units that meet the affordability criteria established by the Rhode Island Department of Housing (“Department”) as further described in Section 1(D).

B. OVERVIEW: The Municipal Infrastructure Grant Program (“MIGP”) is a competitive grant program providing capital funds for municipalities, and other public entities, to make improvements to public infrastructure. The overall goal of this RFP is to support projects that improve public infrastructure needed to build new housing units, eliminating one of the barriers to the construction of new housing units in Rhode Island. This RFP is focused on proposed infrastructure projects which directly assist the development of additional housing units that meet the affordability criteria established by the Department as further described in Section 1(D).

C. ELIGIBLE APPLICANTS: An eligible city or town, acting by and through its municipal officers or by and through any agency designated by the municipal officers to act on their behalf, may apply to the program for a grant in a specific amount to fund a specified project. Two (2) or more municipalities may apply jointly, with one municipality acting as fiscal agent. The grants may be made in addition to other forms of local, state, and federal assistance. Receipt of a grant that is part of a joint application shall not preclude a municipality from receiving additional funds under a separate application.

D. ELIGIBLE PROJECTS:

Proposals eligible for funding are for projects for the pre-development and development of site-related infrastructure which support the development of additional affordable housing units. Program investments will be targeted to projects in areas or districts that communities have determined are best suited and prepared to efficiently accommodate the development of additional housing units that meet the affordability criteria established by the Department. Project costs incurred by an Applicant prior to the issuance of an award are not eligible for funding from this RFP. Pursuant to the affordability criteria established by the Department, **the Bank will**

prioritize projects for site-related infrastructure to maximize the number of housing units affordable to Rhode Islanders earning 80% AMI or below and that maximize the density of units to be built using the infrastructure investment. To be eligible for funding from this RFP, projects must be for infrastructure to support rental or homeownership developments that are affordable or mixed-income with at least 10% of units reserved for those earning up to 120% of AMI. Note: Municipalities seeking units that qualify as Low and Moderate Income Housing under R.I.G.L. § 42-128-8.1(d)(1) should consult the statutory definition for additional information to determine which units may qualify, as program requirements may differ. An Applicant may submit more than one application in the same round for different projects.

E. APPLICATION DEADLINE: No later than February 20, 2024. Selections are estimated to be announced in April 2024.

F. FUNDING AVAILABILITY: The FY 2024 State Budget allocated \$4.3 million for projects eligible to be funded by this RFP. The Bank reserves the ability to award all or a portion of this amount pursuant to this RFP.

Funding distributions for this program will be made upon execution of a grant agreement between the Bank and each successful Applicant.

G. TOTAL ANTICIPATED DURATION OF AGREEMENT(S): The grant agreement period will begin on the date the parties execute the agreement or such other date set forth in the agreement. Unless otherwise agreed to by the Bank, funds awarded pursuant to grant agreements issued pursuant to this RFP must be fully spent for costs associated with the approved project on or before May 31, 2025. After May 31, 2025, the Bank, on recommendation of the Review Committee, reserves the right to reallocate any un-spent awarded funds. Applicants must establish a realistic project timeline that meets this end date and are encouraged to consider phasing complex projects to ensure on- time delivery.

H. REPORTING: If selected for an award, the Applicant will be required to submit monthly progress updates and a final project report which includes a brief project summary communicating lessons learned. The Applicant will be required to be in communication with a point of contact from the Infrastructure Bank throughout the course of the project. Other deliverables are project specific and will be identified at the time of grant agreement and project scoping.

I. CONTACT INFORMATION:

Anna Coelho Cortes
Managing Director
Rhode Island Infrastructure Bank
275 Promenade Street, Suite 301
Providence, RI 02908
acoelho@riib.org

2. Instructions for Application Submission

A. EVALUATION CRITERIA: A review committee consisting of members from the Bank, Rhode Island Division of Statewide Planning, the Department, and other stakeholders will evaluate all proposals on a competitive basis and recommend projects. The recommendations of the review committee will then be presented to the Bank's Board of Directors who will ultimately make the final decision on which applications to approve. The review committee reserves the right to reject any or all proposals that do not meet the goals and terms of this RFP. Each application will be evaluated on its own merits to identify the strongest proposals to recommend for funding. The criteria used to assess each proposal include, but are not limited to, the following:

- a) **Readiness to proceed:** Provide a list of and documentation of the status of all required approvals at the local, state, and federal level (as may be necessary) for the construction of the proposed project.
- b) **Project Description:** Completeness of the application and strength of the narrative, particularly in terms of project need. Narrative should make strong case and justification for why the project is needed, and include any mitigating factors, such as: circumstances that demonstrate urgency, efforts to date for preparing for the project, specific public benefits to be achieved, expected economic impact, housing units to be built using this infrastructure, etc.
- c) **Timeline and Budget:** Rationality and feasibility of the proposed infrastructure work and the funding requested. Reasonableness of the timeline for both the design/permitting phase and the construction phase. The estimated budget, and the amount requested, should be realistic and adequate for the project.
- d) **Leverages Private Development:** The extent to which the project directly and immediately unlocks private development at or near the project site. As applicable, the review includes the extent to which the project results in the development of new housing units that meet the criteria established by the Department.
- e) **Connectivity & Social Equity:** The proposed project should include elements to increase connectivity to and within underserved communities. The project may also provide detail regarding connection to existing infrastructure and services, or support of policies and goals that promote strengthening of communities and connection within and between communities.
- f) **Alignment with the State's economic development plan:** The current plan can be found at:
http://www.planning.ri.gov/documents/Econdev/2015/RhodeIslandRisingFinal3_10_15.pdf.

- g) **Housing Development and Affordability Criteria:** The proposed project must be for the pre-development and development of site-related infrastructure for the development of housing that meets the affordability criteria established by the Department. Pursuant to the affordability criteria established by the Department, **the Bank will prioritize projects for site-related infrastructure to maximize the number of housing units affordable to Rhode Islanders earning 80% AMI or below and that maximize the density of units to be built using the infrastructure investment. To be eligible for funding from this RFP, projects must be for infrastructure to support rental or homeownership developments that are affordable or mixed-income with at least 10% of units reserved for those earning up to 120% of AMI.**

- B. APPLICATION SUBMISSION INSTRUCTIONS:** Submit proposals electronically via email to Anna Coelho Cortes (see Contact Information above) in accordance with the schedule below (see Deadlines and Procurement Calendar).

The Infrastructure Bank is subject to the Access to Public Records Act (“APRA”) (RI General Laws Chapter 38-2). Any documents, materials, maps, statements, or other information submitted to the Infrastructure Bank may be released in accordance with APRA. Please do not submit any information that the Applicant may not wish to disclose publicly, such as home addresses or personal telephone numbers, social security numbers, or other similar information.

3. Deadlines and Procurement Calendar

- A. RELEASE OF RFP:** January 17, 2024
- B. Question Deadline:** February 7, 2024
- C. APPLICATION DEADLINE:** Rolling acceptance, not later than 4 p.m., February 20, 2024
- D. ESTIMATED AWARD DATE:** Selections are estimated to be announced in April 2024.
- E. LIST OF ATTACHMENTS:**
- A. Application
 - B. Budget Template