

2016 -- S 2446

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2016

A N A C T

RELATING TO AFFORDABLE HOUSING -- CAPITAL DEVELOPMENT PROGRAM

Introduced By: Senators Pichardo, Crowley, Jabour, Nesselbush, and Archambault

Date Introduced: February 11, 2016

Referred To: Senate Finance

It is enacted by the General Assembly as follows:

1 SECTION 1. Proposition to be submitted to the people. -- At the general election to be
2 held on the Tuesday next after the first Monday in November 2016, there shall be submitted to
3 the people for their approval or rejection the following proposition:

4 "Shall the action of the general assembly, by an act passed at the January 2016 session,
5 authorizing the issuance of bonds, refunding bonds, and temporary notes of the state for the
6 capital projects and in the amount with respect to each such project listed below be approved, and
7 the issuance of bonds, refunding bonds, and temporary notes authorized in accordance with the
8 provisions of said act?"

9 **Project:** (1) Affordable Housing \$100,000,000

10 Approval of this question will allow the State of Rhode Island to issue general obligation
11 bonds, refunding bonds, and temporary notes in an amount not to exceed one hundred million
12 dollars (\$100,000,000) for affordable housing.

13 SECTION 2. Ballot labels and applicability of general election laws. -- The secretary
14 of state shall prepare and deliver to the state board of elections ballot labels for each of the
15 projects provided for in Section 1 hereof with the designations "approve" or "reject" provided
16 next to the description of each such project to enable voters to approve or reject each such
17 proposition. The general election laws, so far as consistent herewith, shall apply to this
18 proposition.

19 SECTION 3. Approval of projects by people. -- If a majority of the people voting on

1 the proposition provided for in Section 1 hereof shall vote to approve the proposition as to any
2 project provided for in Section 1 hereof, said project shall be deemed to be approved by the
3 people. The authority to issue bonds, refunding bonds and temporary notes of the state shall be
4 limited to the aggregate amount for all such projects as set forth in the proposition provided for in
5 Section 1 hereof which has been approved by the people.

6 SECTION 4. Bonds for capital development program. -- The general treasurer is
7 hereby authorized and empowered with the approval of the governor and in accordance with the
8 provisions of this act, to issue from time to time capital development bonds in serial form in the
9 name and on behalf of the state in amounts as may be specified from time to time by the governor
10 in an aggregate principal amount not to exceed the total amount for all projects approved by the
11 people and designated as "capital development loan of 2016 bonds"; provided, however, that the
12 aggregate principal amount of such capital development bonds and of any temporary notes
13 outstanding at any one time issued in anticipation thereof pursuant to Section 7 hereof shall not
14 exceed the total amount for all such projects as have been approved by the people. All provisions
15 in this act relating to "bonds" shall also be deemed to apply to "refunding bonds".

16 Capital development bonds issued under this act shall be in denominations of one
17 thousand dollars (\$1,000) each, or multiples thereof, and shall be payable in any coin or currency
18 of the United States which at the time of payment shall be legal tender for public and private
19 debts. These capital development bonds shall bear such date or dates, mature at specified time or
20 times, but not beyond the end of the twentieth state fiscal year following the state fiscal year in
21 which they are issued, bear interest payable semi-annually at a specified rate or different or
22 varying rates, be payable at designated time or times at specified place or places, be subject to
23 expressed terms of redemption or recall, with or without premium, be in a form, with or without
24 interest coupons attached, carry such registration, conversion, reconversion, transfer, debt
25 retirement, acceleration and other provisions as may be fixed by the general treasurer, with the
26 approval of the governor, upon each issue of such capital development bonds at the time of each
27 issue. Whenever the governor shall approve the issuance of such capital development bonds, they
28 shall certify approval to the secretary of state; the bonds shall be signed by the general treasurer
29 and countersigned by the manual or facsimile signature of the secretary of state and shall bear the
30 seal of the state or a facsimile thereof. The approval of the governor shall be endorsed on each
31 bond so approved with a facsimile of their signature.

32 SECTION 5. Refunding bonds for 2016 capital development program. -- The general
33 treasurer is hereby authorized and empowered, with the approval of the governor and in
34 accordance with the provisions of this act, to issue from time to time bonds to refund the 2016

1 capital development program bonds in the name and on behalf of the state, in amounts as may be
2 specified from time to time by the governor in an aggregate principal amount not to exceed the
3 total amount approved by the people, to be designated as "capital development program loan of
4 2016 refunding bonds" (hereinafter "refunding bonds").

5 The general treasurer with the approval of the governor shall fix the terms and form of
6 any refunding bonds issued under this act in the same manner as the capital development bonds
7 issued under this act, except that the refunding bonds may not mature more than twenty (20)
8 years from the date of original issue of the capital development bonds being refunded.

9 The proceeds of the refunding bonds, exclusive of any premium and accrual interest and
10 net the underwriters' cost, and cost of bond insurance, shall, upon their receipt, be paid by the
11 general treasurer immediately to the paying agent for the capital development bonds which are to
12 be called and prepaid. The paying agent shall hold the refunding bond proceeds in trust until they
13 are applied to prepay the capital development bonds. While such proceeds are held in trust, they
14 may be invested for the benefit of the state in obligations of the United States of America or the
15 state of Rhode Island.

16 If the general treasurer shall deposit with the paying agent for the capital development
17 bonds the proceeds of the refunding bonds or proceeds from other sources amounts that, when
18 invested in obligations of the United States or the state of Rhode Island, are sufficient to pay all
19 principal, interest, and premium, if any, on the capital development bonds until these bonds are
20 called for prepayment, then such capital development bonds shall not be considered debts of the
21 state of Rhode Island for any purpose from the date of deposit of such monies with the paying
22 agent. The refunding bonds shall continue to be a debt of the state until paid.

23 The term "bond" shall include "note", and the term "refunding bonds" shall include
24 "refunding notes" when used in this act.

25 SECTION 6. Proceeds of capital development program. -- The general treasurer is
26 directed to deposit the proceeds from the sale of capital development bonds issued under this act,
27 exclusive of premiums and accrued interest and net the underwriters' cost, and cost of bond
28 insurance, in one or more of the depositories in which the funds of the state may be lawfully kept
29 in special accounts (hereinafter cumulatively referred to as "such capital development bond
30 fund") appropriately designated for each of the projects set forth in Section 1 hereof which shall
31 have been approved by the people to be used for the purpose of paying the cost of all such
32 projects so approved.

33 All monies in the capital development bond fund shall be expended for the purposes
34 specified in the proposition provided for in Section 1 hereof under the direction and supervision

1 of the director of administration (hereinafter referred to as "director"). The director or their
2 designee shall be vested with all power and authority necessary or incidental to the purposes of
3 this act, including, but not limited to, the following authority: (1) To acquire land or other real
4 property or any interest, estate or right therein as may be necessary or advantageous to
5 accomplish the purposes of this act; (2) To direct payment for the preparation of any reports,
6 plans and specifications, and relocation expenses and other costs such as for furnishings,
7 equipment designing, inspecting and engineering, required in connection with the implementation
8 of any projects set forth in Section 1 hereof; (3) To direct payment for the costs of construction,
9 rehabilitation, enlargement, provision of service utilities, and razing of facilities, and other
10 improvements to land in connection with the implementation of any projects set forth in Section 1
11 hereof; and (4) To direct payment for the cost of equipment, supplies, devices, materials and labor
12 for repair, renovation or conversion of systems and structures as necessary for 2016 capital
13 development program bonds or notes hereunder from the proceeds thereof. No funds shall be
14 expended in excess of the amount of the capital development bond fund designated for each
15 project authorized in Section 1 hereof. With respect to the bonds and temporary notes described
16 in Section 1, the proceeds shall be utilized for the following purposes:

17 Question 1 relating to bonds in the amount of one hundred million dollars (\$100,000,000)
18 for Affordable Housing shall be allocated as follows:

19 Provides funding to the Housing Resources Commission to provide state funds to
20 promote affordable housing through redevelopment of existing structures, or new construction.

21 SECTION 7. Sale of bonds and notes. -- Any bonds or notes issued under the authority
22 of this act shall be sold from time to time at not less than the principal amount thereof, in such
23 mode and on such terms and conditions as the general treasurer, with the approval of the
24 governor, shall deem to be for the best interests of the state.

25 Any premiums and accrued interest, net of the cost of bond insurance and underwriters
26 discount, that may be received on the sale of the capital development bonds or notes shall become
27 part of the Rhode Island capital fund of the state, unless directed by federal law or regulation to
28 be used for some other purpose.

29 In the event that the amount received from the sale of the capital development bonds or
30 notes exceeds the amount necessary for the purposes stated in Section 6 hereof, the surplus may
31 be used to the extent possible to retire the bonds as the same may become due, to redeem them in
32 accordance with the terms thereof or otherwise to purchase them as the general treasurer, with the
33 approval of the governor, shall deem to be for the best interests of the state.

34 Any bonds or notes issued under the provisions of this act and coupons on any capital

1 development bonds, if properly executed by the manual or facsimile signatures of officers of the
2 state in office on the date of execution shall be valid and binding according to their tenor,
3 notwithstanding that before the delivery thereof and payment therefor, any or all such officers
4 shall for any reason have ceased to hold office.

5 SECTION 8. Bonds and notes to be tax exempt and general obligations of the
6 state. -- All bonds and notes issued under the authority of this act shall be exempt from taxation
7 in the state and shall be general obligations of the state, and the full faith and credit of the state is
8 hereby pledged for the due payment of the principal and interest on each of such bonds and notes
9 as the same shall become due.

10 SECTION 9. Investment of monies in fund. -- All monies in the capital development
11 fund not immediately required for payment pursuant to the provisions of this act may be invested
12 by the investment commission, as established by chapter 10 of title 35, pursuant to the provisions
13 of such chapter; provided, however, that the securities in which the capital development fund is
14 invested shall remain a part of the capital development fund until exchanged for other securities;
15 and provided further, that the income from investments of the capital development fund shall
16 become a part of the general fund of the state and shall be applied to the payment of debt service
17 charges of the state, unless directed by federal law or regulation to be used for some other
18 purpose, or to the extent necessary, to rebate to the United States Treasury any income from
19 investments (including gains from the disposition of investments) of proceeds of bonds or notes
20 to the extent deemed necessary to exempt (in whole or in part) the interest paid on such bonds or
21 notes from federal income taxation.

22 SECTION 10. Appropriation. -- To the extent the debt service on these bonds is not
23 otherwise provided, a sum sufficient to pay the interest and principal due each year on bonds and
24 notes hereunder is hereby annually appropriated out of any money in the treasury not otherwise
25 appropriated.

26 SECTION 11. Advances from general fund. -- The general treasurer is authorized
27 from time to time with the approval of the director and the governor, in anticipation of the issue
28 of bonds or notes under the authority of this act, to advance to the capital development bond fund
29 for the purposes specified in Section 6 hereof, any funds of the state not specifically held for any
30 particular purpose; provided, however, that all advances made to the capital development bond
31 fund shall be returned to the general fund from the capital development bond fund forthwith upon
32 the receipt by the capital development fund of proceeds resulting from the issue of bonds or notes
33 s to the extent of such advances.

34 SECTION 12. Federal assistance and private funds. -- In carrying out this act, the

1 director, or their designee, is authorized on behalf of the state, with the approval of the governor,
2 to apply for and accept any federal assistance which may become available for the purpose of this
3 act, whether in the form of loan or grant or otherwise, to accept the provision of any federal
4 legislation therefor, to enter into, act and carry out contracts in connection therewith, to act as
5 agent for the federal government in connection therewith, or to designate a subordinate so to act.
6 Where federal assistance is made available, the project shall be carried out in accordance with
7 applicable federal law, the rules and regulations thereunder and the contract or contracts
8 providing for federal assistance, notwithstanding any contrary provisions of state law. Subject to
9 the foregoing, any federal funds received for the purposes of this act shall be deposited in the
10 capital development bond fund and expended as a part thereof. The director or their designee may
11 also utilize any private funds that may be made available for the purposes of this act.

12 SECTION 13. Effective Date. -- Sections 1, 2, 3, and 13 of this act shall take effect upon
13 passage. The remaining sections of this act shall take effect if and when the state board of
14 elections shall certify to the secretary of state that a majority of the qualified electors voting on
15 the propositions contained in Section 1 hereof have indicated their approval of the project
16 thereunder.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

RELATING TO AFFORDABLE HOUSING -- CAPITAL DEVELOPMENT PROGRAM

1 This act would provide for a bond referendum which would authorize the issuance of
2 bonds for Affordable Housing in the amount of one hundred million dollars (\$100,000,000), at
3 the election to be held in November, 2016.

4 Sections 1, 2, 3, and 13 of this act would take effect upon passage. The remaining
5 sections of this act would take effect if and when the state board of elections would certify to the
6 secretary of state that a majority of the qualified electors voting on the propositions contained in
7 Section 1 hereof have indicated their approval of the project thereunder.

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