



NEAHMA RI Agency Meeting

March 24, 2022



American Rescue Plan Act (ARPA) Funding

- RI Rebound Plan proposed by Governor McKee
- Includes \$12 million allocation for a Site Acquisition Program and \$15M for Development
- Goal is to address critical need for affordable and supportive housing in the state
- Limited to households at or below 80% AMI
- Maximum \$1,000,000 per project
- 30 year affordability period
- Anticipate funding 600 residential units



Development of Affordable Homes

- Streamlined application process for all available programs:
 - Housing Preservation Fund
 - Housing Preservation Fund-Extremely Low-Income Operating Subsidy
 - RI Rebounds Production
 - Capital Magnet Fund
 - Preservation Loan Fund
 - Building Homes RI
 - Section 811
 - 4% LIHTC + Tax Exempt Bond Financing



Consolidated RFP Funding Round

Consolidated RFP Funding Round - March 2022 Program Description Summary

Please refer to the specific program descriptions or guidelines for more information about program requirements and priorities.

	Rental	Home-ownership	New Production	Preservation	Household Income Limit
Build Homes Rhode Island (BHRI)	●	●	●	●	Rental: 80% AMI Homeownership: 120% AMI
<ul style="list-style-type: none"> 2021 Housing Bond 	●	●	●	●	80% AMI
Housing Production Fund - Capital (HPF - Capital)	●	●	●	●	80% AMI
<ul style="list-style-type: none"> Priority for households experiencing homelessness or at risk of becoming homeless, & below 30% AMI 	●	○	○	○	—
Housing Production Fund - Extremely Low Income (ELI) for Operating Support (HPF-ELI)	●	○	○	○	—
<ul style="list-style-type: none"> 10-year term Provides subsidy for the difference between 30% rent & established 50% LIHTC rents for the applicable unit size Priority for households experiencing homelessness or at risk of becoming homeless 	●	●	●	●	80% AMI
RI Rebounds Production Fund (RIRPF)	●	●	●	●	80% AMI
Tax Exempt Bonds / 4% LIHTC	●	○	○	○	60% AMI
<ul style="list-style-type: none"> Developers Handbook: Section 7 - 2022 QAP 	●	○	○	○	—
Capital Magnet Fund (CMF)	●	○	○	○	—
<ul style="list-style-type: none"> Capital funds Priority to projects: 1) 40% of the units for households below 50% AMI; 2) located in an Area of Economic Distress 	●	○	○	○	80% AMI
Preservation Loan Fund (PLF)	●	○	○	○	80% AMI
<ul style="list-style-type: none"> Capital funds \$30,000 per unit with a maximum allocation of \$1,500,000 	●	○	○	○	30% AMI
Section 811 Rental Assistance	●	○	○	○	30% AMI
<ul style="list-style-type: none"> Project based subsidy Preference for efficiency and 1-bedroom units Program assists extremely low-income population with disabilities to live independently in the community by providing rental subsidies linked with voluntary supportive services 	●	○	○	○	30% AMI

VIEW FULL CONSOLIDATED RFP FUNDING

A copy of this document will be available on our website as an appendix to this presentation.

RentRelief RI

- \$352 M in federal assistance available
(through two rounds of funding)
- Can be used to pay rent arrearages, forward facing rent, utility arrearages and certain other housing expenses
- Applicants can receive up to 18 months of rent and utility assistance
- To date, RentReliefRI has assisted over **22,000 households** and **\$144.2 M** has been approved *(as of 3/21/22)*



Comprehensive Community Development Program and Project Funding



- Proposals from eligible applicants to fund community development programs and projects
 - \$500,000 available in funding
 - Awarded as three-year grant term
 - Maximum award is \$150,000 (\$50,000/year)
 - Support activities for people living in RI Housing financed developments
 - Development owners and property managers eligible to apply
- Due April 8, 2022 at 3:00 pm



ProLink Solutions

• Coming Soon

- ProLink HFA for RIHousing and Procorem for our partners
- Implementation in late 2022/early 2023
- Procorem will replace WTC for LIHTC and ancillary reporting
 - Access to will be granted to authorized users



• Happening Now

- Meetings with ProLink
- Process Maps



HUD Notice Requiring Carbon Monoxide Alarms in Assisted Housing

- HUD's Offices of Public and Indian Housing, Multifamily Housing Programs, and Lead Hazard Control and Healthy Homes posted a joint Notice on **January 31, 2022**, requiring carbon monoxide alarms or detectors in their HUD-assisted housing programs starting December 27, 2022.
- The notice reminds owners of carbon monoxide poisoning risks in housing, identifies resources for preventing and detecting exposure and provides notice of the requirement for **alarms or detectors to be installed in certain HUD-assisted housing by December 27, 2022.**
- HUD says Public housing agencies and authorities (PHAs), and Owners of properties that receive federal rental assistance have an important role to prevent potential loss of life and severe injury associated with carbon monoxide (CO) in housing they own or manage.



HUD Notice Requiring Carbon Monoxide Alarms in Assisted Housing continued

- Must comply with the International Fire Code (IFC) 2018 standards on the installation of CO alarms or detectors **by December 27, 2022**.
- [Read the Notice here:](#)
- For the full 2018 IFC Code, as well as Chapter 9 and Chapter 11 regarding CO alarms or detectors, please visit: [2018 INTERNATIONAL FIRE CODE \(IFC\) | ICC DIGITAL CODES \(iccsafe.org\)](#)



HUD Notice Requiring Carbon Monoxide Alarms in Assisted Housing continued



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

OFFICE OF PUBLIC AND PROGRAMS AFFAIRS
OFFICE OF PUBLIC AFFAIRS
AND PUBLIC INFORMATION

SPECIAL ATTENTION OF:

Regional Administrators; Directors of HUD
Regional, Hub, and Field Offices of Public
Housing; Multifamily Regional
Center/Satellite Office Directors; Public
Housing Agencies; Housing Choice Voucher,
Project-Based Voucher, Project-Based Rental
Assistance, Section 202, and Section 811
Property Owners; Healthy Homes
Representatives

NOTICE PIH 2022-01

NOTICE H 2022-01

NOTICE OLHC HH 2022-01

Issued: January 31, 2022
This notice remains in effect until amended,
superseded, rescinded.

Cross References:

NOTICE PIH 2019-06

NOTICE H 2019-05

NOTICE OLHC HH 2019-01

Section 504(a) of the United States Housing
Act of 1937 (42 U.S.C. 1437a)(b)(6),
42 U.S.C. 1437 et. seq.)

Subject: Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development
(HUD)-Assisted Housing.

I. Purpose

Public housing agencies and authorities (PHAs), and Owners of properties that receive federal rental assistance have an important role to prevent potential loss of life and severe injury associated with carbon monoxide (CO) in housing they own or manage. This notice reminds PHAs and Owners of CO poisoning risks in housing, identifies resources for preventing and detecting CO exposure, and provides notice of Section 101, "Carbon Monoxide Alarms or Detectors in Federally Insured Housing" of Title I of Division Q, Financial Services Provisions and Intellectual Property, of the Consolidated Appropriations Act, 2021, Pub. L. No. 116-260, 134 Stat. 2162 (2020) ("the Act"), that requires CO alarms or detectors be installed in certain HUD-assisted housing within two years of enactment.

Kathleen H

This notice clarifies that HUD will enforce the requirements instituted by Congress requiring that Public Housing (PH), Housing Choice Voucher (HCV), Project Based Voucher (PBV), Project Based Rental Assistance (PBRA), Section 202 Supportive Housing for the Elderly (Section 202), and Section 811 Supportive Housing for Persons with Disabilities (Section 811) comply with the International Fire Code (IFC) 2018 standards on the installation of CO alarms or detectors by December 27, 2022. For the full 2018 IFC Code, as well as Chapter 9 and Chapter 11 regarding CO alarms or detectors, please visit <https://codes.iccsafe.org/content/IFC-2018>.

<https://codes.iccsafe.org/content/IFC-2018/chapter-9-fire-protection-and-life-safety-systems>,
<https://codes.iccsafe.org/content/IFC-2018/chapter-11-constructive-requirements-for-existing-buildings>.

PIH Notice 2019-06¹, HCN 2019-05, and Office of Lead Based Control and Healthy Homes (OLHC/HH) Notice 2019-01 reminded Owners and operators of PH, PBRA, HCV, PBV, and Section 202/811² properties to have operational CO detectors, where specified, as required by the state or local law, code, or other regulation.

Additionally, this notice identifies resources for the types of devices to install, ideal placement, maintenance, and monitoring; and is applicable to housing with fuel-fired burning appliance(s) or an attached garage.

This notice remains in effect until amended, superseded, or rescinded.

II. Definitions

Carbon Monoxide Alarm: A single or multiple station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal. It incorporates a sensor, control component and an alarm notification appliance in a single unit.

Carbon Monoxide Detector: A device with an integral sensor to detect carbon monoxide gas and transmit an alarm signal to a connected alarm control unit.

III. Background

The Act requires the installation of CO alarms or detectors in certain Federally Assisted Housing by December 27, 2022.³ The Act CO alarms or detectors be installed in each dwelling unit(s) receiving tenant-based or requires project-based assistance or is owned or operated by a PHA or by the owner of a dwelling unit receiving project-based assistance in a manner that meets or exceeds the standards described in Chapters 9 and 11 of the 2018 publication of the International Fire Code (IFC), as published by the International Code Council (ICC).⁴

This notice is being issued to provide notice that the Secretary of Housing and Urban Development will, consistent with the Act, enforce standards relating to CO alarms and detectors and in support of decent, safe, and habitable housing in HUD's low-income housing assistance programs.

HUD recognizes CO poisoning as an important safety issue for families in assisted housing. According to the Environmental Center for Environmental Health, "each year more than 400 Americans die from unintentional CO poisoning not linked to fires, more than 20,000 visit the

¹ <https://www.hud.gov/sites/default/files/PIH2019-06.pdf>
² <https://www.hud.gov/sites/default/files/2019-05-hcn.pdf>
³ <https://www.hud.gov/sites/default/files/2019-01-olhc-notice.pdf>
⁴ <https://www.iccsafe.org/11661239.pdf>

⁵ The Act's requirements also apply to several other Federally Assisted Housing programs administered by other HUD components; these requirements will be addressed separately.

Reminders

- Fiscal Year 2022 Income limits expected soon.
- Owner/agents must report any life-threatening incidents to their asset managers as soon as feasible.
- Owner/agents must report any changes to their management or ownership contact information.
- All changes to WTC authorized users must be reported immediately.



Reminders, continued

Special claims submissions:

- a) Make sure all signature and date lines are filled out
- b) Ensure that the “Ready for Occupancy Date” is the day after work was completed on the unit
- c) Ensure the contract rent listed on the special claims form is the contract rent on the move out cert
- d) Ensure that the relevant certifications (move-outs and move-ins) have been submitted to TRACS prior to submitting the claim



Tenant Selection Plans (TSP)



- ✓ Introduction – description of property and who it serves (address/bed sizes/type of housing-family/elderly/disabled)
- ✓ Eligibility criteria if HOME funded project, HOME TSP must be either incorporated or a separate document.
- ✓ Selection Criteria*
- ✓ Application process – (include where to apply - address/website/email)
- ✓ Denial of applicants – rejection process and letter sent to applicant. Applicant must receive a copy of VAWA.
- ✓ Student Rule - If HOME, must list both LIHTC and HOME rules



Training/workshops available

Contact Kathy Millerick

kmillerick@rihousing.com

or call 401-457-1241

- Customized
- LIHTC, MF, Section 8, Ancillary programs
- Software/WTC
- UPCS inspections
- Virtual or in-person



LIHTC & HOME Inspections

- The Internal Revenue Service (IRS) has extended the waiver of physical inspections through June 30, 2022
 - This year we will be giving 30-day notice
 - In 2023, we will be providing only 15-day notice
 - Inspections may be bifurcated
 - File reviews may happen separately from the physical inspection
 - The choice is yours whether we will review your files remotely or on site
- The HOME waiver expired in 2021
 - We're catching up on missed inspections during the waiver period
 - If your site has LIHTC and HOME you may see your notification letter sooner than later



LIHTC & HOME Inspections (continued)

Resuming Physical Inspections

- Asset Management Team will self-screen using series of questions prior to reporting to a property for physical inspection
- Inform your Asset Manager if any residents or staff are currently infected with COVID-19
- Tenants will be screened at the door
 - Do you currently have a fever, a cough, shortness of breath, or other symptoms related to COVID-19?
 - Have you travelled outside the state within the last 10 days?
 - Have you had any contact with anyone who has tested positive for COVID-19 in the last 10 days?
 - Do you have any concerns or reservations about us entering your units to perform a brief physical inspection?
- Personal Protective Equipment (PPE) will be used during physical inspections
 - Limit personnel in apartments/tight spaces
 - Masks required
 - Gloves will be changed between units



Replacement Reserve Requests

- Submit to your Asset Manager
- Expenses can be no more than 12 months old
- Provide these documents to avoid delay:
 - Letter from the owner authorizing the release of funds
 - Letter from the management company also authorizing the funds
 - Itemization Sheet complete with unit numbers where applicable
 - Invoices
 - If multiple items or properties, help us by breaking it down...it should tell a story like the files
 - Proof of Payment
 - Permits (when applicable)
 - Water heaters
 - Boilers
 - Fire System Upgrades
 - Pictures of work completed (upon request of Asset Manager)



Questions?



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- 2021 Housing Bond

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- Priority for households experiencing homelessness or at risk of becoming homeless, & below 30% AMI

Housing Production Fund - Extremely Low Income (ELI) for Operating Support (HPF-ELI)	●	○	○	○	—
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- 10-year term
- Provides subsidy for the difference between 30% rent & established 50% LIHTC rents for the applicable unit size
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- [Developers Handbook](#): Section 7 - 2022 QAP

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- Priority to projects: 1) 40% of the units for households below 50% AMI; 2) located in an Area of Economic Distress

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- Program assists extremely low-income population with disabilities to live independently in the community by providing rental subsidies linked with voluntary supportive services