

**RIHousing Property
Acquisition and Revitalization Program
Summary Guidelines**

1. Program Overview	<p>The purpose of the Acquisition and Revitalization Program (“ARP”) is to stabilize neighborhoods and communities by strategically targeting foreclosed and/or blighted* residential and commercial properties and vacant lots in need of redevelopment.</p> <p>The ARP will provide an incentive to qualified developers to purchase and redevelop foreclosed and/or blighted 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 foreclosed and/or blighted properties, redevelop vacant lots and development of commercial properties. Encouraging redevelopment of vacant, foreclosed and/or 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 assisted under the program is limited to 120% of Area Median Income (“AMI”). Redevelopment of blighted commercial properties and vacant lots located in low- and moderate-income census tracts or QCTs.</p>
4. Program Allocation	<p>\$9,000,000 75% of ARP funding will be set aside for urban communities</p>
5. Property Eligibility Criteria	<p>Eligible properties include residential, commercial and vacant lots located in Rhode Island that are determined to be blighted or are foreclosed and are part of a municipal revitalization plan or strategy.</p> <p>Homeownership applications must include the homeownership Proforma available with the RFP documents.</p> <p>Rental applications must include RIHousing Proforma version 11.5 available at https://www.rihousing.com/developers-handbook/</p> <p>Applications for public facilities and commercial properties must include Management Plan and Operating Budget.</p>

6. Eligible Activities Criteria	<ul style="list-style-type: none"> • Acquisition and redevelopment of existing residential property for lease or sale to households at or below 120% of AMI. • Acquisition and redevelopment of commercial property. • Acquisition, demolition and new construction of residential property for lease or sale to households at or below 120% of AMI. • Redevelopment of vacant lots 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 deferred 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 or grants will be provided for the redevelopment of vacant lots as public space or facilities.
8. Amount of Assistance	Minimum award is \$100,000 per project. Maximum award is the lesser of \$2 million or 50% of the Total Development Cost (TDC).
9. Term of Affordability	A 30-year deed restriction enforcing income requirements will be recorded on all residential properties assisted under the ARP.
10. Program Leverage with Other Financial Resources	It is expected that ARP funds will be matched with other public and private funds.
11. 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 the purposes of this program, blighted property is defined as buildings that do not meet HUD Housing Quality Standards; are unsafe or unhealthy for persons to live in because of building code violations, dilapidation, deterioration; faulty or inadequate facilities or vacant lots that have been declared a public nuisance by a local building and inspections department.

Written documentation of blight by municipal official is required to be submitted with application.