

RIHousing

2019
**Developer's Handbook
for Affordable Housing**

RIHOUSING

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Introduction

Our Mission: RIHousing strives to ensure that all people who live or work in Rhode Island can afford a healthy, attractive home that meets their needs.

A good home provides the foundation upon which individuals and families thrive, children learn and grow, and communities prosper.

To achieve our mission we:

- Offer fair, affordable and innovative lending programs.
- Provide housing related education to consumers and others.
- Promote and finance sensible development that builds healthy, vibrant communities.
- Provide housing grants and subsidies to Rhode Islanders with the greatest need.
- Team up with partners to improve everything we do.

RIHousing 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, RIHousing is a privately funded public purpose corporation.

- Section 1. Resources: A wide variety of funding sources are available to Developers including first mortgage financing, subordinate debt, low income housing tax credits (9% and 4%) (“LIHTC”), HOME Investment Partnerships Program, the Section 811 PRA demonstration program as well as several other sources.
- Section 2. Funding Process: This section outlines the process for working with RIHousing to secure a funding commitment.
- Section 3. Underwriting Guidelines: All Developers looking to receive funding through Rhode Island Housing are required to adhere to RIHousing’s Underwriting, Design and Construction and Environmental guidelines
- Section 4. Guidelines for Management Plan and Insurance.
- Section 5. Preservation Program: This section includes term sheets and the Preservation Regulations as well as specific information relevant for developer’s looking to sell, buy or refinance existing Section 8 or LIHTC developments.
- Section 6. Applications: The Application Section includes relevant applications and program regulations.
- Section 7. Qualified Allocation Plan
- Section 8. Low Income Housing Tax Credit Program Compliance Monitoring Manual

- Section 9. Program Bulletin: This section includes our latest fees and updates to the Handbook.
- Section 10. Statistical Data and Forms: Always check our website www.rihousing.com for the latest information on income limits, tax credit rents and utility allowances. This information is also available on the HUD website at www.huduser.org and the Novogradac website at www.novoco.com.
- Section 11. Proforma
- Section 12. Term Sheets
- Section 13. Assisted Living Program: This section includes specific information for developers of assisted living developments.
- Section 14. Additional Programs' Requirements: Guidelines for Housing Trust Funds Rehabilitation Standards, Capital Needs Assessment Guidance and Property Maintenance Code Inspection Checklist

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 - Rhode Island Income Limits for Low and Moderate Income Households
 - Rhode Island Utility Allowances
 - HUD's Fair Market Rents
2. Exhibit 1: Difficult to Develop and Qualified Census Tract Areas Schedule
 Exhibit 2: Housing Affordability by Community
 Exhibit 3: Final Commitment Submission Requirements
 Exhibit 4: Business Application/Background Credit Information
 Exhibit 5: Affirmative Action Plan
 Exhibit 6: Market Study Requirements
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Go to www.rihousing.com Click on Business Partners, Builders and Developers, Developer's Handbook, Section 11.

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