

STATE OF RHODE ISLAND

HOUSING 2030 - PRESERVATION PROGRAM DESCRIPTION

1. Program Overview	The purpose of the 2030 Preservation program is to provide funding for the preservation of multifamily units for households with incomes below 120% of Area Median Income (“AMI”). The source for this program is the Rhode Island State Housing Bond (2024) funded through the Rhode Island Executive Office of Housing (\$5M) which is matched by the Rhode Island Housing Affordable Housing Trust Fund (\$5M).
2. Eligible Applicants	Eligible applicants include for-profit and non-profit developers, owners of existing affordable housing developments, and Public Housing Authorities.
3. Eligible Activities	Preservation or rehabilitation of income eligible rental units.
4. Target Population/Areas	Developments must benefit low- and moderate-income individuals and families with gross annual incomes at or below 120% of AMI adjusted for family size.
5. Program Allocation	Up to \$10,000,000 All funds may be awarded in one funding round – the State reserves the right to reallocate funds to or from this program
6. Funding Type	Long term loan secured by a deed restriction
7. Interest rate and Term	Interest Rate: 30-year treasury the month the loan closes 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, principal will be repaid through 50% of surplus cash as defined in the RIHousing loan documents. Interest will accrue and be forgiven at the end of the loan if affordability is maintained and monitored, and other requirements are met.

8. Funding Priorities	• Preservation or rehabilitation of rental units for households earning up to 80% 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 to preserve or rehabilitate affordable units.
9. Threshold Criteria	• 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.
10. Amount of Assistance	A maximum of \$5,000,000 per project.
11. Term of Affordability	A minimum of 30 years.

12. Availability of Funds	Housing 2030 Preservation funds will be available through a Request for Proposals issued jointly by RIHousing and the Executive Office of Housing.
13. Program Leverage with Other Financial Resources	It is expected that the Housing 2030 Preservation award will be matched with other public and private funds for the development of the proposed units.

Housing 2030 Preservation Program Scoring Criteria

Point Allocation Summary

20 Points	Cost Effectiveness
40 Points	General Points
6 Points	Sustainable Design

66 Total Points

Total Development Cost – Up to 10 points

Project TDC per unit at or below \$350,000	10 points
Project TDC per unit between \$350,001 and \$375,000	8 points
Project TDC per unit between \$375,001 and \$400,000	5 points
Project TDC per unit between \$400,001 and \$425,000	3 points
Project TDC per unit between \$425,001 and \$450,000	0 points

Leveraging - Up to 10 points

Housing 2030 Preservation funding is < 30% of TDC	10 points
Housing 2030 Preservation funding is < 50% of TDC	5 points
Housing 2030 Preservation funding is > 50% of TDC	0 Points

4% LIHTC Tax Exempt Bond – 10 Points

9% LIHTC Projects – 5 points

Housing 2030 Preservation Funds are last source (not including LIHTC) – 10 Points

Committed Operating Support – Up to 5 Points

20% or more units within the development	5 points
10-19.99% of units within the development	3 points
Up to 9.99% of units within the development	1 point

Readiness to Proceed – Up to 10 points

Fully permitted development with plans and specifications that are at least 90% complete AND architect confirms in writing that the plans and specifications can be 100% complete within 30 days AND the application includes a signed schedule of value from the general contractor, determined by RIHousing to be consistent with current pricing	10 points
Project has master, preliminary and final plan approval for a development or for a development with "by right" approval AND 50% plans and specifications consistent with the requirements of the 2026 Developer's Handbook for "Design Development" level plans.	5 points

Sustainable Design- Up to 6 Points

Exceeds Energy Star 3.1 Version 8 for new construction OR substantial rehab that surpasses Tier II standards	2 points
Meets RNC Tier II AND most current Net Zero or Passive House standards	4 points
Incorporates solar panels or other renewables including net metering	Up to 2 points based on size and amount of energy produced