2026 DEVELOPERS HANDBOOK
UPDATES

Revisions to RI Housing's 2026 Developers Handbook

SECTION	CHANGE
Section 1 – Resources	**Preservation Loan Fund** and **Capital Magnet Fund** were removed The following resources were added: **Housing 2030 Permanent Supportive Housing ("Housing 2030 PSH"):** The purpose of Housing 2030 PSH is to provide funding for the development of 100% new permanent supportive housing ("PSH") multifamily projects for households with incomes at or below 30% of Area Median Income ("AMI"). Further, this initiative will prioritize funding small-scale developments that are too small for traditional low-income housing financing tools such as LIHTC. Housing 2030 PSH funds are available for new construction or rehabilitation of income-eligible, non-LIHTC rental units. Developments must be between 5 and 30 units. Eligibility for PSH requires having a documented disability or disabling condition and experiencing homelessness or unstable housing. Developments must benefit individuals and families with gross annual income at or below 30% of AMI adjusted for family size. Supportive services are required to be committed to the PSH units within the development as readily available and routinely offered to a PSH client; however, the client may choose whether or not to engage in the available, offered supportive services. **Housing 2030 Small Scale Rental ("Housing 2030 Small Scale"):** Housing 2030 Small Scale funds are available for new construction of income-eligible rental units for households earning up to 120% AMI. Developments must be no fewer than 5 and no more than 30 units. At least 51% of units in any funded developments must be affordable units that are secured with a deed restriction of at least 30 years. Developments must benefit low- and moderate-income individuals and families with gross annual incomes at or below 120% of AMI adjusted for family size.

	Housing 2030 Affordable Rental Housing New Development ("Housing 2030 New Rental"): Housing 2030 New Rental funds are available for new construction, rehabilitation, and/or adaptive reuse of income-eligible rental units. All applications must include 51% or more new construction units. Developments must benefit low- and moderate-income individuals and families with gross annual incomes at or below 120% of AMI adjusted for family size. **Housing 2030 Preservation ("Housing 2030 Preservation"):** Housing 2030 Preservation funds are available to preserve income-eligible rental units for households with incomes at or below 120% of AMI adjusted for family size. **Housing 2030 Acquisition & Revitalization ("Housing 2030 ARP"):** The purpose of the Housing 2030 Acquisition and Revitalization Program ("ARP 2030") is to stabilize neighborhoods and communities by strategically targeting foreclosed and/or blighted* residential and commercial properties and vacant lots in need of redevelopment. Income of households assisted under the program is limited to 120% of Area Median Income ("AMI"). Redevelopment of blighted properties and vacant lots located in low- and moderate-income census tracts or QCTs will be prioritized. Eligible properties include residential, commercial and vacant lots located in Rhode Island that are determined to be blighted or are foreclosed and are part of a municipal revitalization plan or strategy **#4 – Predevelopment Program** - contact name changed to Benjamin Frost **#5 – HOME** – contact name changed to Lauren Farley **#13 – Continuum of Care** – contact name changed to Sarah Saint Laurent **Other Resources** – webpage links have been updated
Section 2 – Funding Process	No changes
Section 3 – Underwriting Guidelines & Development Standards	**Chapter 1** – 10.0 Clerk of Works – changed to *"Allowable fees are outlined in the current Program Bulletin in Section 9 of the Developers Handbook"* **Chapter 2** – changed

	"State of Rhode Island intends to adopt the 2024 IECC" to "State of Rhode Island has recently adopted the 2024 IECC" and last sentence "Once adopted..." has been removed **Chapter 4** – "*All other items listed in SD & DD section are applicable"* added to Note #1; Note 2 added "*Moderated Rehab developments with building components that are still in serviceable condition and are not scheduled for replacement in the C.N.A. are not required to be replaced to meet the current Design and Construction Standards."* **Chapter 5** – 07 09 02 New Exterior Cladding Section E added *"LP SmartSide Siding with a 5-year full labor and materials warranty, a 15-year limited paint warranty on the finish, and a 50-year limited warranty on the substrate, for a total 5/15/50 limited warranty"* **Chapter 5** 09 02 01 – New Construction/New Flooring B – added "*or Porcelain Tile with ceramic or porcelain tile base, luxury vinyl tile (LVT) or plank (LVP) with minimal wear surface layer of 12 mils and 4" wood or vinyl/rubber base"* G – replaced "*Ceramic tile with ceramic tile base is strongly encouraged"* with "*Ceramic Tiles or Porcelain Tile with ceramic or porcelain tile base"* **Chapter 5** 10 01 02 – added *"Shall be installed at all new production developments and shall be distinct. Scattered side developments are exempt"* **Chapter 5** 10 02 01 – added *"Soap dish can be integrated into tub/shower surrounds"* **Chapter 5** 10 02 04 – changed to *"Each kitchen range hood, located in common areas and within units, shall be outfitted with a pair of fire-stop canisters to prevent kitchen fires. Architects to coordinate rangehood selection to accommodate fire-stop canisters."* **Chapter 5** 12 01 01 – Changed *HUD to KCMA* **Chapter 5** 16 04 02 – Removed *"but at a minimum senior/assisted living developments shall pre-wire for future emergency call systems in all units and common bathrooms"* **Accessibility Resource Manual** and **Build America Buy America Compliance and Implementation Plan** moved from the Appendix

Section 4 – Management and Insurance Guidelines	**Management Plan** converted to **Management Plan Checklist** **Insurance Requirements** updated with 2025 Insurance Guidelines
Section 5 – Preservation Program	No Changes
Section 6 – Application & Certifications	**Section 6.1 - Application checklist –** **Proforma version changed to V.13.1h** **Homeownership Proforma** was removed **Item 4.C** – added *Full-size plans, along with a check for the application fee (if applicable), must be dropped off at RI Housing.* **Item 9.B (MBE/WBE)** has been replaced with the following: **Minority Participation** *RIHousing and its Program Partners encourage the participation of persons of color, women, persons with disabilities and members of other federally and State-protected classes. Describe your Project Team's affirmative action program and activities. Include the number and percentage of members of federally and State-protected classes who are either principals, senior managers, contractor or sub-contractors on your Project Team, and the number and percentage of members of federally and State-protected classes on your Project Team who will work on RIHousing's engagement and, if applicable, a copy of your Minority- or Women-Owned Business Enterprise state certification.* **Section 6.2 - Certifications & Authorizations** **Item E – BroadBand Certification** had been removed **Item F – Additional Certfications** – the following paragraph was added *Applicant's president, chairman or CEO must certify below that (i) no member, employee, or agent of Applicant has made inquiries or contacts with respect to this application other than in an email or written communication to Melanie Brewer at mbrewer@rihousing.com seeking clarification on the requirements or programs set forth in this application, from the date the application is published through the date Applicant's application is submitted, (ii) no member,*

	employee, or agent of Applicant will make any such inquiry or contact until the date the awards are approved by the Board of Commissioners (iii) all information in the application is true and correct to the best of your knowledge, (iv) no member, employee, or agent of Applicant gave anything of monetary value or promise of future employment to a RIHousing employee or Commissioner, or a relative of the same, based on any understanding that such person's action or judgment will be influenced, (v) Applicant did not consult with RIHousing in connection with the development of this RFP, and (vi) Applicant is in full compliance with Chapter 27 of Title 17 of the Rhode Island General Laws, Reporting of Political Contributions by State Vendors. *I certify that no member, employee, or agent of Applicant has made or will make any such inquiries or contacts; all information supplied is true and correct; no member, employee, or agent of Applicant has provided anything of value to influence RIHousing; and Applicant is in compliance with applicable political contribution reporting.* **Section 6.3 - Self-Scoring Form** – Updated to meet QAP changes
Section 7 – QAP	**2026 Qualified Allocation Plan (QAP)** signed by the Governor
Section 8 – Low Income Housing Tax Credit Compliance Manual	No changes
Section 9 – Program Bulletins	**Clerk of Works Fees** added (*Clerk of the Works fee shall be based on total construction cost less contingency)* *2.5% $500,000 - $2,000,000.* *2.0 % $2,000,0001 - $5,000,000.* *1.5% $5000,001-$10,000,000.* *1.25% $10,000,001 or Greater*
Section 10 – Statistical Data & Forms	Updated to 2025 data
Section 11 – Proforma	**Proforma Version V.13.1h** **Note: Only applications submitted with the correct proforma version will be reviewed.**

Section 12 – Term Sheets	**Capital Magnet Fund Term Sheet** has been removed. The following term sheets have been added: **Housing 2030 Permanent Supportive Housing** **Housing 2030 Small Scale Rental** **Housing 2030 Affordable Rental Housing New Development** **Housing 2030 Preservation** **Housing 2030 Acquisition & Revitalization**
Section 13 – Cost Certification	No changes
~~Section 14 – Assisted Living~~	**Assisted Living** section has been replaced with Operating Subsidy – see below
Section 14 – Operating Subsidy	New section added for **RIH-ELI Program** guidelines, description, application requirements, and projection grid.