

HOME-ARP PRODUCTION FUND PROGRAM DESCRIPTION

1. Program Overview	<p>The purpose of the HOME-ARP production fund is to reduce homelessness by acquiring, rehabilitating, and/or constructing affordable rental housing for individuals and families that fall within the qualifying populations outlined below.</p>
2. Eligible Applicants	<p>Eligible applicants include for-profit and non-profit developers, owners of existing affordable housing developments, and Public Housing Authorities.</p>
3. Eligible Activities	<p>New construction or rehabilitation of rental units primarily for occupancy by households of individuals and families that meet the definition of one or more of the Qualifying Populations (“QP”) defined below. (70 percent of all HOME-ARP units will admit households based <i>only</i> upon their status as a QP. If approved by RIHousing through underwriting, up to 30% of the HOME-ARP units in a project may be occupied by low-income households.)</p>
4. Target Population/Areas	<p>Qualifying Populations (“QPs”), as defined by HUD CPD Notice 21-10 Section IV.A.1-4 include:</p> <ol style="list-style-type: none"> 1. Homeless as defined in 24 CFR 91.5; 2. At risk of Homelessness as defined in 24 CFR 91.5; 3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD. 4. Other Populations where providing supportive services or assistance under section 212 (a) of NAHA (42 U.S.C. 1274 2(a)) would prevent the family’s homelessness or would serve those with the greatest risk of housing instability. HUD defines these populations as individuals and households who do not qualify under any of the populations above but meet one of the following criteria: <ol style="list-style-type: none"> (1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness as defined by HUD CPD Notice 21-10 (2) At Greatest Risk of Housing Instability as defined by HUD CPD Notice 21-10.

5. Program Allocation	\$9,000,000
6. Funding Type	<p>Long term loan secured by a deed restriction for rental developments.</p> <p>Contractual program agreement outlining expectations for scope of work, reporting, compliance and other measures outlined in RIHousing’s HOME-ARP Policies and Procedures manual and as outlined in HUD CPD Notice 21-10.</p>
7. Interest rate and Term	0% deferred for 30 years
8. Funding Priorities	<ul style="list-style-type: none"> • Proposals providing for the greatest number of affordable units at the lowest total development cost. • Newly created rental units for QP’s earning up to 30% of AMI. “New” is defined as newly affordable and may include rental units created in conjunction with a LIHTC development refinance. • Projects with Committed Operating Support (811, PBV,HPF-ELI) • Applicants with experience administering federal programs, specifically HOME or HTF affordable rental housing developments and/or experience managing a project with Project Based Vouchers. • Applicants with experience owning and operating affordable and/or permanent supportive housing. • Applicants with experience serving QP’s

<p>9. Threshold Criteria</p>	<ul style="list-style-type: none"> • Qualifying Populations: Project will serve Qualifying Populations (“QPs”), evidenced by Tenant Selection Plan consistent with CPD Notice 21-10 Section VI.B.20.a • 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 that meet the 20% at 50% or 40% at 60% set asides, 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>No maximum project allocation has been set for this program, however Davis-Bacon labor standards apply to more than eleven HOME-ARP assisted units.</p>
<p>11. Term of Affordability</p>	<p>A minimum of 15 years as required by HUD plus an additional 15-year extension period required by RIHousing as a condition of financing.</p>
<p>12. Availability of Funds</p>	<p>HOME-ARP 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 HOME-ARP award will be matched with other public and private funds for the development of the proposed units</p>

