

REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOMES

Proposals are due before 4:00 p.m. on Monday December 20, 2021

2022 Questions and Answers as of 11/12/2021

Q: For projects pursuing Zero Energy Ready Homes and/or Passive House – do we need to commit to formal certification (i.e. pay for the plaque) or okay to achieve “certifiable” (meet all the program standards)? This impacts our development budget.

A: You can achieve points by designing the project to PHIUS Standards, but the design intent will need to be clearly documented during the process.

Q: Do energy models need to be submitted with our LIHTC application in December to achieve points in the “energy efficiency” category of the LIHTC application?

A: We do not require energy models to be submitted with the LIHTC application but will expect applicants to specify the RI RNC Tier level to which they are designing. Please note that the successful applicant will be held to the RNC Tier requirements, for which they have received LIHTC scoring points.

Q: Could projects achieve partial points for an energy efficiency category? For example, section B cites both National Grid Tier III AND Zero Energy Ready Homes. If our project expects to achieve Zero Energy Ready Homes, could we be awarded 2 points out of a possible 3?

A: Partial points for this item are not allowed under the current scoring system, but we may revisit allocating partial points during the review.

Q: Could RIH release RFIs prior to the LIHTC 12/20 application deadline?

A: Yes, this Q&A will be updated weekly and posted on the RFP website.

Q: Does the language in Section C of the Energy Efficiency section of the QAP, stating “*up to 3 points may be awarded to those developments that incorporate PV or other renewables including net metering (as defined in the R.I.G.L.)*” indicate that if we cover at least 50% of the common area/site electric load with energy provided through Community Net Metering (i.e. a “renewable energy system”), we will be eligible for 1 point?

A: You are eligible to receive 1 Pt under the scenario described above.

Q: Under page Prioritized Supportive Services Table. We are contracting with the local YMCA to provide onsite classes for exercise and art. These would qualify for .05 points each as evidenced in the third column of the Services Table. This is also a collaborative with the local YMCA. Would this qualify for 1 point within the second column of the Services Table.

A: Regarding services, the higher level of points corresponds to higher levels of supportive services which must be well documented in the application to receive points. To receive additional points for a Collaboration with a provider beyond on-site classes, the collaboration must be well defined with details regarding collaborations, activities, and outcomes.

Q: Under Areas of Opportunity-Hi-performing School District please clarify how to compare data:

A: Compare municipality to statewide.

Q: Does RIHousing permanent debt count as hard debt in the Leveraging category?

A: Yes, amortizing debt is included