



**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
REQUEST FOR PROPOSALS**

Supportive Housing Acquisition Funding

Application Deadline: 3 p.m. Wednesday, July 29, 2020

During the COVID-19 public health crisis, Rhode Islanders experiencing homelessness, particularly those residing in a shelter setting, are at increased risk for infection and associated negative health outcomes. Temporary measures have been undertaken to reduce the density in shelters and secure alternative housing for this population. Additional measures are now needed, and Coronavirus Relief Fund dollars authorized under the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”) are being made available to address the continued lack of safe housing for these most vulnerable Rhode Islanders.

RIHousing announces the opening of a competitive funding round for Supportive Housing Acquisition funding. Approximately \$7,000,000 in funding is being made available from the State of Rhode Island’s Coronavirus Relief Fund allocation under the CARES Act, to acquire real property for the immediate purpose of providing supportive housing for individuals and families experiencing homelessness. The program will be conducted statewide. Funds may be used for acquisition only; no capital improvement work may be funded with these resources. Awardees must commit to the continued use of any real property acquired with this funding as permanent supportive housing following the COVID-19 housing emergency.

Initial Occupancy must commence no later than November 30, 2020.

Applicants should carefully review the guidelines for this program, which set forth the Threshold Criteria and Priorities which will be used to evaluate applications. In addition, applicants should become familiar with the guidance published by the U.S. Department of the Treasury with respect to eligible uses of Coronavirus Relief Fund dollars.

APPLICATION PROCESS:

- There is only one acceptable application form, which can be found here: [Application for Supportive Housing Acquisition Funding](#)
- Incomplete applications and those omitting requested documentation will not be evaluated.
- Applicants must submit one (1) electronic copy of the application.
- Applicants may submit proposals for more than one project.

APPLICATION SUBMISSION:

All applications are due by **3:00 p.m. on Wednesday, July 29, 2020.**
One (1) electronic copy must be submitted via email to:
James Comer, Deputy Executive Director, jcomer@rihousing.com

For information on this program, contact James Comer at (401) 457-1190 or jcomer@rihousing.com.

Supportive Housing Acquisition Program

PROGRAM REVIEW CRITERIA

In awarding these resources, RIHousing has identified the following priorities:

1. Increase the immediate supply of short-term supportive housing for individuals or families current residing in the shelter system or alternative living situations due to COVID-19.
2. Increase the immediate supply of short-term supportive housing for individuals experiencing homelessness and families currently in the shelter system.
3. Expand the supply of permanent supportive housing to address the homeless population and those in danger of experiencing homelessness. Applicant must commit to long-term use restrictions restricting the use of the property to permanent supportive housing for income-qualifying individuals and families.
4. Proposals that achieve these goals at the lowest cost.

To best achieve these goals, RIHousing has established three (3) threshold criteria that must be met before a proposal will be considered for Supportive Housing Acquisition Funding:

1. Readiness to proceed: The short-term housing will be occupied no later than November 30, 2020.
2. Financial feasibility: The applicant must demonstrate that the proposal is financially feasible.
3. Development team capacity: The development team must have experience in the successful development of affordable housing and must demonstrate the experience and capacity to operate housing for individuals and families experiencing homelessness.

Generally, only proposals that satisfy the Threshold Criteria review (as set forth below) will be further considered under the Scoring Criteria (as set forth below).

A. Threshold Criteria

1) Readiness to Proceed: Applicant must demonstrate that the site is ready for immediate occupancy by individuals or families experiencing homelessness once financial closing is achieved, and will be complete no later than November 30, 2020.

Readiness to proceed will be determined by

- Current or anticipated Certificates of Occupancy
- All appropriate site utilities provided
- Plan and funding for furnishing needed to house shelter-dependent population

RIHousing will use its best professional judgment in evaluating an application for readiness to proceed.

2) Financial Feasibility: The applicant must demonstrate that the proposal is financially feasible.

3) Development Team Capacity: The development team must have experience in the successful development of affordable housing. The development team will be evaluated on its professional capacity to complete complex real estate transactions with multiple funding sources. Development team must have significant experience in the operation of and service provision within housing for individuals and families experiencing homelessness. Each team member is expected to demonstrate satisfactory prior experience on projects of similar scale and complexity; to have satisfactory professional references; and to devote sufficient staffing and resources to complete the proposed project. The applicant will also be evaluated for creditworthiness and financial capacity.

RIHousing reserves the right to deny funding to any proposal where (i) any materially participating entity is not in good standing regarding compliance monitoring of other RIHousing funded projects; or (ii) any partner, developer or other key development team member has been determined by RIHousing to be not creditworthy. Creditworthiness takes into consideration the financial condition of an organization and management capabilities. RIHousing will review each applicant's most recent audit to ensure financial capacity to develop the project.

B. Scoring Criteria

20 Points	Experience with Homeless Service Provision
20 Points	Real Estate Development
20 Points	Property Management

60 Total Points

Experience with Homeless Service Provision

- 20 points for development team with at least 10 years demonstrated experience with direct provision of services to high acuity shelter dependent homeless population
- 10 points for development team with 5 years demonstrated experience with direct provision of services to high acuity shelter dependent homeless population
- 5 points for development team with at least 3 years of demonstrated experience with direct provision of services to high acuity shelter dependent homeless population

This competency can be achieved by showing an existing capacity within the Developer, a contractual agreement with a qualified manager or letter of intent with a qualified provider for same.

Bonus Points: 5 points to be awarded for a project that has provided a basic project scope for providing permanent supportive housing.

Real Estate Development

- 20 points for demonstrated real estate development experience with success closing 5 or more complex transactions with multiple funding sources
- 10 points for demonstrated real estate development experience with success closing 3 or more complex transactions with multiple funding sources
- 5 points for demonstrated real estate development experience with success closing at least 1 complex transaction with multiple funding sources

Bonus points: 10 points to be awarded for demonstrated success developing mixed finance transactions with permanent supportive housing (PSH) or homeless service provision as a component

Property Management

- 20 points - A development team with over 10 years demonstrated experience managing housing with services for homeless or formerly homeless individuals and families
- 10 points –A development team with over 5 years demonstrated experience managing housing with services for homeless or formerly homeless individuals and families

- 5 points --A development team with over 3 years demonstrated experience managing housing with services for homeless or formerly homeless individuals and families

This competency can be achieved by demonstrating an existing capacity within the Developer, a contractual agreement with a qualified manager or letter of intent from a qualified property management company.