

**STATE OF RHODE ISLAND ARPA PRODUCTION FUND (“APF”)
PROGRAM DESCRIPTION**

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| <p>1. Program Overview</p> | <p>The purpose of the APF is to provide funding for the development of new multifamily units for households with incomes below 80% of Area Median Income (“AMI”).</p> <p>The source for APF is State and Local Fiscal Recovery Funds (“SLFRF”) funded through the American Rescue Plan Act of 2021, and therefore all projects are required to comply with federal SLFRF guidance.</p> |
| <p>2. Eligible Applicants</p> | <p>Eligible applicants include for-profit and non-profit developers, owners of existing affordable housing developments, and Public Housing Authorities.</p> |
| <p>3. Eligible Activities</p> | <p>New construction or rehabilitation of income eligible rental units.</p> <p>All projects funded under APF must adhere to the requirements of the LIHTC or HOME Program applicable to resident income, period of affordability, tenant protections, and housing quality standards, though are not required to utilize funding from either of those programs.</p> |
| <p>4. Target Population/Areas</p> | <p>Developments must benefit low- and moderate-income individuals and families with gross annual incomes at or below 80% of AMI adjusted for family size.</p> <p>Developments that benefit lower income households are encouraged under the APF program. APF resources may not be used for households over 80% AMI.</p> |
| <p>5. Program Allocation</p> | <p>\$75,000,000 to be committed by December 31, 2024, through several competitive funding rounds.</p> |
| <p>6. Funding Type</p> | <p>Rental: Long term loan secured by a deed restriction for rental developments.</p> |

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| <p>7. Interest rate and Term</p> | <p>Interest Rate: 0%</p> <p>Rental Development Loan Term: The term of the loan will be a minimum of 30 years and co-terminus with the senior debt. To the extent available, these loans will be repaid through 50% of surplus cash as defined in the RIHousing loan documents. Underwriting terms must be consistent with RIHousing standard underwriting guidelines as outlined in the Developer’s Handbook.</p> |
| <p>8. Funding Priorities</p> | <ul style="list-style-type: none"> • Newly created rental units for households earning up to 80% of AMI. “New” is defined as newly affordable and may include rental units created in conjunction with a LIHTC development refinance. • Proposals that provide at least 10% of the total units for households with incomes at or below 30% of AMI. • Development that has or will contribute to a comprehensive neighborhood revitalization strategy, community building initiative or similar local initiative. • Proposals providing for the greatest number of affordable units at the lowest total development cost. • Proposals using tax exempt bonds and 4% LIHTC and developing new affordable units. |

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| <p>9. Threshold Criteria</p> | <ul style="list-style-type: none"> • Readiness to Proceed: Owner/Developer must demonstrate ability to proceed to closing on all financing and begin construction within nine months of commitment. • Financial Feasibility: The development must demonstrate financial feasibility for: (i) the overall development costs of the project and (ii) the long-term operation of the proposal. • Marketability: The development must have a reasonable likelihood that it will achieve sustainable occupancy of 95% within 6 months of construction completion. For mixed income proposals the applicant must submit a third-party market study that includes an absorption schedule, lease-up reserve and identifies the timeline for achieving 95% occupancy. • Development Team Capacity: The developer must have experience in the successful development and operation of affordable housing of similar scope and complexity. The Developer and their development team will be evaluated on its professional capacity to plan, build, market, and operate the proposed development. |
| <p>10. Amount of Assistance</p> | <p>A maximum of \$4,000,000 per project.</p> |
| <p>11. Term of Affordability</p> | <p>A minimum of 30 years</p> |
| <p>12. Availability of Funds</p> | <p>APF funds will be available through a Request for Proposals issued by RIHousing</p> |
| <p>13. Program Leverage with Other Financial Resources</p> | <p>It is expected that the APF award will be matched with other public and private funds for the development of the proposed units.</p> |