



REQUEST FOR PROPOSALS

DESIGNATION OF A DEVELOPER(S) FOR BARBARA JORDAN II APARTMENTS, PROVIDENCE, RI

Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) is a privately funded quasi-public corporation and instrumentality of the State of Rhode Island (the “State”) exercising public and essential governmental functions, which has a distinct legal existence from the State, and has such purposes and powers as are set forth in Chapter 55 of Title 42 of the Rhode Island General Laws of 1956, as amended. RIHousing was created to address the housing needs of low- and moderate-income Rhode Islanders by encouraging the investment of private capital to stimulate the construction and rehabilitation of housing and to provide construction and mortgage loans for multi-family development.

RIHousing is a committed partner in the community’s effort to revitalize neighborhoods, foster economic development and provide quality affordable housing. In keeping with its mission, RIHousing seeks proposals from one or more qualified real estate development firms for the redevelopment of Barbara Jordan II Apartments (“BJII”) located in the City Providence.

This Request for Proposals (“RFP”) consists of this document and the following attachments:

- Application and required forms (See Exhibit A)
- RFP Submission Checklist (See Exhibit B)
- Legal descriptions of BJII properties (See Exhibit C)
- BJII roster of properties with unit mix (See Exhibit D)
- Scoring Matrix (See Exhibit E)

All proposals submitted to RIHousing in response to this RFP **must** acknowledge and incorporate the following provisions as part of any redevelopment plan:

- One-for-one replacement of affordable units. A minimum of seventy-four (74) homes must be developed for low-income households with adjusted gross annual income at or below 80% of area median income adjusted for family size;
- The affordability of the one-for-one replacement units will be enforced through a deed restriction for a minimum period of 30 years commencing on the date of initial occupancy, notwithstanding any other restrictions required by other funding resources used in the redevelopment of the properties;
- The final development and financing plan for the properties must be submitted and approved by RIHousing and the U.S. Department of Housing and Urban Development (“HUD”) on or before June 2020; and
- All of the one-for-one replacement units must be completed on or before December 2021.

Subject to approval by the RIHousing Board of Commissioners, the properties will be conveyed to the development firm(s) on or before the closing date of construction financing. It is anticipated

that the transfer will be made via a bargain and sale deed. Required purchase and sale terms shall include:

- Payment of the acquisition price of \$1,400,000 for the entire project portfolio or an adjusted price per property based upon an appraised value to be determined through a RIHousing commissioned appraisal, the cost of which will be paid for by the developer(s);
- Payment of accumulated holding costs for each property, including without limitation, any real property taxes, water and sewer use charges or other municipal liens; and
- All development, title, and legal costs incurred by RIHousing.

Any redevelopment plan proposed may be subject to further discussion, negotiation and revisions. RIHousing will consider proposals that include a variety of housing types and uses so long as minimum project requirements are met. The purchase price is non-negotiable. The primary purpose of this RFP is to evaluate all proposals on an equal basis, as such, specific criteria described herein may be subject to change.

INSTRUCTIONS AND RESERVATION OF RIGHTS

Applicants must **submit one (1) original and five (5) copies of their proposal** to: RIHousing, 44 Washington Street, Providence, RI 02903-1721, Attn.: Bernard White, Development Transaction Coordinator, with an electronic version of the proposal to bwhite@rihousing.com in Adobe PDF format or Microsoft Office files (Word, Excel) no later than **5:00 PM on Friday, August 30, 2019**.

NO PROPOSALS, INCLUDING INCOMPLETE SUBMISSIONS, WILL BE ACCEPTED AFTER 5:00 PM on Friday, August 30, 2019.

RIHousing will conduct a tour of the BJII properties beginning at **10:00 AM on Friday, June 28, 2019**. The tour will promptly depart from **16 Somerset Street, Providence, RI**. All tour participants will be required to execute a waiver to participate in the tour and for entrance to the BJII properties. A question and answer session will follow the tour at **1:00 PM on Friday, June 28, 2019** at RIHousing, 44 Washington Street, Providence, Rhode Island. All participants must register for the tour in advance at <http://www.rihousing.com/BarbaraJordan2>.

To control the dissemination of information regarding the RFP, any other requests for information should be directed via email or other written communication to Stacy Wasserman, Project Manager, at swasserman@rihousing.com. A summary of questions and answers will be posted to the RIHousing website at <http://www.rihousing.com/BarbaraJordan2>, and anyone interested in responding to this RFP should visit the website for supplemental information. The website will be updated periodically.

RIHousing will not reimburse for any expenses incurred in connection with this RFP, including, but not limited to, the cost of preparing the response and any additional information requested or travel expenses relating to an oral presentation, if required. By submitting a proposal, the developer(s) certifies that it has fully read and understands the RFP, has full knowledge of the RFP requirements, and accepts the terms and conditions set forth herein.

RIHousing reserves the right to:

- a. Modify, amend or waive any provision of this RFP, prior to the selection of a developer(s), in RIHousing's sole and absolute discretion, if deemed by RIHousing to be in its best interests;
- b. To require of developer(s) information regarding financial responsibility and viability or such other information as RIHousing determines is necessary to ascertain whether a proposal is in fact the most responsive and responsible proposal submitted;
- c. Not to select a developer(s) pursuant to this RFP;
- d. Reject any and all submittals on any basis without disclosing the reason; and
- e. Interview some, all or none of the developer(s) responding to this RFP based solely on its judgment as to the developer's proposal and capabilities.

Please note that all RFP submissions, applications and supporting materials (including those not selected) are subject to the Rhode Island Access to Public Records Act, R.I.G.L. Chapter 38-2, and may be made available to the public on request upon completion of the process and designation of a developer(s). Certain documents may be exempt from public disclosure, such as financial information or information determined to be confidential or privileged.

PROJECT GOALS

RIHousing's goal is to promote the redevelopment of BJII in a way that will:

- Revitalize vacant, abandoned and blighted properties in Upper South Providence;
- Increase the number of housing opportunities including homeownership and rental in the City of Providence;
- Provide housing opportunities for a range of household sizes and incomes;
- Promote the development of commercial and public facilities appropriate for the neighborhood;
- Incorporate best practices regarding safety and accessibility, particularly Crime Prevention Through Environmental Design standards;
- Ensure an affordability period of more than 30 years for all affordable units; and
- Encourage the participation of up to 50% of MBE/WBE Rhode Island based construction firms.

THE PROPERTY

BJII consists of twenty-six (26) two- and three-story scattered site apartment buildings on 2.75 acres. The twenty-six (26) buildings contain a total of 74 apartments, which are currently vacant and with various addresses within the Upper South Providence neighborhood. See Exhibits C and D for additional property information.

For the purposes of a proposal submission, it should be assumed that all properties contain environmental hazards such as lead paint and asbestos contamination.

DEVELOPER REQUIREMENTS

This RFP is seeking a developer(s) with the experience and financial capacity to undertake the redevelopment of BJII. Paramount among the qualities are:

- Experience and proven track record of rehabilitating and restoring under-performing and troubled properties in a timely manner;
- Experience in new construction in urban areas with mixed-income and/or mixed-use components;
- Strong, effective property management; and
- Demonstrated commitment to community engagement and relationship-building within the neighborhoods in which prior developments have operated.

COMMUNITY ENGAGEMENT PROCESS

RIHousing engaged Camiros and Borderless Studios to conduct a community engagement process. Key neighborhood stakeholders, municipal officials, and residents participated in a full range of public engagement activities over a seven-month period. The Barbara Jordan II Community Engagement Summary Report and supporting materials are available at <http://www.rihousing.com/BarbaraJordan2>. RIHousing strongly recommends applicants review this material and the community feedback prior to proposal submission.

PROPOSAL REQUIREMENTS

To achieve the project goals, RIHousing seeks development proposals that create housing opportunities for a range of household incomes and sizes and generates local economic and job training opportunities. Priority will be given to the most cost-effective development proposals that achieve the project goals while utilizing the fewest scarce resources.

Include the following required information with the development proposal:

A. COVER LETTER

A cover letter summarizing the applicant's redevelopment proposal.

B. APPLICATION

Completed application and accompanying attachments, in their entirety. See Exhibit A.

The following information, found in Exhibit A, must be completed:

- Real Estate Owned (REO) worksheet, if applicable

C. TEAM EXPERIENCE AND QUALIFICATIONS

Please provide, as part of the application, a detailed description of the development team. The development team must, at a minimum, include:

- Developer(s) entity
- Architect (including experts in sustainability and green building)
- Engineers
- Legal counsel
- Property manager

The following information, found in Exhibit A, must be completed:

- Management Entity Profile Guidelines, if applicable

D. PROPOSED DEVELOPMENT PLAN AND NARRATIVE

The redevelopment plan should include a narrative that outlines, at a minimum, the following:

- BJII parcels to be acquired as part of the redevelopment plan;
- The number and type of units, including commercial and public space, that will be newly constructed and/or rehabilitated;
- Proposed conceptual design using the following criteria at a minimum:
 - a) Design incorporates best practices regarding safety and accessibility, particularly Crime Prevention Through Environmental Design (CPTED) standards;
 - b) Building design compatible with the surrounding neighborhood; and
 - c) Inclusion of open space and courtyards.
- Schematic Plans with the following information:
 - A. Cover Sheet** - showing written tabulation of:
 1. Dwelling unit distribution by floor, size, bedroom/bath number and handicapped designation;
 2. Square footage breakdown between commercial, residential, community and other usage in the building/development.
 - B. Site Plan:** shall be drawn in 1" = 30' scale or larger;
 - C. Floor Plans:** showing all plans if different; entry level and typical floor plan if repetitive.
 - D. Exterior Elevations:** Perspective or photographs for existing buildings, showing all exterior facades, window types, exterior materials.
- Operating or rental subsidies available to support very low-income targeting;
- Market information to support the proposed redevelopment plan;
- Property management strategy and resident services to be provided, if applicable;
- Proposed ownership structure identifying the various legal entities involved in the ownership of the development;
- Description of any joint venture arrangements, including prospective equity and decision-making interest, if applicable;

- The availability of working capital to cover pre-development costs by providing proof of cash availability (i.e., bank statement) or identifying sources of funds; and
- Other information necessary to support the redevelopment plan.

E. FINANCING PROPOSAL

The financing proposal should demonstrate the financial capacity of the developer(s) to redevelop the properties. The financing proposal should include the following:

- Sources and uses matrix and operating proforma for each type of proposed use including rental, homeownership, commercial and public facility (See Exhibit A);
- If proposing a tax credit rental development, a RIHousing Rental Production model (please see <http://www.rihousing.com/BarbaraJordan2> for link to this model);
- Pre-development sources and uses budget that identifies all tasks and costs from developer designation to preliminary approval of financing, including start and end dates for each task; and
- A statement indicating how the developer(s) will honor financial guarantees. The statement should include more than a reference to the financial statements but should include a letter of credit or other alternative approach.

If applicants are considering competitive sources of financing such as RIHousing’s HOME Investment Partnerships (“HOME”) Program funds, Housing Trust Fund (“HTF”) Program funds, or 9% Low-Income Housing Tax Credits, please refer to each programs’ guidelines and requirements, which can be found in RIHousing’s [2019 Qualified Allocation Plan](#) and [Developer’s Handbook](#).

F. MINORITY AND WOMEN PARTICIPATION AND MBE/WBE UTILIZATION

RIHousing is committed to diversity. RIHousing strongly encourages the participation and utilization of entities certified by the State of Rhode Island as a minority-owned business enterprise (“MBE”) and/or a woman-owned business enterprise (“WBE”), as well as entities that are not yet certified, but have applied for certification.

Please provide a narrative description, supported by evidence of outcomes, of the development team’s previous expertise in integrating resident employment and MBE/WBE utilization in other development projects.

In order to be eligible for points under the Scoring Criteria (set forth below) developer(s) must demonstrate past experience in the recruitment of MBE/WBE businesses and employment of a diverse workforce.

G. REFERENCES

Please submit three (3) bank references. To ensure privacy, financial statements and bank references may be placed in a separate sealed envelope. In addition to bank references, professional references from the following should be submitted for the developer(s):

- 1) Construction and permanent lenders;
- 2) Equity investors (including LIHTC limited partners);
- 3) General contractors on a comparable development; and/or
- 4) Community groups that worked with the developer(s) on a development project.

Strong consideration of references will be used in the selection of the developer(s).

H. MANDATORY CERTIFICATIONS

RIHousing requires each applicant to certify to each of the following items to ensure the integrity of the procurement process and the qualifications of the applicant. **All applicants must submit a signed statement or letter from its president, chairman or CEO certifying to each of the following:**

1. Please certify that (i) no member of your firm has made inquiries or contacts with respect to this RFP other than to Stacy Wasserman to seek clarification on the information set forth in this proposal, from the date of this RFP through the date of your proposal, (ii) all information in your proposal is true and correct to the best of her/his knowledge, (iii) no member of your firm gave anything of monetary value or promise of future employment to a RIHousing employee or commissioner, or a relative of the same, based on any understanding that such person's action or judgment will be influenced and (iv) your firm is in full compliance with Chapter 27 of Title 17 of the Rhode Island General Laws, Reporting of Political Contributions by State Vendors.
2. Does any Rhode Island "Major State Decision-maker," as defined below, or the spouse or dependent child of such person, hold (i) a ten percent (10%) or greater equity interest, or (ii) a five thousand dollar (\$5,000) or greater cash interest in this business? If your answer is "Yes," in your letter, please (i) identify the Major State Decision-maker, (or their spouse or dependent child, as applicable), (ii) specify the nature of their ownership interest, and (iii) provide a copy of the most recent annual financial disclosure required to be filed with the Rhode Island Ethics Commission pursuant to R.I.G.L. §§36-14-16, 17 and 18. If your answer is "No," please certify to that effect.

For purposes of this question, "Major State Decision-maker" means:

(i) All general officers; and all executive or administrative head or heads of any state executive agency enumerated in § 42-6-1 as well as the executive or administrative head or heads of state quasi-public corporations, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of director, executive director, deputy director, assistant director, executive counsel or chief of staff;

(ii) All members of the general assembly and the executive or administrative head or heads of a state legislative agency, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of

director, executive director, deputy director, assistant director, executive counsel or chief of staff; and

(iii) All members of the state judiciary and all state magistrates and the executive or administrative head or heads of a state judicial agency, whether appointed or serving as an employee. The phrase “executive or administrative head or heads” shall include anyone serving in the positions of director, executive director, deputy director, assistant director, executive counsel, chief of staff or state court administrator.

I. EVALUATION PROCESS AND SELECTION

A selection committee comprised of RIHousing staff and funding partners (the “Committee”) will review all proposals, select a developer(s) based on the Threshold Criteria and Scoring Criteria set forth below, and make a recommendation to the RIHousing Board of Commissioners and HUD for developer(s) approval. RIHousing may elect to interview respondents to this RFP prior to the selection of a developer(s).

The Committee may determine a proposal not complying with the requirements stated herein as noncompliant and may reject such proposal. The Committee reserves the right to waive any technical defects it deems immaterial and to proceed with the analysis of such proposals if deemed to be in the best interest of RIHousing. Only proposals that satisfy the Threshold Criteria review will be further considered under the Scoring Criteria. RIHousing’s decision on these matters is final.

The designated developer(s) is expected to enter into a purchase and sales agreement in form and substance satisfactory to RIHousing.

THRESHOLD CRITERIA

All proposals **must** meet the following Threshold Criteria before being evaluated under the Scoring Criteria set forth below:

1) Readiness to Proceed: Applicant must demonstrate that acquisition and redevelopment will commence within twenty-four (24) months of designation. An assessment of a proposal’s initial readiness to proceed will be made based upon the applicant’s ability to achieve all of the following: (i) obtain all written land use and zoning approvals and building permits; (ii) complete all regulatory, environmental, and historical reviews; (iii) secure all funding commitments; and (iv) demonstrated financial feasibility for at least seventy-four (74) affordable homes.

In evaluating an application for readiness to proceed, RIHousing staff will consider the applicant’s past performance in meeting permitting, funding and closing deadlines in projects of similar scope and size.

2) Financial Feasibility: The applicant must demonstrate that the proposal is financially feasible. RIHousing reserves the right to deny funding to proposals for which adequate funding sources have not been proposed/secured for all development costs.

3) Development Team Capacity: The development team must have experience in the successful development and operation of projects of similar scope and complexity. The development team will be evaluated on its professional capacity to plan, build, market, and operate the proposed development. Each development team member is expected to demonstrate satisfactory prior experience on projects of similar scale and complexity; to have satisfactory professional references; and to devote staffing and resources to complete the proposed project. If a development team member does not have satisfactory prior experience, a written plan must be submitted to outline how this technical capacity will be achieved. The applicant will also be evaluated for creditworthiness and financial capacity. Creditworthiness takes into consideration the financial condition of an entity, and its management capabilities. RIHousing will review each applicant's most recent financial audit to ensure the developer(s) financial capacity to develop, manage and operate the project.

RIHousing reserves the right to deny any proposal where (i) any materially participating entity is not in good standing regarding compliance monitoring of other RIHousing funded projects; or (ii) any partner or other key development team member has been determined by RIHousing to be not creditworthy.

4) Demand/Marketability: Developers will be required to demonstrate demand for and marketability of their proposed redevelopment plan through such documentation as: information on market comparables; information on the supply and quality of the existing housing stock and rent/sales price burdens; information on other planned development/revitalization activity in the area; local demographics (including income, age and any special needs characteristics); marketing and outreach strategies; and information demonstrating that the proposed location is appropriate for the target population in terms of environment, quality, proximity to services, and attractiveness of the site and its surroundings. Mixed use developments must provide the marketability information for each use.

SCORING CRITERIA

A proposal meeting the Threshold Criteria may then be evaluated under the Scoring Criteria set forth below:

Point Allocation Summary

- | | |
|--------------|---|
| 1. 25 points | Total Development Cost |
| 2. 10 points | State Housing Grant Funds |
| 3. 5 points | Leverages rental and operating subsidy such as: HUD's Rental Assistance Demonstration (RAD) Program, Section 811 Program, Federal or State rental assistance programs. |
| 4. 10 Points | Leverages Non-RIHousing or non-State competitive housing resources such as: private/sponsor equity, Rebuild Rhode Island Tax Credits, Federal Home Loan Bank (FHLB), private grants, etc. |
| 5. 20 points | Housing Affordability |
| 6. 20 points | Income Targeting |

- 10 – 19% of units in the development 3 points
- Up to 9% of units in the development 1 point

4. Up to 10 points – Leveraging of non-RI Housing or non-State competitive housing resources (e.g. private/sponsor equity, Rebuild Rhode Island Tax Credits, Federal Home Loan Bank (FHLB), private grants, etc., but not including funds from a municipality) per unit.

Non-RI Housing or non-State competitive housing resources per unit:

- >\$25,000 10 points
- \$20,001 - \$25,000 8 points
- \$15,001 - \$25,000 5 points
- <\$15,000 0 points

5. Up to 20 points – Housing Affordability

Total units at or below 60% of the Area Median Income (“AMI”):

- 50% of total units 20 points
- 40% of total units 15 points
- 30% of total units 10 points
- 20% of total units 5 points

6. Up to 20 points – Income Targeting. For effectively serving people (i) who have incomes at or below 30% of area median income, (ii) are homeless or (iii) have special needs.

Percentage of total units that income target:

- >25% of total units in the development 20 points
- 15% - 24% of total units in the development 15 points
- Up to 15% of the total units in the development 10 points

A service plan and memorandum of understanding with a service provider is required to be submitted with the application for homes that are intended for persons with special needs.

7. Up to 5 points – Rhode Island Construction Firms

Owner/applicant certifies in the application to require that the following percentages of the sub-contractor contracts be awarded to Rhode Island based construction firms with a minimum 10% MBE/WBE utilization rate:

- 25% - 50% MBE/WBE utilization rate 5 points
- 10% - 25% MBE/WBE utilization rate 3 points

8. Up to 10 points – Job Creation/Retention

Full Time Employee (FTE) jobs created:

- 11 or greater 5 points
- 10 or less 2 points

Number of FTE jobs to be retained as a result of the project:

- 15 or greater 5 points
- 14 or less 2 points

9. Up to 15 points – Energy Efficiency

- New Construction developments that achieve NGRID’s RNC Tier II and Energy Star 3.1 revision 8 standards to obtain a higher level of documented energy efficiency. **The additional standards should be itemized for review as an attachment to your proposal.** Up to 3 points
- Projects undertaking substantial rehabilitation rather than new construction, if they demonstrate an ability to achieve NGRID’s RNC Tier II standards. Up to 4 points
- Projects that achieve RNC Tier II and meet the State’s most current Net Zero or Passive House standards. Up to 2 points
- Development incorporates Photo Voltaic solar panels (PV) or other renewables including net metering (as defined in R.I.G.L. Chapter 39-26-5). Up to 2 points
- Development incorporates at least two (2) types of green infrastructure such as storm water runoff management, rain gardens, bioswales, green roofs or green streets. Up to 2 points
- Development incorporates water conservation fixtures. Up to 2 points

Bonus Points Description:

1. Up to 5 Points – Proposal integrates a range of housing opportunities and uses including homeownership and rental housing, public space and/or mixed-use buildings.

- Homeownership and rental housing, public space and/or mixed-use buildings 5 points
- Homeownership and rental housing 3 points

2. 5 points – Utilizing Rhode Island based construction firms.

- Owner/applicant that certifies in the application to require that more than 50% of the sub-contractor contracts be awarded to MBE/WBE Rhode Island based construction firms.

5 points

3. 5 points – Affordability Period

- Deed-restricted affordability period will be longer than 30 years.

5 points

List of Exhibits

Exhibit A - Application and required forms

Exhibit B – RFP Submission Checklist

Exhibit C - Legal Description of BJII Properties

Exhibit D - BJII Roster of Properties with Unit Mix

Exhibit E - Scoring Matrix

Please note Exhibits A, C and D can be accessed at <http://www.rihousing.com/BarbaraJordan2>.

Exhibit A
Application and Required Forms

1. Application for Barbara Jordan II Apartments Redevelopment: This can be accessed at <http://www.rihousing.com/BarbaraJordan2>.
2. Real Estate Owned Worksheet: This can be accessed at <http://www.rihousing.com/BarbaraJordan2>.
3. Management Entity Profile Guidelines:

The Management Entity Profile Guidelines describe the qualifications/requirements/criteria required by RIHousing to evaluate the acceptability of a proposed managing agent. The Management Entity Profile must include the following information:

1. Managing agent's corporate resume/profile. This document is to include a complete, current list of properties managed by the proposed managing agent, type of property, number of units, location, type of subsidies (Section 8, Section 202, Section 236, LIHTC, Housing Trust Fund, etc.) and any relationships with any government entities.
 2. For proposed projects that are or will be assisted by HUD/FHA (Section 8, Section 202, Section 236, etc.), please provide evidence of HUD approved Previous Participation Certification (HUD Form 2530).
 3. Resume of the site manager and regional manager assigned to the project, including their relevant training/experience/certifications applicable to managing Low-Income Housing Tax Credit and/or HUD projects, as applicable.
 4. Organizational chart of the proposed management entity, clearly identifying the personnel assigned to the project and their supervisors, together with reporting lines to the principals of the management entity.
 5. The most recent audited financial statements for the management entity.
 6. Proposed management plan.
 7. Proposed resident selection plan.
4. Sources and Uses Matrix and Operating Proforma. This can be accessed at <http://www.rihousing.com/BarbaraJordan2>.

Exhibit B
RFP Submission Checklist

MATERIALS INCLUDED	YES	NO	N/A
Cover letter			
Application			
REO Worksheet			
Management Entity Profile			
Proposed Development Plan and Narrative			
Sources and Uses Matrix and Operating Proforma			
RIHousing Rental Production Model (if applicable)			
Pre-development Sources and Uses Budget			
Statement indicating how developer(s) will honor financial guarantee			
Narrative, and evidence, on previous expertise in integrating resident employment and MBE/WBE utilization			
Bank references (need total of three (3))			
Professional references			
Mandatory Certifications			
Scoring Matrix (self-score)			

Exhibit C

Legal Description of BJII Properties

This document can be accessed at <http://www.rihousing.com/BarbaraJordan2>.

Exhibit D

BJII Roster of Properties with Unit Mix

This document can be accessed at <http://www.rihousing.com/BarbaraJordan2>.

Exhibit E
Scoring Matrix

Item	Maximum Points Possible	Self-Score
Total Development Cost	25	
State Housing Grant Funds	10	
Leverages rental and operating subsidy such as: HUD's Rental Assistance Demonstration (RAD) Program, Section 811 Program, Federal or State rental assistance programs	5	
Leverages non-RI Housing or non-State competitive housing resources such as private/sponsor equity, Rebuild Rhode Island Tax Credits, Federal Home Loan Bank (FHLB), private grants, etc.	10	
Housing Affordability	20	
Income Targeting	20	
Rhode Island Construction Firms	5	
Job Creation/Retention	10	
Energy Efficiency	15	
Total Base Points:	120	
<i>Bonus points:</i> Proposal integrates a range of housing opportunities and uses including homeownership and rental housing, public space and/or mixed-use buildings	5	
<i>Bonus points:</i> RI Construction Firms	5	
<i>Bonus points:</i> Affordability Period	5	
Total Bonus Points:	15	
	TOTAL SCORE:	