

PROGRAM BULLETIN

Date: April 25, 2014
To: Land Bank Program Applicants
From: Carol Ventura
Subject: Required Property Appraisal
Bulletin #: 2014- 1

The Rhode Island Housing Land Bank Program offers two methods for eligible applicants to acquire undeveloped real estate, vacant lots, developed properties, or a combination thereof intended for the production of affordable housing. The first method involves Rhode Island Housing acquiring and retaining ownership of the subject property for up to twelve (12) months and is referred to as a Land Bank acquisition. The second method of acquisition involves the applicant agency taking title to the subject property by means of Bridge Loan financing. For this method of acquisition, Rhode Island Housing holds the Note and Mortgage while the applicant takes title to the property.

For either method, an accurate assessment of the property's value is critical to a fair, equitable and sound underwriting process. **Given this importance, Rhode Island Housing will no longer evaluate Land Bank applications that are not supported by a current property appraisal.** Should the applicant have a report prepared **within six months prior to application** by a certified appraiser, such report may be submitted at the time of application, and if deemed to be acceptable by Rhode Island Housing, will satisfy the appraisal requirement. If no such report is available, Rhode Island Housing will commission an appraisal at the expense of the applicant. Please note that Rhode Island Housing will consider other factors as part of its decision-making, and an appraised value that exceeds the assistance requested under the Land Bank Program is not sufficient in itself to guarantee approval of the application.

Applications for the Land Bank program are available on the Rhode Island Housing website and are accepted on a continual basis. Rhode Island Housing will normally review completed applications that are submitted within 30 days of receipt of all required documentation.

About Rhode Island Housing

Together with its partners, Rhode Island Housing works to ensure that all people who live or work in Rhode Island can afford a healthy, attractive home that meets their needs. Rhode Island Housing uses all of its resources to provide low-interest loans, grants, education and assistance to help Rhode Islanders find, rent, buy, build and keep a good home. Created by the General Assembly in 1973, Rhode Island Housing is a privately funded public purpose corporation.