



NEAHMA RI Housing Presentation

April 30, 2025



Agenda

- Hope Lanphear
 - Agency Updates
 - Development and Department Updates
- Brittany Toomey
 - 2025 HOME Rule
 - HOTMA & LIHTC
 - Ancillary Compliance
- Luis Matos
 - Staff Updates
 - Termination of WTC
 - Website updates
 - Procorem



General Agency News

- We have a new Housing Secretary - Deborah Goddard. She was confirmed by the Senate as the Secretary of the Department of Housing and has assumed her role as RIHousing's Board Chair.
- Anne Berman our Director of Development will be retiring this June.
- We have opened another RFP round for the Health and Housing Pilot Program.
- There is an open request for ZEOS proposals for Zero Energy Building housing units that serve low-income residents in Rhode Island. Approximately \$1,274,000 of grant funding has been allocated.
- There is another RFP out for the section 811 PRA program. The 811 PRA program assists extremely low income, non-elderly individuals with disabilities by providing a project-based rental subsidy linked with supportive services



RIHousing Agency Activities - Development



- A new round of 9% LIHTC allocation will be announced April or May.
- RIHousing will be allocating other development funds that were part of our last consolidated funding round, which includes the State Fiscal Recovery Funds.
- The state has tasked RIHousing to administer more than \$200 million to create more housing units, and we have allocated funds to build more than 2,000 units across the state and grants for predevelopment activities to more than 70 affordable development projects.



Development continued

- In 2024, RIHousing helped build and preserve almost 1,500 units. Many of these were via new programs
- These are unique programs and often contain deal-specific affordability restrictions and reporting requirements. Our team in Leased Housing is regularly developing new compliance monitoring procedures for these new programs.
- It is more important than ever that property managers are aware of all the funding sources being used in their developments and understand the restrictions.
- Please work with your owners and developers early and understand what funding sources are being used to construct or preserve your properties.
- We at RIHousing are doing our best to schedule welcome meetings very early in the development process to make sure all parties are on the same page.



Homeownership



This January, we marked the highest number of January closings since 2021. RI Housing provided a number of assistance programs including:

- RI Statewide DPA Grant, which helped around 1,600 people with \$17,500 grant for down payment and closing costs.
- FirstGenHomeRI: This program offers \$25,000 as a forgivable loan to first-time, first-generation homebuyers in specific zip codes across the state.
- 15kDPA program which provides \$15,000 in assistance for down payment and/or closing costs in the form of a zero-percent (0%) interest rate loan to first-time homebuyers in Rhode Island.

You can find more information about these programs on our website



Legislative

We are tracking several proposed bills in the RI General Assembly and may reach out to NEAHMA and members if we need your advocacy on bills that might be impactful on you and our industry.

Examples...

- A bill requiring certain landlords to obtain insurance to cover alternate living accommodations for displaced tenants due to fire or disaster.
- A bill authorizing the city of Providence to adopt rent control ordinances / Limitations on rent increases
- Legislation related to Taxation, Lead conformance & RI's Rental registry

RIH often educating lawmakers on affordable housing programs. You will often times see exceptions for affordable properties or language may defer to federal program guidance. This language is typically the result of RIH's legislative team's efforts



Asset Management

- The asset management team is fully staffed for the first time in several months.
- We continue to move forward with the implementation of ProLink and Procorem software.
- Reminder to make sure you have listed your property on [HousingsearchRI.org](https://www.housingsearchri.org).
- We have begun to work on a new and improved compliance manual. The new version will include HOME and HOTMA guidance, in addition to an update of our LIHTC policies and some general information on some of the new ancillary programs. Our original manual was introduced almost six years ago. Our consultant, Costello compliance will be hosting trainings for our partners. We will be reaching out about that opportunity soon.



Questions?





2025 HOME Final Rule

Department of Housing and Urban Development
24 CFR Parts 91, 92, 570, and 982

<https://www.federalregister.gov/documents/2025/01/06/2024-29824/home-investment-partnerships-program-program-updates-and-streamlining>



2025 HOME Final Rule

Published January 6, 2025

Effective NOW as of April 20, 2025

- HUD's goal with the final rule was to revise current HOME regulations to update, simplify requirements, better align the program with other Federal housing Programs and implement amendments to the HOME Statute.
 - ❖ **Rental Housing**
 - ❖ Better align HOME rental housing with other federal rental assistance programs to ease burden
 - ❖ **Property standards**
 - ❖ NSPIRE
 - ❖ **Periods of Affordability**
 - ❖ New periods based on size of award to address concerns with increased development costs
 - ❖ TBRA
 - ❖ Homebuyer Housing
 - ❖ Community Land Trusts
 - ❖ CHDO's Community Housing Development Organizations
 - ❖ Max per-unit subsidy limits –**Delayed effective date 10/30/25**
 - ❖ Establish new method for determining maximum per-unit subsidy limits
 - ❖ **Tenant Protections –Delayed effective date 10/30/25**
 - ❖ Strengthen tenant rights and protections for occupants of HOME-assisted rental units and recipients of HOME TBRA



2025 HOME Final Rule

Published January 6, 2025

Effective NOW as of April 20, 2025

❖ Rental Housing

- ❖ Better align HOME rental housing with other federal rental assistance programs to ease burden

- ❖ Streamline procedures for recertifications

- ❖ Permits an owner of a HOME-assisted unit receiving rental assistance to charge the permissible Housing Choice Voucher, project-based voucher or project-based rental assistance rent instead of the maximum HOME rent.

❖ Property Standards

- ❖ For rehabilitation projects, permitting PJs to accept NSPIRE inspections performed for other funders of the project in lieu of conducting ongoing periodic inspections during project operation.



HOME Investment Partnership Program

Ongoing Monitoring-Property Standards

- **Effective March 1, 2025, RIHousing began using the NSPIRE inspection protocols for all HOME and HTF inspections.**
 - (LIHTC since 1/2/2024)
- To learn more about NSPIRE, please visit the HUD site:
https://www.hud.gov/program_offices/public_indian_housing/reac/nspire





HOTMA & LIHTC

Housing Opportunity Through Modernization Act of 2016 (HOTMA)



HOTMA for LIHTC Properties Memo

Published December 26, 2024



RIHousing now allows Tax Credit sites to implement new HOTMA regulations for verifying income and assets under the following conditions:

- The site uses the new HOTMA rules for all units and tenants.
 - Until Section 8 is able to fully implement HOTMA, Blended sites should NOT use HOTMA for their LIHTC units.
 - If site is blended LIHTC & Sec8, must use the same rules across all programs
- Strongly recommend a revised TSP
 - To include, not limited to income & asset verification & Student income rules
- Staff must attend HOTMA Training

Please note: Implementation at this time is optional. However, it will likely be required shortly after HUD's required date (currently 7/1/25).



HOTMA for LIHTC Properties Memo Cont..

Published December 26, 2024



- The site must use RIHousing updated forms (or similar)
 - TIC
 - Asset Self Certification
 - Student Financial Affidavit
 - Child Support Affidavit
- Please notify your Asset Manager that HOTMA has been adopted
 - Include a note to file in the certification
- Must implement all parts, not pieces
- 8823's will NOT be issued for HOTMA errors unless it resulted in household ineligibility

Please note: Implementation at this time is optional. However, it will likely be required shortly after HUD's required date (currently 7/1/25).



LIHTC with Ancillary Programs

➤ Ancillary Programs:

Federal:

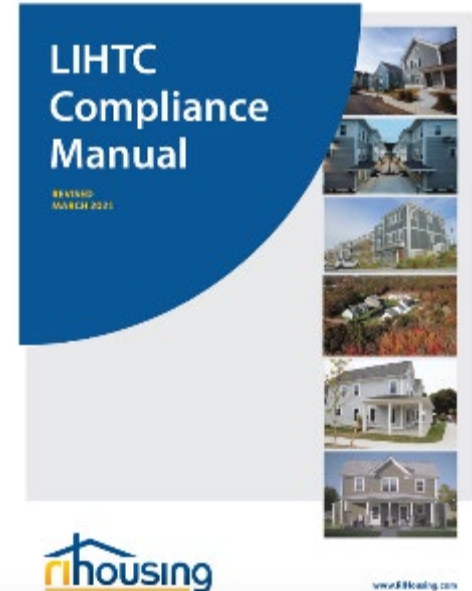
- HOME, HTF, 811 Program, HOME-ARP

State:

- NOP, BHRI, CMF, HPF-ELI, WFH or MI, RIRebounds (DAH2), PLF, ARPA, CRP, ARP, PPF, TOD
- State and Local Fiscal Recovery Funds (“SLFRF”) funded through the American Rescue Plan Act of 2021.

Tools needed for Compliance:

- Deed Restriction
- Regulatory Agreement
- Communication with your Owners and Developers!!!



LIHTC with Ancillary Programs

Things to know:

- What are your program set-asides (income/rent restrictions)
 - Is your TIC reflective of these programs and set asides? *Bottom of Page 2*

PART IX. PROGRAM TYPE				
Mark the program(s) listed below (a. through e.) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this Certification.				
a. Housing Credit <input type="checkbox"/>	b. HOME <input type="checkbox"/>	c. Tax-exempt Housing Bond <input type="checkbox"/>	d. National HTF <input type="checkbox"/>	e. _____ <input type="checkbox"/>
See Part VI above.	<i>Income Status:</i>	<i>Income Status:</i>	<i>Income Status:</i>	<i>Income Status:</i>
	<input type="checkbox"/> ≤ 50% AMGI <input type="checkbox"/> ≤ 60% AMGI <input type="checkbox"/> ≤ 80% AMGI <input type="checkbox"/> OI**	<input type="checkbox"/> ≤ 50% AMGI <input type="checkbox"/> ≤ 60% AMGI <input type="checkbox"/> ≤ 80% AMGI <input type="checkbox"/> OI**	<input type="checkbox"/> 30%/Poverty Line <input type="checkbox"/> ≤ 50% AMGI <input type="checkbox"/> OI**	<input type="checkbox"/> _____ % <input type="checkbox"/> _____ % <input type="checkbox"/> OI**
** Upon recertification, household was determined over-income (OI) according to eligibility requirements of the program(s) marked above.				

- Applicable Lease Addendum (only when executing a new lease!)
- Income Verification (self-cert for state programs is acceptable)
- Asset Verification and Disposal of Assets





Questions?





Leased Housing Staff Updates

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**Program Bulletin [#2025-04](#)
circulated on March 31, 2025**

- Termination of WTC (Web Tenant Compliance)
- Effective TODAY **4/30/25 at 5pm** WTC is no longer available for uploading tenant events
- Blended LIHTC/Sec8 projects will continue to submit vouchers and other HUD required reporting through TRACS



WebCompliance





- If you do not receive the Program Bulletins or Newsletters, please sign up for e-news on our website RIHousing.com or email Kathy Millerick kmillerick@rihousing.com

- [Update Site Contact Information](#) right on our website

Update Site Contact Information

Owners or agents of LIHTC and PBCA developments can update their site contact.

[View form](#)

Sign up for Monthly E-News!

Our monthly PBCA e-News keeps you informed with the latest updates and guidance.

First name*

Last name*

Email*

Organization*

Submit

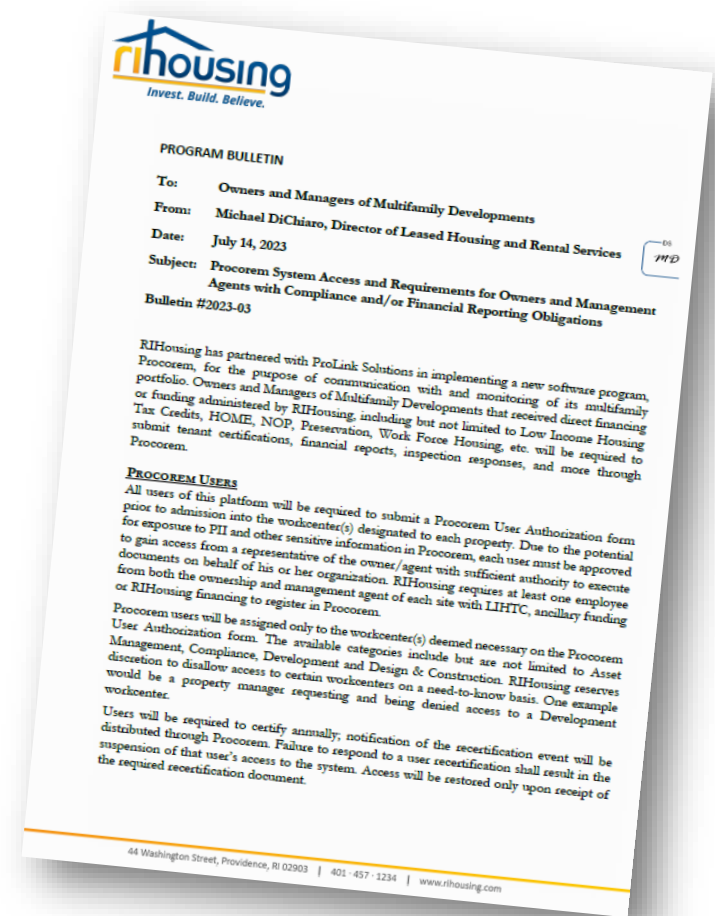
The screenshot shows a web form titled "Site Contact Information Update" with the RI Housing logo at the top. Below the title is a brief instruction: "Update the personnel and their contact information for your multifamily sites monitored by RIHousing. Complete one form per development. You may complete only the fields that have changed." The form contains several input fields: a dropdown menu for "Development", a text field for "Office Street Address", and a text field for "City, State, Zip". The "Property Manager" field is partially visible at the bottom.





Program Bulletin #2023-03 circulated on July 14, 2023

- Procorem Workcenters
- Tenant Events by the 10th of each month
- Asset Management, Financial reporting
- Inspections & File Reviews
- Owner's Certifications
- Compliance Testing



Pending Assignees	
<input checked="" type="checkbox"/>	<p>[2023] 6.01 • Owner's Certification CMF 2 @</p> <p>Not Assigned - Owner/Agent, Owner, Management Agent, Property Manager</p> <p>No Approvers - RIHousing Asset Manager</p> <p>⌚ Due 3 months ago (Jan 31, 2025, 04:00 PM EST)</p> <p>Pending Assignees</p> <p>Created 11 months ago on (Jun 04 2024) by Lenore Coughlin</p>
<input checked="" type="checkbox"/>	<p>[2023] 6.01 • Owner's Certification BHRI 2 @</p> <p>Not Assigned - Owner/Agent, Owner, Management Agent, Property Manager</p> <p>No Approvers - RIHousing Asset Manager</p> <p>⌚ Due 3 months ago (Jan 31, 2025, 04:00 PM EST)</p> <p>Pending Assignees</p> <p>Created 11 months ago on (Jun 04 2024) by Lenore Coughlin</p>

Keep an eye on your tasks by using the Calendar feature:

Calendar

< > April 2025 month week day

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
		12a				
		[2025] • 1st Quarter Waiting List Report				
6	7	8	9	10	11	12
[2025] • 1st Quarter Waiting List Report						

- Procorem is not AI – It's a program
 - It does not know when tasks are completed unless a human clicks the button
 - For Management, this would be either the Check Mark on the list of Tasks or the Mark as Complete button within the task:

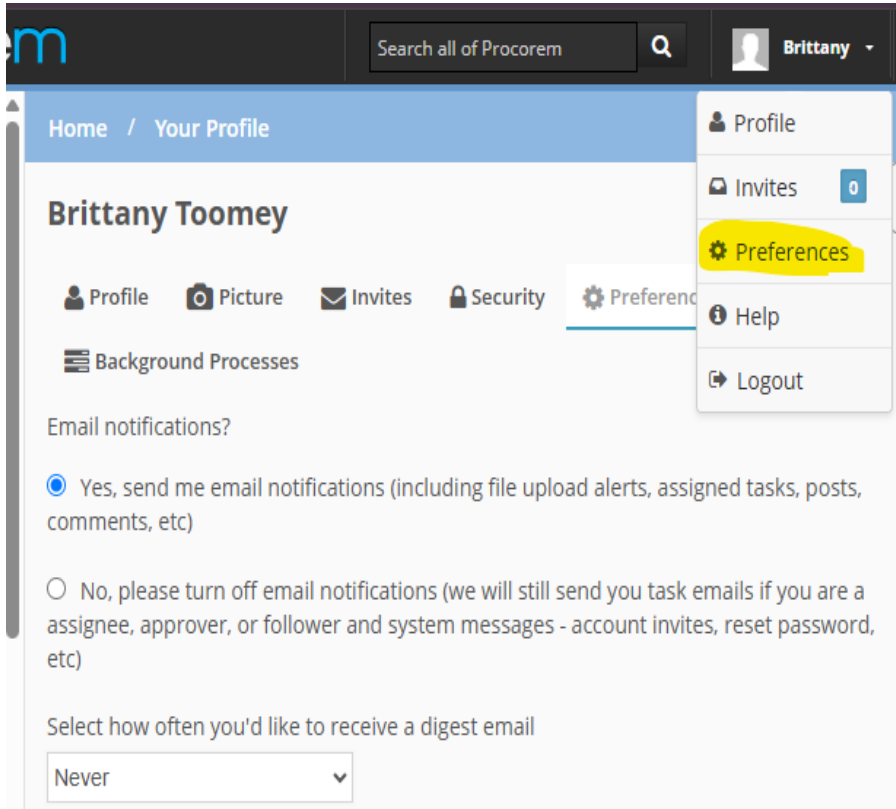
[2023] 6.01 • Owner's Certification | CMF

Pending Assignees

Task is unassigned

Mark as Completed





The screenshot shows the Procorem user interface. At the top right, the user's name "Brittany" is displayed with a dropdown arrow. A search bar labeled "Search all of Procorem" is located to the left. Below the search bar, the breadcrumb "Home / Your Profile" is visible. The main content area displays the user's name "Brittany Toomey" and several tabs: Profile, Picture, Invites, Security, and Preferences. The Preferences tab is highlighted in yellow. A dropdown menu is open under the user's name, listing Profile, Invites (with a notification count of 0), Preferences (highlighted in yellow), Help, and Logout. Below the tabs, the "Email notifications?" section is visible, with the "Yes, send me email notifications" option selected. A dropdown menu for "Select how often you'd like to receive a digest email" is set to "Never".

- You can modify your notifications to daily, weekly or never by clicking the Preferences tab under your name at the top right corner.
 - This does NOT turn off all notifications, this setting only applies to Posts, Uploads and Downloads.
 - All changes to any tasks will always be relayed via email.

Site Documents

Files

Sort Filter

...Up a level

- 8609
11 months ago on (Apr 26 2023) by Lenore Coughlin
- 8823
8 months ago on (Jul 16 2023) by Lenore Coughlin
- Agreements
11 months ago on (Apr 26 2023) by Lenore Coughlin
- Tenant Selection Plan
11 months ago on (Apr 26 2023) by Lenore Coughlin

LIHTC Compliance

Files

Sort Filter

- LIHTC Review
3 months ago on (Jan 09 2024) by Lenore Coughlin
- Owner's Certification
3 months ago on (Jan 09 2024) by Lenore Coughlin
- Waiting List Reporting
3 months ago on (Jan 09 2024) by Lenore Coughlin

LIHTC Review

Files

Sort Filter

...Up a level

- LIHTC Inspection Findings
3 months ago on (Jan 09 2024) by Lenore Coughlin
- LIHTC Inspection Response
3 months ago on (Jan 09 2024) by Lenore Coughlin
- LIHTC Supporting Docs
a few seconds ago on (Mar 25 2024) by Brittany Toomey
- LIHTC Tenant Files for Review
3 months ago on (Jan 09 2024) by Lenore Coughlin

When uploading any files to Procorem, please kindly use the designated folders provided.



Adding Tenant Events

RIHousing requires tenant event updates by the 10th of each month.

XML Import

- Generate the year-to-date XML file from property management software **January 1, 2025 – December 31, 2025**
- Upload the year-to-date XML file into the Tenant Event Portal
 - Yes, upload a file even if there were no changes to tenant events.
- Work through any errors and Validate
- **Do NOT click SUBMIT**
 - This will lock the compliance year, the Asset Manager will need to unlock it





PROCOREM USER AUTHORIZATION FORM

Register for access to your workcenters in Procorem [here](#)

[Property Managers Owners Training and Opportunities | RIHousing](#)

RIHousing Resources

Procorem Resources

Presentations

Partner Trainings & Events

Each user must complete Sections I, II, and III. In addition, Asset Management and/or Compliance users must complete Section IV; Underwriting and/or Design & Construction users must complete Section V. Users must be authorized by an approver in Section VI.
Submit the completed form to your Asset Manager or Development Officer. Deactivation requests must be received within two (2) business days of an employee's termination or change in job function. Recertification will be required annually. **Users may not authorize themselves.**

I. Type of Request Select the certification type for this user.

Activate User Recertify User Deactivate User

II. Environment Indicate the work center environment(s) for this user.

EXISTING PROPERTIES: Asset Management Compliance
NEW DEVELOPMENTS OR REFINANCE: Underwriting Design & Construction

III. User

Effective Date: _____
Authorized User (Employee Name): _____
Authorized User's Title: _____
Authorized User's E-mail Address: _____

IV. Management

Management Company: _____
Management Company Address: _____
Management Company City, State, Zip: _____
Properties User is responsible for: _____





Questions?



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