

**REQUEST FOR PROPOSALS (“RFP”)
FOR THE DEVELOPMENT OF AFFORDABLE HOMES**

Proposals are due before 4:00 pm on Friday, April 22, 2022

RIHousing is pleased to announce the opening of a competitive funding round for multiple sources of financing including the Housing Production Fund (“HPF”), Housing Production Fund for Operating Support (“HPF-ELI”), RI Rebounds Production Fund (“RIRPF”), Capital Magnet Fund (“CMF”), the Preservation Loan Fund (“PLF”) and tax-exempt bond financing for the development or preservation of multifamily apartments and homeownership opportunities. Project Based rental assistance under the Section 811 PRA Demonstration Program is also available. Building Homes Rhode Island (“BHRI”) funds from the Housing Resources Commission (“HRC”) are also part of this consolidated RFP.

Program descriptions or Term Sheets for each funding source are included on the RFP site.

RIHousing in conjunction with the HRC has adopted a universal application that consolidates the request for multiple financing sources. While program priorities are similar, scoring and program requirements may differ, so it is incumbent upon applicants to familiarize themselves with the various sources and identify the funding source or combination of sources that best meet the needs of their proposal.

- **HPF:** HPF is funded through state real estate transfer tax receipts. Approximately \$10,000,000 in funding for production will be available under this RFP. While preservation of existing housing is an eligible use, new production is a priority. Developments must benefit low- and moderate-income individuals and families with gross annual incomes at or below 80% of Area Median Income (“AMI”) and there is a priority for households either exiting homelessness or earning no more than 30% of AMI. Mixed income developments are allowed under the HPF program. Funding is available for rental and homeownership opportunities.
- **HPF-ELI Operating Support:** An additional \$10,000,000 of HPF-ELI is available for operating support for households earning less than 30% of AMI. The subsidy will cover the difference between actual rent and the amount necessary to operate the unit.
- **RIRPF:** The source for RIRPF are State and Local Fiscal Recovery Funds (“SFRF”) funded through the American Rescue Plan Act of 2021. Approximately \$15,000,000 in funds will be available under this RFP for new production of affordable housing for households with incomes at or below 80% of AMI. **Based on current guidelines it has been determined that SFRF funds, and therefore RIRPF, have limitations when included in a low-income housing tax credit (“LIHTC”) transaction.** Applicants should carefully review the eligible and non-eligible uses of the RIRPF in consultation with tax counsel and syndicator when submitting their application. Funding is available for rental and homeownership opportunities.

- **CMF:** The Capital Magnet Fund (CMF) is intended to provide owners of existing affordable housing developments with incentives to maintain these developments as quality affordable housing. CMF is also available as a source for newly created affordable housing opportunities, however preservation is a priority. Priority is also given to projects in Areas of Economic Distress and developments serving households below 50% of AMI. Approximately \$3,500,000 in funds is available. Funding is available for rental housing only.
- **PLF:** Funding is available for the preservation of existing restricted affordable housing that has completed its initial LIHTC compliance period. Approximately \$3,000,000 in funds is available. Funding is available for rental housing only.
- **Tax Exempt Bonds and 4% LIHTC:** RIHousing has traditionally accepted applications for bond financing on a rolling basis and will continue to do so. Completion of the consolidated application will be considered an application for tax exempt bonds. For proposals seeking tax exempt bonds and 4% LIHTC, applicants are encouraged to review the 2022 Qualified Allocation Plan to ensure familiarity with program requirements and priorities. Funding is available for rental housing only.

For more information regarding the HPF, RIRPF, CMF, PLF, and tax exempt bond financing, contact Dean Harrison at 401-450-1347, dharrison@rihousing.com or Anne Berman at 401-457-1269, aberman@rihousing.com.

- **BHRI:** BHRI is funded through a state bond referendum and funding decisions are made by the HRC. While preservation of existing housing is an eligible use, new production is a priority. BHRI is available to develop rental housing opportunities for households up to 80% of AMI and homeownership opportunities for households up to 120% of AMI. Mixed income developments are allowed under the BHRI program. Approximately \$19,000,000 is available under this funding round. For information regarding BHRI, contact Lauren Farley at 401-429-1412 or lfarley@rihousing.com.
- Project Based rental assistance under the Section 811 PRA Demonstration Program. Up to 25% of units in a development can be Section 811 units. If awarded rental assistance, the owner will enter into a Rental Assistance Contract for 20 years and execute a 30-year Use Agreement for the 811 units in the development. For more information regarding 811, contact Jessica Mowry at 401-277-1564 or jmowry@rihousing.com.

APPLICATION INFORMATION:

- Applicants must submit applications through the RIHousing Consolidated Application system. <https://osa.rihousing.com/signin?ReturnUrl=%2Fprojects>
- Incomplete applications, applications submitted on incorrect/obsolete forms and those omitting the requested documentation will not be evaluated.
- All rental proposals must use the most current proforma model version 11.4a.
- All homeownership proposals must use the model included in the Application.

- Borrowers must identify the sources of funds for which they are applying. RIHousing and/or the HRC reserves the right to adjust funding amounts and sources requested by any applicant based on need, demand, and project fit with available sources.

For applicants proposing projects that were submitted on December 21, 2021, for 9% LIHTC and/or HOME and Housing Trust Funds (HTF) on January 14, 2022, an abbreviated submission that includes the following documentation will be considered:

- Completed Application form identifying requested funding sources
- Updated and current proforma
- Narrative outlining any updates or changes to the proposal since the most recent submission
- Signed Certifications
- Other information deemed pertinent for review of the proposal that was not previously submitted

The 2022 Developer's Handbook, the guide to underwriting multifamily transactions including design and construction guidelines, the 2022 QAP and the required proforma model are available on our website at <https://www.rihousing.com/developers-handbook/>

ELIGIBLE APPLICANTS:

Nonprofit and for-profit developers, public housing authorities, and municipalities. Minority-owned and women-owned enterprises and members of other federally and state protected groups are encouraged to submit proposals.

INFORMATIONAL MEETING:

An informational meeting will be held via videoconference on March 17, 2022, at 1:00PM to discuss the various funding sources and application in more detail. All interested applicants are encouraged to attend. Applicants who want to attend the informational meeting should RSVP to Nivea Linhares at nlinhares@rihousing.com. A link to the meeting can be found here: <https://bit.ly/3sXskXk>

Proposals must be received by RIHousing through the RIHousing Consolidated Application system before 4:00 p.m. on Friday, April 22, 2022.

LIST OF ATTACHMENTS

- HPF Capital Program Description and Scoring
- HPF- ELI Operating Support Guidelines
- HPF- ELI Operating Support Program Description
- HPF-ELI Application Requirements
- RI Rebounds Production (RIRPF) Guidelines
- Capital Magnet Fund Term (CMF) Sheet
- Preservation Loan Fund (PLF) Term Sheet

- BHRI RFP Announcement
- Section 811 Fact Sheet