



RIHousing
Property Acquisition and Revitalization Program (“ARP”)
Summary Guidelines

1. Program Overview	<p>The purpose of the Acquisition and Revitalization Program (“ARP”) is to stabilize neighborhoods and communities by strategically targeting blighted* residential and commercial properties and blighted vacant properties in need of redevelopment.</p> <p>The ARP provides an incentive to qualified developers to purchase and redevelop blighted residential and commercial properties and blighted vacant properties in Rhode Island. Financing is available to non-profit and for profit developers, municipalities and public housing authorities.</p>
2. Program Goal	<p>The goal of the ARP is to provide incentives to encourage developers to redevelop blighted properties. Encouraging redevelopment of blighted properties will revitalize neighborhoods and communities, stabilize the housing market and improve local economies.</p>
3. Target Population/Areas	<p>The program will be conducted statewide. Income of households that occupy or acquire residential or mixed-use properties redeveloped under the program is limited to 120% of Area Median Income (“AMI”). Redevelopment of blighted commercial properties and blighted vacant properties located in low and moderate-income census tracts or that serve low and moderate-income households will be a priority.</p>
4. Program Allocation	<p>\$10,000,000 75% of ARP funding will be set aside for urban communities</p>
5. Property Eligibility Criteria	<p>Eligible properties include residential, commercial and vacant properties located in Rhode Island that are determined to be blighted and that are part of a revitalization plan or strategy. Blighted commercial properties and blighted vacant properties located in low and moderate-income census tracts or that serve low and moderate-income households will be a priority.</p>
6. Eligible Activities Criteria	<ul style="list-style-type: none"> • Acquisition and redevelopment of blighted existing residential property for lease or sale to households at or below 120% of AMI. • Acquisition and redevelopment of blighted commercial property. • Acquisition and/or demolition of blighted property and subsequent new construction of residential property for lease or sale to households at or below 120% of AMI. • Redevelopment of blighted vacant properties for use as residential, commercial or public space. Eligible public and community spaces include, but are not limited to, community meeting spaces, facilities for not-for-profit cultural and educational activities, parks and playgrounds.

7. Program Terms	<ul style="list-style-type: none"> • Ten-year forgivable loans will be provided for the development of residential rental and homeownership properties. • Zero interest amortizing loans will be provided for the redevelopment of commercial property. A high percentage of the proceeds of the loan should be used to facilitate the utilization of vacant or underutilized properties, or to result in significant job retention or creation, or for construction or rehabilitation of property. • Forgivable loans will be provided for the redevelopment of blighted properties as public space or facilities where property acquisition is required. • Forgivable loans or grants will be provided for the redevelopment of blighted properties as public space or facilities where property acquisition is not required.
8. Amount of Assistance	A minimum of \$100,000 per project. A maximum of \$1,000,000 per project.
9. Term of Affordability	A 30-year deed restriction enforcing income requirements will be recorded on all residential properties assisted under the ARP. There are no affordability restrictions enforced for commercial or public facility proposals provided they demonstrate that they meet all other program criteria.
10. Estimated Number of Properties to be Redeveloped	It is anticipated that the ARP will fund the redevelopment of approximately 60 properties with an estimated 180 residential units.
11. Program Leverage with Other Financial Resources	It is expected that ARP funds will be matched with other public and private funds.
12. Developer Fee	The maximum developer fee permitted under the program is 10% of the total development cost of the project not including developer fee or reserves.

*For purposes of general guidance, “blighted” may include but not necessarily be limited to buildings or properties that do not meet HUD Housing Quality Standards; are unsafe or unhealthy for persons to utilize because of building code violations or condemnation, environmental hazards, dilapidation, deterioration; or faulty or inadequate facilities. It may also include vacant properties that have been declared a public nuisance. “Blight” must be evidenced by a letter declaring such determination by a local building and inspections department, or other authorized public official or public body.