

**STATE OF RHODE ISLAND  
TRANSIT ORIENTED DEVELOPMENT (“TOD”)  
PROGRAM DESCRIPTION**

<b>1. Program Overview</b>	<p>The purpose of the TOD Program is to provide funding for the development of affordable housing in Transit Oriented Districts (TODs).</p> <p>The source for TOD Program is State and Local Fiscal Recovery Funds (“SLFRF”) funded through the American Rescue Plan Act of 2021, and therefore all projects are required to comply with federal SLFRF guidance.</p>
<b>2. Eligible Applicants</b>	<p>Eligible applicants include for-profit and non-profit developers, owners of existing affordable housing developments, and Public Housing Authorities.</p>
<b>3. Eligible Activities</b>	<p>New construction of eligible rental units.</p> <p>All projects funded under TOD must adhere to the requirements of the LIHTC or HOME Program applicable to resident income, period of affordability, tenant protections, and housing quality standards, though are not required to utilize funding from either of those programs.</p>
<b>4. Target Population/Areas</b>	<p>Project must be for the creation of affordable units in a Transit Oriented District.</p>
<b>5. Program Allocation</b>	<p>\$4,000,000 to be committed by December 31, 2024, through several competitive funding rounds.</p>
<b>6. Funding Type</b>	<p>Long term loan secured by a deed restriction</p>

<p><b>7. Interest rate and Term</b></p>	<p><b>Interest Rate: 0%</b></p> <p><b>Rental Development Loan Term:</b> The term of the loan will be a minimum of 30 years and co-terminus with the senior debt. To the extent available, these loans will be repaid through 50% of surplus cash as defined in the RIHousing loan documents. Underwriting terms must be consistent with RIHousing standard underwriting guidelines as outlined in the Developer’s Handbook.</p>
<p><b>8. Funding Priorities</b></p>	<p>This Fund is for the following priorities:</p> <ul style="list-style-type: none"> <li>• New affordable housing development in Transit Oriented Districts</li> <li>• At least 10% of the units must be at or below 80% AMI</li> <li>• Priority is given to projects that have a higher % of units at or below 80% AMI</li> </ul> <p>“New” is defined as newly affordable and may include rental units created in conjunction with a LIHTC development refinance.</p>

<b>9. Threshold Criteria</b>	<ul style="list-style-type: none"> <li>• Project must be for the creation of housing in an existing TOD District. For purposes of this program, a TOD District is a zoning district designated by the municipal zoning code as a “Transit Oriented Development District” due to its relationship to public transit.</li> <li>• At least 10% of the units must be deed restricted as affordable for those earning 80% AMI or below for no less than 30 years.</li> <li>• Developments must include at least 10 units per acre developed.</li> <li>• Proposals must meet all applicable State and local construction and rehabilitation guidelines.</li> <li>• Projects that are financially infeasible, have unreasonable costs, or cannot demonstrate project readiness will be eliminated from consideration for the TOD Program.</li> </ul>
<b>10. Amount of Assistance</b>	<p>\$4,000,000 total available, no per project limit</p>
<b>11. Term of Affordability</b>	<p>A minimum of 30 years secured by a deed restriction</p>
<b>12. Availability of Funds</b>	<p>TOD funds will be available through a Request for Proposals issued by RIHousing</p>
<b>13. Program Leverage with Other Financial Resources</b>	<p>It is expected that the TOD award will be matched with other public and private funds for the development of the proposed units. However, that is not a requirement for funding under this program.</p>

## Targeted Development: Transit Oriented Development Projects Program

The Rhode Island Department of Housing is pleased to announce the opening of a competitive funding round for Transit Oriented Development (TOD) projects in conjunction with RIHousing's Consolidated RFP issued simultaneously. The Targeted Development TOD Projects Program is a State-funded initiative of the Department of Housing made possible through State Fiscal Recovery Funds. At this time, the Department of Housing will be making an estimated \$4 million available for the targeted development of housing.

### APPLICATION INFORMATION:

- Application materials will be posted and available on the State's website at <http://www.ohcd.ri.gov> and [www.rihousing.com](http://www.rihousing.com).
- Incomplete applications, applications submitted on incorrect/obsolete forms and those omitting the requested documentation will not be evaluated. Applications must be complete, including all attachments as listed in the application.
- The Department of Housing requests that all applicants submit their applications electronically via [www.rihousing.com/rfps-rfqs/](http://www.rihousing.com/rfps-rfqs/)
- Department of Housing reserves the right to request additional information and/or adjust funding amounts requested by any applicant based on need, demand, and project fit with available sources.

### PROJECT REQUIREMENTS:

- Threshold criteria will be utilized to determine which applications will conform to the requirements of the funding round. Any application determined to be non-compliant with the stated threshold criteria will be eliminated from consideration. Threshold criteria include the following:
  - Project must be for the creation of housing in an existing TOD District. For purposes of this program, a TOD District is a zoning district designated by the municipal zoning code as a "Transit Oriented Development District" due to its relationship to public transit.
  - At least 10% of the units must be deed restricted as affordable for those earning 80% AMI or below for no less than 30 years.
  - Developments must include at least 10 units per acre developed.
  - Proposals must meet all applicable State and local construction and rehabilitation guidelines.
  - Projects that are financially infeasible, have unreasonable costs, or cannot demonstrate project readiness will be eliminated from consideration for the TOD Program.
- Proposals must be consistent with the State Land Use Plan, applicable Municipal Affordable Housing Plan, [State Comprehensive Housing Plan](#), and [State Consolidated Plan](#).

### ELIGIBLE APPLICANTS:

- Eligible applicants include for-profit and non-profit developers, owners of existing affordable housing developments, and Public Housing Authorities.
- The applicant must be in Good Standing with the organization's state of origin and the State of Rhode Island.
- The applicant shall not have any pending lawsuits with the municipality in which they propose to develop.

## Targeted Development: Transit Oriented Development Projects Program Scoring

<u>Scoring Factor</u>	<u>Points</u>
<u>Development Objectives:</u> <ul style="list-style-type: none"> <li>• Percent of affordable units in the project (15 points)</li> <li>• Density of units proposed (15 points)</li> </ul>	30
<u>Project Feasibility and Cost Effectiveness:</u> <ul style="list-style-type: none"> <li>• Past Experience &amp; Capacity to Complete this Project (10 points)</li> <li>• Financial feasibility of the proposal (25 points)</li> </ul>	35
<u>Readiness to Proceed:</u> <ul style="list-style-type: none"> <li>• Timeline</li> </ul>	15
<u>Community Need and Sustainability:</u> <ul style="list-style-type: none"> <li>• Addresses Community and Resident Needs (6 points)_</li> <li>• Sustainability &amp; Universal Design (6 points)</li> <li>• Affordability period beyond 30 years (3 points) (3points)</li> </ul>	15
<b><u>TOTAL</u></b>	<b><u>95</u></b>

**Targeted Development: Transit Oriented Development (TOD) Projects Program  
Scoring Worksheet**

**Please note that final scores serve as a guide for the funding committee in consideration of proposals. Other factors, not quantified in the scoring system, may be considered in making final awards.**

\*Projects that are financially infeasible, have unreasonable costs, or cannot demonstrate project readiness will be eliminated from consideration for the TOD Program.

\*Projects not in an existing TOD District, not proposing at least 10 units per acre, or with less than 10% of units designated for those earning 80% AMI or less will not be considered for the TOD Program.

**1. Development Objectives:**

**UP TO 30 POINTS**

a. Percent of affordable units in the project (15 points)

Projects which are mixed-income or set-aside a limited number of units for affordable housing should have their score(s) prorated based on the percentage of the project which is affordable based on the following:

More than 30% of units dedicated to those earning less than 80% AMI	15 points
21-30% of units dedicated to those earning less than 80% AMI	10 points
10-20% of units dedicated to those earning less than 80% AMI	5 points
Less than 10% of units dedicated to those earning less than 80% AMI	Not considered

b. Density of units proposed (15 points)

Projects with 10 units per acre or more will have their score prorated based on the number of units proposed per acre of the development. The project (or projects in the event of a tie) with the highest number of units per acre will receive the maximum number of points.

Less than 10 units per acre Not considered

**2. Feasibility and Cost Effectiveness**

**UP TO 35 POINTS**

a. Developer Capacity: (Up to 10 points)

Past Experience & Capacity To Close and Complete This Proposed Project

Robust experience + Capacity for this Project	10 points
Limited projects or Limited Capacity for this Project	1-9 points
No Previous Projects or No Capacity for this Project	0 points

b. Financial Feasibility: (up to 25 points)

Based upon an analysis of the factors/criteria listed below:

- Reasonableness of financial assumptions and cost of project (are the costs reasonable for the project under consideration);
- Operational feasibility;
- Availability/need for rental subsidy; and

- Extent project has pursued funding sources for which they are eligible. Projects are expected to pursue any / all funding sources for which they are eligible. Even if a project is selected for funding, the Department of Housing reserves the right to negotiate and/or require that projects seek additional/alternative funding sources for which they are eligible.

Infeasible/Substantial Concern	Not considered*
Moderate Concern	0-12 points
Minor Concern	13-24 points
No Concern	25 points

3. **Readiness to Proceed**

**UP TO 15 POINTS**

Is the project ready to break ground in a timely manner if funding is received? Points of consideration include, but are not limited to, status of building permits, local approvals, RIHousing or other financing approvals.

Less than 6 months and no approvals pending besides financing	15 points
Less than 9 months	Sliding scale between 1-14 points based on number and complexity of approvals pending
More than 9 months	Not considered*

4. **Community Need and Sustainability**

**UP TO 15 POINTS**

Other factors to be considered include:

Community & resident needs	6 points
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This includes the extent the project considers the needs of residents and the broader community. This includes and is not limited to access to transportation, community services, or other needed resources, as well as community support/engagement, and the overall impact the project will have on the community (e.g., whether the project is addressing vacant, foreclosed, or blighted properties).

Sustainability & Design	6 points
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This includes the extent the project incorporates passive house standards, renewable energy, and energy efficiency into the project, as well as design and accessibility elements such as Universal Design.

Affordability period beyond 30 years	3 points
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