2026 Consolidated Round
Questions and Answers

Please note that questions should be submitted no later than ***December 15, 2025****, so that staff can post final updates, if any, by December 17, 2025. Please note that staff does not guarantee a response to every submitted question.*

November 21, 2025

Q40. Does the application checklist apply to projects applying for the housing bond funds such as the Housing 2030 Preservation program?

A40. Yes, the application checklist applies to all projects applying in the 2026 Consolidated Round.

Q41. The application checklist requires, at a minimum, schematic designs and a Capital Needs Assessment to be included in the application submission for existing projects. Can you please confirm this is a requirement for the Housing 2030 Preservation program?

A41. Yes, the application checklist applies to all projects applying in the 2026 Consolidated Round. Please note, in lieu of schematic design (SD) and design development (DD) plan submissions, preservation and moderate rehab developments with no significant changes to design shall submit an outline specification and work write narrative broken down by CSI division sets that align with the project Capital Needs Assessment (C.N.A.) scope of work and 20-year positive reserve schedule. All other items listed in SD & DD section are applicable. The submission of 90% and 100% plan submissions will still be required for firm commitment. Please see the Developer's Handbook, Chapter 4 – Drawing and Specification Requirements for further information.

Q41. Is preservation funding an option for converting existing market-rate units into deed affordable units that require significant capital improvements?

A41. Yes, you may apply for Housing 2030 Preservation funds, please see the program guideline for more information.

Q42. The Developer's Experience template is a new form this year. How many years should I go back to list properties? Do I also include properties in our pipeline or being submitted?

A42. Please go back 15 years for projects. Projects currently being submitted or future projects do not need to be included on this form. If your REO schedule includes all of the information being requested on the form, you may attach that to the form with your submission.

November 17, 2025

Q37. In regards to Zero Energy Building design standards, the QAP states, "*The housing units must employ solar PV and air-source-heat-pump (ASHP) technologies to achieve ZEB status.*" Are these the only requirements that must be met to achieve ZEB status?

A37. *Please verify you are referencing the most recent version of the ZEOS RFP: "ZEOS Request for Proposals 2026" as several updates have been made including the language referenced in your question. Specific information regarding the achievement of a ZEB building can be found linked in the RFP text as well as in the additional resources at the end of the document.*

Q38. Is there a certain solar capacity that a building needs to have to qualify for ZEB?

A38. *We are requiring confirmation that your project will achieve ZEB status – please reference in the RFP, section B. Construction Plans, Specifications & Building Information where we are requiring preliminary third-party energy model that demonstrates the ability of the project to achieve net-zero (HERS model or ASHRAE model, etc), a solar array study with ROI, cost benefit analysis, and letter from engineer confirming solar capacity to meet energy load. The project also must hit a minimum of RNC Tier II (Residential New Construction Program).*

Q39. Are the specific eligible vs. ineligible uses for the grant funding for ZEOS? Specific equipment costs or energy efficiency measures that do vs don't qualify? The QAP states, "*Grant funds are to be used for offsetting equipment costs, including mini splits, PV arrays, as well as other energy efficiency measures, and are not to be used for gap financing.*"

A39. See eligible costs vs ineligible costs section on pg. 6 of the 2026 RFP. The equipment costs must be directly related to the energy efficiency and achievement of net zero. Photovoltaic arrays are eligible expenses as well as air source heat pumps, mini splits, ERVs, VRFs, EV Charging.

November 13, 2025

Q17. If an Applicant applied for Housing 2030 ARP, would RI Housing's mortgage be allowed to be in second position behind the bank financing?

A17. The RIHousing mortgage position will be deal specific, but RIH may or may not allow it.

Q18. Relative to the Housing 2030-Affordable Rental Housing New Development, the Eligible Activities state "new construction, rehabilitation, and/or adaptive reuse, of income eligible rental units. All applications must include 51% or more new construction units." Can you please clarify new construction units? Would the 83 units we are proposing for conversion be deemed new construction units?

A18. Units converted from market to affordable housing would not count as new units, but buildings converted from other uses to housing would count.

Q19. What 3rd party reports would be required for this type of project? C.N.A? Environmental? Appraisal?

A19. Please see the applicable program guideline for the funding source you are applying to and the Developer's Handbook.

Q20. Is there a per unit maximum for SLIHTC and if so, is that maximum for five years or one year?

A20. There is no specific per unit maximum for SLIHTC. SLIHTC is designed to fill funding gaps after all other sources have been maximized. When scoring SLIHTC applications, projects with smaller funding gaps after federal credits, debt, developer equity, and any other funds committed will earn the most points. Projects with a need for over $225K in SLIHTC ***and*** *other soft money will earn 0 points. In this current round, we can award $30M total. Credits awarded will be disbursed in five equal, annual increments after the project is placed in service.*

Q21. For TDC scoring area, can a construction management firm that is on the development team provide the attestation as to extraordinary development costs if a general contractor has not yet been hired?

A21. Yes, in the absence of a general contractor, a construction manager that is responsible for estimating the cost of construction at the time of application can itemize and attest to the extraordinary conditions as defined in the QAP.

Q22. For the Leverages Operating Support scoring area, can a letter from the local Housing Authority be used as the documentation of operating support for units under the HUD RAD program?

A22. Please see the QAP. Leveraging committed state and federal funds from rental and operating subsidy programs such as a Project Based Section 8 rental contract, HPF-ELI, or RIH-ELI operating subsidy or other similar federal and state program. The evidence provided must show the commitment of operating support to the project to receive points.

Q23. For the RI Non-Profit Developers scoring area, do local Housing Authorities who are acting as the project developer qualify as Non-Profit Developers? If so, what documentation is required to be submitted?

A23. In order to qualify for credits from the non-profit set-aside, organizations must certify that they are a qualified non-profit organization and any substitute owner during the compliance period must continue to qualify under that set-aside. The term "qualified non-profit organization" means any organization that is described in Section 501(c)(3) or (4), is exempt from tax under Section 501(a), and includes as one of its exempt purposes the fostering of low-income housing.

Q24. For the Onsite Solar/Renewables scoring area, can offsite solar be used to qualify for any of the points?

A24. Yes, offsite virtual net metering or community net metering systems will qualify for the solar points. These systems can be used with an onsite solar PV rooftop system or as stand-alone systems to qualify for the solar points as defined in the QAP .

Q25. Would an LOI be considered sufficient documentation of site control for purposes of applying to ARP 2030?

A25. Applicant must complete the Site Control chart in the application. Evidence of site control must be provided in the form of a current option, contract to purchase, deed or other formal interest in the land. A legal description of each property must be provided. In cases where land is owned by a municipality, redevelopment authority, or other public entity, a letter from the entity must be provided which clearly identifies the Applicant as the designated developer. When land or buildings are already owned by the Applicant or a related party, the price of the last arm's length transaction and the acquisition date as well as the amount of outstanding debt must be documented. If available, an appraisal of the current value should be submitted.

Q26. If we submit the application while the property is still under LOI but later (after the December 18th deadline) finalize a purchase and sale agreement, can we add that agreement to our application afterward, or is no additional documentation accepted once the deadline passes?

A26. The application will be assessed and scored, as applicable, on what is submitted to RIHousing by the application deadline.

Q27. Can we submit by the deadline with the approvals we have, and in the narrative explain we will get final approval in January, which is obviously past the deadline, and submit final approval in January, and RI Housing will accept it as part of the application? Can we submit documents after we submit our application, and those documents will be included in the review by RI Housing?

A27. The application will be assessed and scored, as applicable, on what is submitted to RIHousing by the application deadline.

Q28. Are there per project limits on awards?

A28. Amount of Assistance per Program Guidelines:

***HOME and Housing Trust Fund**: \$1,000,000 max award per project*

***HOME-ARP:** No maximum project allocation has been set for this program, however Davis-Bacon labor standards apply to more than eleven HOME-ARP assisted units. Maximum award of \$500,000 per unit*

***Housing 2030 Acquisition & Revitalization Program**: Maximum award is the lesser of \$3 million or 50% of the Total Development Cost (TDC)*

***ZEOS**: Maximum award of \$18,200 per unit for 1-4 family developments and \$7,500 per unit for multifamily developments. The total award cannot exceed \$300,000 for any individual project*

***Housing 2030 Preservation and New Rental**: Maximum award of \$5,000,000 per project*

***Housing 2023 PSH and Small Scale Rental**: Maximum award of \$500,000 per unit*

Please note the TDC limits as found in the Developer's Handbook apply. Please see the Program Guidelines for each source of funding.

Q29. For adaptive reuse projects, we don't have to meet *all* of the RI Housing design standards?

A29. If the project involves adaptive reuse and is undergoing substantial renovations, it will be required to meet the accessibility standards outlined in our design standards to the greatest extent possible (see excerpts below). There are exceptions in the codes for buildings with limited access or that are not equipped with elevators. We recommend that the developer work closely with their designers to develop plans that conform with ADA, UFAS and the State Building Code to the greatest extent possible.

01 08 09 Accessible Dwelling Units – Shall be designed and constructed in accordance with current requirements of the Fair Housing Act, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, all applicable building codes, and the following requirements:

A UFAS "Accessible" – All New Construction and "Substantial" rehabilitation developments require a minimum of 5% of units (minimum of 1 unit) be "accessible" as defined by the Uniform Federal Accessibility Standards (UFAS), regardless of the use group exception contained in the Building Code.

B Visual and Hearing Impaired – All New Construction and "Substantial" rehabilitation developments require at least 2% of units (minimum of 1 additional unit) be designed as accessible to the visual and hearing impaired as defined by UFAS. Note that these units are in addition to those required to be "Accessible" as defined in item "A" above.

F Substantial Rehabilitation – Note that "Substantial" rehabilitation projects are defined by the Uniform Federal Accessibility Standards (UFAS) as developments with 15 or more total units and the cost of

rehabilitation is 75% or more of the replacement cost. For "Substantial" rehabilitation projects with common spaces, they shall be made accessible to the greatest extent feasible.

G Less-than-Substantial Rehabilitation – For projects with "less-than-substantial" rehabilitation (anything less than "substantial"), the project must be made accessible to the greatest extent feasible until 5% of the units are physically accessible, and common spaces made accessible to the greatest extent possible.

Q30. Can the same developer submit two separate allocations for separate projects or one application for different funding sources in the same project?

A30. Various programs, to the extent they don't conflict with each other, can be combined in one application. Two separate projects that are adjoining can do separate applications to request funding sources as appropriate.

Q31. Are there any funded programs for middle-income/workforce housing presently?

A31. Please see the RFP for programs available in this round and their requirements.

Q32. Please confirm that both the New Development and Small-Scale Rental programs require a 51% affordable component.

A32. Yes, both programs require 51% or more affordable units.

Q33. For a project with 14 units, do the New Development and Small-Scale Rental programs require 8 units to be affordable to get to 51%?

A33. Yes.

Q34. Within the 51% affordable requirement, could a portion of the units be at 100 – 120% of AMI?

A34. Yes, and they will be secured with a deed restriction of at least 30 years.

Q35. Is the New Development program weighted heavily towards projects with federal or state LIHTC awards?

A35. Please see the scoring for the New Rental Development Program.

Q36. Are there any programs that would provide grants or subordinate long-term loans for a project with a 20% affordable component?

A36. Please see the QAP and the RFP for open funding sources.

November 4, 2025

Q1. Will RIHousing accept an engineer's report justifying a different utility allowance than what is published?

A1. No, please use RIHousing's published utility allowances.

Q2. The RFP indicates RIH has approximately $3.5MM of 9% credits available. This is consistent with what the IRS announced on October 9. However, the IRS issued a corrected Rev. Proc 2025-32 on October 22 (the day before the RFP was released) to account for the 12% increase in 9% LIHTC allocation increase in the One Big Beautiful Bill Act. Does this mean that the maximum 9% award for this round is now $3,953,600 x 40%?

A2. The RFP funds were announced before the IRS issued the corrected revenue procedure. There is $3,953,600 available in this upcoming round and the maximum award is 40% of that amount for 9% LIHTC projects.

Q3. Is a project that is 30 units of permanent supportive housing (PSH) that proposes to use 4% LIHTC prohibited from applying for Housing 2030 PSH?

A3. Housing 2030 PSH as well as Housing 2030 Small Scale funds are only available to projects not using LIHTC.

Q4. Is a project with 5-30 PSH units that also includes preservation excluded from applying for Housing 2030 PSH?

A4. Developments must be new construction or rehabilitation with 5-30 units in total that are non-LIHTC and 100% permanent supportive housing.

Q5. If a project proposes more than 30 units of PSH, is it eligible to apply for Housing 2030 PSH?

A5. No, developments must be new construction or rehabilitation with 5-30 units in total that are non-LIHTC.

Q6. Can the money be used on up to 30 PSH, even if the project is more units, but the funds be restricted to those new construction PSH units for Housing 2030 PSH? Much like HOME is often on 11 units but the deed restrictions apply to the whole project.

A6. No, developments must be new construction or rehabilitation with 5-30 units in total that are non-LIHTC.

Q7. If applying for infrastructure sources from EOH, do the infrastructure sources and uses need to be included in the one stop proforma?

A7. EOH infrastructure funding should only be included as a source if it has been awarded. If a project receives an infrastructure award prior to RIHousing making its awards, it is anticipated, but not guaranteed, that EOH will notify RIHousing and application sources may be adjusted accordingly.

Q8. Is the answer to the above question the same if the applicant is the municipality vs developer, assuming the work is for a development project in the pipeline?

A8. Yes. Please see Q&A7.

Q9. Will the scope still be considered an extraordinary cost and be deducted from the TDC per unit?

A9. Projects with extraordinary conditions that increase costs beyond the TDC caps should provide detailed back-up outlining the reasons for the higher costs. If the applicant is seeking relief under one of these extraordinary conditions, they must provide itemized breakdowns of these costs prepared and attested to by a general contractor. RIHousing will evaluate these costs to ensure consistency with the industry, and if appropriate, they will then be deducted from the unweighted TDC before applying the Weighted Average as described above. Please see the 2026 QAP.

Q10. Will the funding awards be coordinated so as to prevent a funding gap if EOH infrastructure funds are not awarded (or partially awarded)?

A10. No, Applicants should submit an application with all sources and uses that have either been previously awarded or are being requested in the Consolidated Round. Non-awarded sources should not be included. Please see Q&A7.

Q11. Do the EOH infrastructure funds trigger any additional requirements such as prevailing wage or specific procurement rules?

A11. Please contact Mike Tondra at the EOH via email (Michael.tondra@housing.ri.gov) regarding the Infrastructure RFP issued by EOH. That RFP is outside of the 2026 Consolidated Round. We also recommend reviewing the application before submitting questions – a link to the application can be found at housing.ri.gov.

Q12. Does the project need to have a full funding stack to be awarded infrastructure funds?

A12. Please contact the EOH regarding the Infrastructure RFP issued by EOH. That RFP is outside of the 2026 Consolidated Round.

Q13. Can I use ZEOS funds for a new construction project, if I install solar panels on the top of the roof, but the roof top does not have enough roof space to generate enough electricity to offset the usage but would offset some percentage of the usage (60-80%)? This project would not be zero energy. Has there been any discussion about changing this requirement to fund projects that can offset a specific percentage and not offsetting the entire usage?

A13. If you are serving an extremely low income and vulnerable population (those who are experiencing homelessness/and or elderly/and or disabled) you may be eligible to install a master meter on your building and receive a master meter exception from Rhode Island Energy. As stated, the solar on your roof would cover 60-80% of your building usage load. You would be able to offset the rest of your electricity usage with virtual net metering. You should review if your organization has an existing virtual net metering account.

Q14. For the Housing 2030 New Rental program and the Housing 2030 Small Scale program, if a property is under construction now, as a private, market-rate development, and the

property is acquired and placed in service using these funds, would this type of project meet the definition of, "New Construction" under these two programs?

A14. *A property with a certificate of occupancy issued on or before December 18, 2025, would not be eligible as New Construction. A property already under construction but not completed could be considered New Construction. However, the application must come from the developer, and the funding request must demonstrate why additional funds are needed – with the addition of deed restricted units to the development not previously committed as an eligible reason for requesting new funds.*

Q15. For the Housing 2030 New Rental program and the Housing 2030 Small Scale program, if a property is newly constructed, with a Certificate of Occupancy Issued, and is for sale, and the property is acquired and placed in service using these funds, would this meet the definition of, "New Construction" under these programs?

A15. *A property with a certificate of occupancy issued on or before December 18, 2025, would not be eligible as New Construction.*

Q16. I am working on the One Stop application for a new construction project. I have read through the numerous documents and the LIHTC checklist to see when a Pre-construction CNA is required. I know it is required but is it required for the One Stop application or just needs to be done before closing, if funding is awarded?

A16. *A CNA for a new construction development is only required for developments seeking HOME or HTF funding. These CNAs do not have to be provided with the submission of the consolidated application but will need to be provided as part of the firm commitment process.*