STATE OF RHODE ISLAND

HOUSING 2030 - ACQUISITION AND REVITALIZATION PROGRAM ("ARP 2030")

PROGRAM DESCRIPTION

1. Program Overview	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. ARP 2030 will provide an incentive to qualified developers to purchase and redevelop foreclosed and/or blighted properties in Rhode Island. Financing is available to non-profit and for-profit developers, municipalities, and public housing authorities.
2. Program Goal	The goal of ARP 2030 is to provide incentives to encourage developers to redevelop foreclosed and/or blighted properties, including vacant lots, into residential or mixed-use properties. Encouraging redevelopment of vacant, foreclosed and/or blighted properties will revitalize neighborhoods and communities and stabilize the housing market and improve local economies.
3. Target Population/Areas	The program will be conducted statewide. Income of households assisted under the program is limited to 120% of Area Median Income ("AMI").
4. Program Allocation	Up to $10,000,000. All funds may be awarded in one funding round – the State reserves the right to reallocate funds to or from this program if demand is not met.

5. Property Eligibility Criteria	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. Homeownership applications must include the homeownership Proforma available with the RFP documents. Rental applications must include the latest RIHousing Proforma available at https://www.rihousing.com/developers-handbook/ Applications for mixed use properties must include a Management Plan and Operating Budget.

6. Eligible Activities Criteria	• Acquisition and redevelopment of existing residential property for lease or sale to households at or below 120% of AMI. • Acquisition, demolition and new construction of residential property for lease or sale to households at or below 120% of AMI. • Acquisition and redevelopment or acquisition, demolition and new construction of vacant or commercial lots for use as residential, or mixed use residential-commercial.
7. Program Terms	• Construction period loan converting to Ten-year Permanent Forgivable loan(s) will be provided for the development of residential rental and homeownership properties, and to mixed use properties with a residential component equal to at least 50 percent of the project cost. • Interest will accrue on loans at the 30-year treasury the month the loan closes. Principal and interest will accrue and be forgiven at the end of the loan if affordability is maintained and monitored, and other requirements are met.
8. Amount of Assistance	Minimum award is $100,000 per project. Maximum award is the lesser of $3 million or 50% of the Total Development Cost (TDC).
9. Term of Affordability	A 30-year deed restriction enforcing income requirements will be recorded on all residential and mixed-use properties assisted under the ARP 2030.

10. Program Leverage with Other Financial Resources	It is expected that ARP 2030 funds will be leveraged with other public and private funds.
11. Developer Fee	The maximum developer fee permitted under the program is 10% of the total development cost of the project, not including developer fee or reserves.

* For the purposes of this program, blighted property is defined as buildings that do not meet HUD Housing Quality Standards; are unsafe or unhealthy for persons to live in because of building code violations, dilapidation, deterioration; faulty or inadequate facilities; or vacant lots that have been declared a public nuisance by a local building and inspections department.

Written documentation of blight by municipal official is required to be submitted with application.

Housing 2030 ARP Scoring Criteria

Point Allocation Summary

30 points	Cost Effectiveness
22 points	General Points
10 points	Community Impact
9 points	Sustainable Design

71 Total Points

Total Development Cost – Up to 10 points

Project TDC per unit at or below $375,000	10 points
Project TDC per unit between $375,001 and $400,000	8 points
Project TDC per unit between $400,001 and $425,000	5 points
Project TDC per unit between $425,001 and $450,000	3 points
Project TDC per unit greater than $450,001	0 points

Leveraging - Up to 10 points

Needed gap funding from any soft money sources is < 25% of TDC	10 points
Needed gap funding from any soft money sources is < 50% of TDC	5 points
Needed gap funding from any soft money sources is > 50% of TDC	0 Points

Committed Operating Support – Up to 5 Points

20% or more units within the development	5 points
10-19.99% of units within the development	3 points
Up to 9.99% of units within the development	1 point

Bonus: ARP Funds are last source in – 5 Points

Readiness to Proceed – Up to 12 points

Fully permitted development with plans and specifications that are at least 90% complete AND architect confirms in writing that the plans and specifications can be 100% complete within 30 days AND the application includes a signed schedule of value from the general	12 points

contractor, determined by RIHousing to be consistent with current pricing	
Project has Master, preliminary and final plan approval for a development of for a development with "by right" approval AND 50%plans and specifications consistent with the requirements of the 2026 Developer's Handbook for "Design Development" level plans.	9 points
Master, preliminary and final plan approval for a development or for a development with "by right" approval and plans that are only schematic. Points will be prorated based on approvals in place at time of application.	Up to 6 points

Housing Affordability - Up to 10 points

Project includes 50% of total units at or below 60% of area median income.	10 points
Project includes 40% of total units at or below 60% of area median income.	8 points
Project includes 30% of total units at or below 60% of area median income.	5 points
Project includes 20% of total units at or below 60% of area median income.	3 points

Community Impact - Up to 10 points

A development which is located within a community with less than 10% affordable housing as defined by state law (development must include at least 25% units considered affordable under the Low and Moderate Income Housing Act to receive these points); **OR**	10 points
A development is located in a community identified in the draft Housing 2030 plan as a Strategic Growth or Job Rich Community but which has already reached 10% affordable housing as defined by state law	5 points

Sustainable Design - Up to 9 Points

Exceeds Energy Star 3.1 Version 8 for new construction OR substantial rehab that surpasses Tier II standards	3 points
Meets RNC Tier II AND most current Net Zero or Passive House standards	6 points
Incorporates solar panels or other renewables including net metering. Prorated based on size and amount of energy produced	Add up to 3 additional points based on size and amount of energy produced