RESOURCES

RESOURCES ..... **SECTION 1**

RIHousing Resources

1. First Mortgage Financing 2
2. Low Income Housing Tax Credit (9% and 4%) 2
3. State Low Income Housing Tax Credit 3
4. Predevelopment Program 3
5. HOME Investment Partnerships Program 3
6. National Housing Trust Fund (HTF) 3
7. Housing Production Fund (HPF) 4
8. Housing 2030 Permanent Supportive Housing 4
9. Housing 2030 Small Scale Rental 4
10. Housing 2030 Affordable Rental Housing New Development 4
11. Housing 3030 Preservation 4
12. Housing 2030 Acquisition & Revitalization 4
13. HOME-ARP 5
14. RIH-Extremely Low-Income (RIH-ELI) and HPF-ELI Operating Reserve 5
15. Rental Subsidies 5
16. Construction Loan 5
17. LeadSafe Homes Program 5
18. Continuum of Care 5
19. Qualified 501(c)(3) Tax Exempt Bond Financing 6

Other Resources

20. Resources Available through Cities and Towns 6
21. Federal Home Loan Bank 6
22. Federal Historic Tax Credits 6
23. ZEOS (Zero Energy for the Ocean State) 6
24. Energy Efficiency and Clean Energy Resources
    - Contact Information 7
    - Definitions 7
    - Programs & Incentives 8
    - ENERGY Star Programs 10
    - General Links & Resources 11

RIHousing Resources

1. **First Mortgage Financing:** Tax exempt and taxable first mortgage financing is available for both construction and permanent financing for a term of up to 40 years. Borrowers must be single-asset entities and must have a satisfactory credit history. First mortgages are non-recourse and may not exceed 90% of the as-built value as determined by an independent appraisal. Requests for tax-exempt financing which require an increase in bonding authorization from RIHousing are subject to approval by the RIHousing Board of Commissioners (the "Board").

2. **Low Income Housing Tax Credits:** The Low Income Housing Tax Credit Program ("LIHTC") is advantageous to owners of qualified rental housing, as the LIHTC is economically more attractive than a tax deduction. LIHTC is a direct dollar-for-dollar offset against a taxpayer's federal income tax liability to be taken over a 10-year period. These tax credits are sold in exchange for equity investment in qualified low-income housing developments.

   There are three types of LIHTCs that can be awarded to a development. The first type of credit is a 9% annual credit for the costs of new construction or substantial rehabilitation of an existing building without any federal subsidies and is part of the state's annual allocation of LIHTC. The second type of credit, a 4% (approximate) annual credit for the cost of acquiring an existing building that involves substantial rehabilitation without federal subsidy is also part of the state's annual allocation. The third type of credit is a 4% (approximate) annual credit for the costs of new construction or substantial rehabilitation of an existing building with a federal subsidy and is generated by the issuance of tax-exempt bond financing. The first and second types of credit are awarded annually through a competitive process outlined in the state's Qualified Allocation Plan. Applications for the third type of LIHTC are part of the application for tax exempt bonding financing which are accepted on a rolling basis throughout the year and must also meet requirements outlined in the Qualified Allocation Plan. Developments financed with tax exempt bonds and 4% credits are subject to all requirements of this Handbook. **Applicants proposing Hybrid 9% and 4% transactions must conform to the Hybrid Transaction requirements in Section 12 of this Handbook.**

   In order to qualify for LIHTCs, developments must set aside (i) at least 20% of the units for households earning 50% or less of the area median income, (ii) 40% of the units for households earning 60% or less of the area median income, or (iii) using Income Averaging, at least 40 percent of the units must be both rent-restricted and occupied by individuals whose incomes do not exceed the imputed income limitation designated by the taxpayer, but in no event to exceed 58% of AMI. In addition, LIHTC units must remain rent-restricted for a 30-year period. The Qualified Allocation Plan outlines the allocation process and criteria in detail.

   In a situation where RIHousing is not the issuer of the tax-exempt bonds but is asked to allocate 4% credits, we reserve the right to deny an allocation if due diligence demonstrates that the financing package is not beneficial to the long-term viability of the development. Interested parties should contact Dean Harrison, Assistant Director of Real Estate Development, at (401) 450-1347 or dharrison@rihousing.com.

3. **State Low Income Housing Tax Credit:** The State Low Income Housing Tax Credit ("State LIHTC") is a direct dollar-for-dollar offset against a taxpayer's RI state income tax liability to be taken over a 5-year period. The State LIHTC is currently in the rule-making process and is expected to be available later in 2024. It is expected that the State LIHTC can be monetized two ways, either (i) sold to a syndicator or (ii) certificated directly with the state. Interested parties should contact Deborah Flannery, Deputy Director of the RI Department of Housing at (401) 525-4240 or Deborah.Flannery@housing.ri.gov.

4. **Predevelopment Program:** The Predevelopment Program is an initiative designed to provide non-profit developers with the resources necessary to determine the feasibility of and obtain site control for an affordable housing development. Predevelopment loans are expected to be repaid at closing of construction or permanent financing. Predevelopment financing can be applied only to that percentage of a development that will be occupied by households at or below 80% of median income. In addition to site control costs, technical assistance costs that may be covered include architectural fees, financial packaging, legal costs, engineering, market analysis, application and bank fees, inspection, appraisal and survey fees, insurance, and title search and recording. Interested parties should contact Benjamin Frost, President of Proactive Development, at (401) 443-1608 or bfrost@rihousing.com.

5. **HOME Investment Partnerships Program (HOME):** RIHousing is responsible for administering the federal HOME Program on behalf of the state. HOME funds may be used for acquisition, rehabilitation, and new construction of rental developments. Eligible applicants include nonprofit and for-profit developers, municipalities, and Public Housing Authorities. The minimum amount of assistance per unit is $1,000. Developers must target households with income at or below 60% of area median income, and at least twenty percent (20%) of rental units in buildings containing five or more units must be occupied by households at or below 50% of area median income, adjusted for family size. RIHousing will not provide HOME funding for homeownership assistance. Interested parties should contact Lauren Farley, Assistant Director – Ancillary Programs, at (401) 457-1412 or lfarley@rihousing.com.

   ***Note** – all HOME funded projects will be subject to the Build America Buy America ("BABA") requirements as outlined in the Infrastructure Investment and Jobs Act signed into law on November 15, 2021

6. **National Housing Trust Fund (HTF):** RIHousing is responsible for administering the federal HTF Program on behalf of the state. HTF funds may be used for acquisition, rehabilitation, and new construction of rental developments. Eligible applicants include nonprofit and for-profit developers and Public Housing Authorities. The minimum amount of assistance per unit is $1,000. Developers must target households with income at or below 30% of area median income. RIHousing will not provide HTF funding for homeownership assistance. Interested parties should contact Lauren Farley, Assistant Director – Ancillary Programs, at (401) 429-1412 or lfarley@rihousing.com.

   Note – all HTF funded projects will be subject to the Build America Buy America ("BABA") requirements as outlined in the Infrastructure Investment and Jobs Act signed into law on November 15, 2021

7. **Housing Production Fund (HPF):** HPF is a program funded through the state's real estate transfer tax. These funds may be used as second mortgage financing to write down the cost of developments but not as an operating subsidy. Developments must benefit low- and moderate-income individuals and families with gross annual incomes at or below 80% of Area Median Income ("AMI") adjusted for family size with a priority for households either exiting homelessness or earning no more than 30% of AMI. Eligible applicants include for-profit and non-profit developers, owners of existing affordable housing developments, and Public Housing Authorities. Interested parties should contact Dean Harrison, Assistant Director of Real Estate Development, at (401) 450-1347 or dharrison@rihousing.com.

8. **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.

9. **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.

10. **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.

11. **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.

12. **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

13. **HOME-ARP**: RIHousing is responsible for administering the federal HOME-ARP Program on behalf of the state. HOME-ARP is available to provide capital to developments providing housing for Qualifying Populations (QPs). QPs are defined as (i) individuals or households who are homeless or at risk of homelessness as defined under McKinney Vento, (ii) are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, as defined by HUD (iii) Other Populations where providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability Interested parties should contact Lauren Farley, Assistant Director – Ancillary Programs, at (401) 429-1412 or lfarley@rihousing.com.

14. **RIH Extremely Low-Income Operating Reserve (RIH-ELI) and HPF-ELI Operating Reserve:** Under these two programs, funds will be awarded to capitalize a project operating reserve to ensure that developers can create and preserve affordable rental housing for families and individuals with very low income including those who are homeless or at risk of being homeless. These funds will bridge the gap between a residents' ability to pay 30% of their gross household income toward rent and the established 50% Low-Income Housing Tax Credit (LIHTC) rents for the applicable unit size. Interested parties should contact Michael DiChiaro, Director of Leased Housing, at (401) 457-1274 or mdichiaro@rihousing.com.

15. **Rental Subsidies:** Developers may be able to obtain a set-aside of Project Based Federal Section 8 contract authority from an administering housing authority.

16. **Construction Loan:** The Construction Loan Program is designed to provide financing for the construction or rehabilitation of rental and for-sale housing to low and moderate-income individuals and families. Interested parties should contact Dean Harrison, Assistant Director of Development, at (401) 450-1347 or dharrison@rihousing.com.

17. **LeadSafe Homes Program:** The LeadSafe Homes Program is designed to provide financial assistance to property owners or developers to make their properties lead safe. It can be used only for lead hazard reduction work. Work must be performed by a lead-certified contractor. Interested parties should contact Deborah Devine, Operations Improvement Specialist at (401) 450-11359 or ddevine@rihousing.com.

18. **Continuum of Care:** The Continuum of Care Programs formerly known as the Supportive Housing Program, Shelter Plus Care Program, and Section 8 SRO Moderate Rehabilitation Program. These HUD programs are administered by RIHousing and are intended to promote the development of supportive housing that assists individuals and families experiencing homelessness to obtain permanent housing. These funds may be used to finance the development and operation of permanent housing for individuals experiencing chronic homelessness. Funds may also be available for supportive services, rental assistance, and leasing. Interested parties should contact Sarah Saint Laurent, RI Continuum of Coordinator, at (401) 450-1303 or ssaintlaurent@rihousing.com.

19. **Qualified 501 (c) (3) Tax Exempt Bond Financing:** RIHousing has the ability to provide 501(c)(3) tax-exempt bond funding to qualified nonprofits to produce affordable housing. Interested parties should contact Dean Harrison, Assistant Director of Development, at (401) 450-1347 or dharrison@rihousing.com.

Other Resources

20. **Resources Available through Cities and Towns:** Developers are encouraged to explore with local planning and/or community development departments the availability of resources such as Community Development Block Grant funds, Section 108 funds, HOME funds and tax incentives.

21. **Federal Home Loan Bank:** The FHLB administers two programs, the Affordable Housing Program (AHP) and the Community Investment Program (CIP) to fund homeownership and rental housing proposals that benefit low and moderate-income individuals and families. Proposals for developments in New England must be submitted by a bank affiliated with the FHLB of Boston. Deadlines for applications are traditionally in April and September, but applicants should prepare to discuss proposals with their local bank prior to these deadlines. For more information, contact either your local member bank or the Housing and Community Investment Office of the FHLB of Boston.

22. **Federal Historic Tax Credits:** Developments that include substantial rehabilitation and meet certain standards for historic rehabilitation may qualify for Federal Historic Tax Credits. For information on these programs, please call the Historical Preservation and Heritage Commission at (401) 222-2678.

23. **ZEOS (Zero Energy for the Ocean State):** The ZEOS grant program is the result of a collaborative approach by The Office of Energy Resources and RIHousing to expand ZEB (Zero Energy Building) housing to low- and moderate-income housing. The Program seeks to incentivize projects that encompass four primary elements – design, explore, inform, and assess – meant to create a pathway for scaling ZEBs in low- and moderate-income residential sectors as a means of reducing greenhouse gas emissions. The housing units must employ solar PV and air-source-heat-pump (ASHP) technologies to achieve ZEB status. Grant funds are to be used for offsetting equipment costs, including mini splits, PV arrays, as well as other energy efficiency measures, and are not to be used for gap financing. ZEOS assisted projects must be completed within three years of commitment date or funds will be recaptured at the discretion of the Program Partners. For information about the program please contact zeosprogram@rihousing.com.

24. Energy Efficiency and Clean Energy Resources

Contact Information

CLEAResult: General Information 1-888-887-8841
Jonathan Harrison, New Construction/Substantial Rehabilitation 774-696-1377
Dana Beale, Low-Income Single-family (1-4 units) 508-365-3008

To set up a consultation for new or upcoming construction projects, use the online form below.
Online form: **https://www.rienergy.com/site/ways-to-save/save-money-with-rebates-and-incentives/new-residential-construction**

RISE Engineering: General Information 1-800-422-5365
Matt Piccerelli, Multifamily Coordinator
Email: MPiccerelli@therisegroupinc.com Office: 401-784-3700 ext. 6131

Brian Kearney, Director of Residential Services (Single Family)
Email: bkearney@therisegroupinc.com Office: 401-784-3700 ext. 6224

Use the online form or contact 1-800-422-5365 to request your no-cost energy assessment.
Online form: **https://www.riseengineering.com/get-started-1**

Definitions

The income-eligible multifamily sector is defined by properties that meet ONE of the following criteria:

- Owned by public housing authorities or community development corporations
- Receive affordable housing tax credits or any type of low-income funds/subsides from the state or federal government
- Consist of building units where a majority of customers qualify as income-eligible customers (receive utility service on the A-60 Low-Income rate and/or have a household income of less than 60% of the Area Median Income)

The RI Energy Rhode Island Multifamily Program
Eligible NGRIMP participants are defined as the following:

- Properties consisting of multiple (four or more) 1-4-unit buildings that meet both of the following requirements:
  - Are connected or neighboring to each other, or to a 5+ unit building, and
  - Are owned by the same individual or firm.
- Buildings with 5 or more units

A multifamily property may be eligible for services and incentives under both residential and commercial programs. While this adds program coordination complexity, the Multifamily Coordinator will manage the multi-layer program, so the building owner can receive a consolidated incentive for all efficiency work completed at the site.

Programs and Incentives

The RI Energy Rhode Island Multifamily Program
This program employs two lead vendors; RISE Group Inc. for existing retrofits and CLEAResult for new construction, that utilize a network of Rhode Island sub-contractors to serve all customers, including income eligible. (See definitions above to determine if your property is income eligible).

RISE Group Inc. for existing residential and commercial retrofits only.

- Provides no-cost energy assessments to identify possible capital improvements to increase building efficiency and provide energy savings.
- Buildings that show significant savings opportunities may be eligible for no-cost improvements through this program. Use the contact information above to learn more.

CLEAResult for new construction and substantial rehab only.

- Provides project consultation for energy code, testing and modeling.
- Administers the RI Residential New Construction Program.
- Provides project consultation for RI Energy Rebate/Incentive Programs.

Residential New Construction (RNC)
The program promotes the construction of high-performing energy-efficient single-family, multifamily, and low-income homes, as well as the education of builders, tradesmen, designers, and code officials.

Application: **Rhode Island Residential New Construction (RNC) and Renovation Program & Zero Energy Homes**

Field Guide: **NationalGridus.com**

RNC Performance Incentives:

Path to Energy Efficiency Incentives					
Energy Savings Levels	**Air Leakage**	**1-4 Unit Bldg**	**5-10 Unit Bldg**	**11-30 Unit Bldg**	**31-75 Unit Bldg**
Tier I 15-25% savings	≤ 5.0 ACH50	$500	$300	$250	$200
Tier II 26-39% savings	≤ 4.0 ACH50	$1,500	$750	$600	$500
Tier III 40%+ savings	≤ 3.0 ACH50	$4,000	$2,000	$1,500	$1,000
ENERGY STAR® Label (additional)		$200	$150	$100	$100
High Efficiency Electric Homes (additional)		$1,000	$500	$250	$250

Path to Zero Net Energy

To qualify for the additional incentives below (either Option A or Option B) projects must:

- Enroll during the early design phase
- Achieve Tier II or Tier III Path to Energy Efficiency incentive level (see above)
- Be Fossil Fuel Free*

Projects seeking Passive House certification (Option B) are eligible to receive incentives in three installments:

- PHIUS Enrollment/Design Charrette
- PHIUS Pre-certification
- PHIUS Certification

Path to Zero Energy Ready Incentives				
Zero Energy Ready Options	**1-4 Unit Bldg**	**5-10 Unit Bldg**	**11-30 Unit Bldg**	**31-75 Unit Bldg**
Option A: DOE Zero Energy Ready Home Certified[1], or Compliant with Current Version of the RI Stretch Code[2]	$1,000	$750	$500	$500
Option B: Passive House Certified[3]	$1,500	$1,500	$900	$750

Adaptive Reuse (e.g., mill building conversions) Incentives are also available through the 2024 RNC Program

Submit Plans and Project Application to RNC Program:
Email Anthony.Laine@clearesult.com or call 888-887-8841 for instructions.

Commercial and Industrial: Small Business Direct Install
Online Link: **https://www.riseengineering.com/small-businesses-1**

- The Small Business Direct Install Program provides direct installation of energy efficient lighting, non-lighting retrofit measures, and gas efficiency measures. Electric customers with ***average monthly demand of less than 200 kW*** are eligible to participate. There is no eligibility criterion for gas consumption. The program's lighting and non-refrigeration measures are currently delivered through RISE Group Inc. (**www.riseengineering.com**). The customer pays 30% of the total cost of a retrofit. This amount is discounted 15% for a lump sum payment or the customer has the option of spreading the payments over a two-year period interest free.

Commercial and Industrial: RI Energy Rebates and Incentives

Online Link: **Rebate Programs | Rhode Island Energy (rienergy.com)**

- All commercial, industrial, and institutional customers are eligible to participate. RI Energy offers technical assistance to customers to help them identify cost-effective efficiency opportunities and pays incentives to assist in defraying part of the material and labor costs associated with the energy efficient measures.
- Large Commercial Retrofit is a comprehensive retrofit program designed to promote the installation of energy efficient equipment such as lighting, motors, and heating, ventilation, and air conditioning (HVAC) systems, thermal envelope measures, and custom measures in existing buildings.

ENERGY STAR Programs

ENERGY STAR® Lighting
This is an initiative implemented jointly with other regional utilities. It provides discounts to customers for the purchase of ENERGY STAR® lighting through instant rebates, special promotions at retail stores, mail-order catalog, pop-up retailer, and social marketing campaigns.

ENERGY STAR® HVAC Program
This program promotes the installation of high efficiency central air conditioners for electric customers and new energy efficient natural gas related equipment including boilers, furnaces, water heating equipment, thermostats, boiler reset controls, and furnaces equipped with high efficiency fans. The program provides training of contractors in installation, testing of the high efficiency systems, tiered rebates for new ENERGY STAR® systems, and incentives for checking new and existing systems. The program also includes the oil and propane heating equipment rebates.

To learn more about ENERGY STAR products, programs and resources visit:
Energy Efficient New Homes and Apartments | ENERGY STAR

Solar Incentive Programs

Commerce RI; REF Commercial Scale:
REF_Commercial_Scale_Flyer_V5_2024_5822d3a1-e1a5-49f3-a4fe-d2b4a08b6df9.pdf

REG Commercial Scale:
2025-Small-Scale-Solar-RE-Growth-Program-One.ashx

CPACE:
Commercial Property Assessed Clean Energy – Rhode Island Infrastructure Bank

Commerce RI; REF Small Scale:
REF Small-Scale Program - Request for Projects

REG Small Scale:
2025 Renewable Energy (RE) Growth Program

General Links & Resources

RI Energy:
https://www.rienergy.com/site/ways-to-save/save-money-with-rebates-and-incentives

RISE Engineering:
https://www.riseengineering.com/financial-incentives

CLEAResult:
https://www.clearesult.com/about

RI Office of Energy Resources:
https://energy.ri.gov/incentives

ENERGY STAR:
https://www.energystar.gov/

Rhode Island Stretch Code
Rhode Island Stretch Codes | Rhode Island Office of Energy Resources

Passive House/PHUIS:
https://www.phius.org/home-page

Zero Energy Ready Homes:
https://www.energy.gov/eere/buildings/zero-energy-ready-homes