

## **Providence Redevelopment Agency - Housing Trust Fund Notice of Funding Availability**

### **I. Overview**

The Providence Redevelopment Agency hereby notifies interested applicants of the availability of funds allocated from the American Rescue Plan Act (ARPA) budget to the Providence Housing Trust Fund (HTF) for the development of affordable rental and homeownership housing. The availability and use of these funds are subject to federal regulations and are further subject to the Housing Trust Fund's policies and program requirements.

On March 11, 2021, President Biden signed the American Rescue Plan Act (ARPA) of 2021 into law to bring direct and immediate relief to families and workers. The act provides \$350 billion in funding to states, counties, municipalities and other governmental units across the country. These funds - Coronavirus State and Local Fiscal Recovery Funds (SLFRF) - are to be used by state and local governments to address the devastating public health and economic impacts of the COVID-19 pandemic. Providence received approximately \$166M in SLRF funds, distributed in May 2021 and June 2022. The City's associated ARPA Budget Ordinance(s) contained line items to address the need for more affordable housing units and to address lingering equity disparities exacerbated by the COVID-19 pandemic.

Through this notice of funding availability (NOFA), the Providence Redevelopment Agency will provide funding to qualified developers to develop affordable rental and homeownership housing within the City of Providence.

The goal of this funding opportunity is to increase the availability of affordable rental and homeownership housing throughout the City of Providence. Increasing the stock of affordable housing will assist individuals and families in Providence who are experiencing financial hardship so that they are able to have a home to shelter in during and after the pandemic. Creating more affordable housing will also serve to foster stability in Providence neighborhoods in the long-term by increasing family housing stability and adding high quality housing stock to neighborhoods disproportionately impacted by the COVID-19 pandemic.

Organizations with the experience and current capacity to successfully execute an affordable housing development project on time and under budget may apply for funds. Projects that receive funding through this opportunity must be able to have awarded funds fully contracted by June 2024 and fully expended by June 2026.

### **II. Amount of Funds Available for Award**

There is approximately \$6,700,000 in federal ARPA funds available through this funding opportunity. At least \$1,800,000 of the total funding awarded will be to Permanent Supportive Housing (PSH) projects.

The PRA reserves the right to fund in whole or in part, any, all, or none of the applications submitted in response to this NOFA. The PRA reserves the right to renew or increase overall funding available through this NOFA. If less than 100% of available funds are initially awarded in this funding round, the PRA reserves the right to make additional awards on a rolling basis to applicants that are awarded through this round, or to applicants that applied but did not receive an initial award. In both instances, applicants must meet the requirements of this NOFA and have demonstrated adequate utilization of prior ARPA or comparable federal funds (if appropriate).

### **III. Investment Priorities**

This funding opportunity is intended to support the costs to develop affordable rental and homeownership housing in the City of Providence, and priority shall be given to projects that align with the goals of the City of Providence Anti-Displacement and Comprehensive Housing Strategy.

All projects must result in affordable rental and/or homeownership units priced to be no more than 30% of income for households earning no more than 80% of Area Median Income (AMI) for homeownership units, and no more than 65% of AMI for rental units. Projects targeting households at lower income levels will receive priority consideration - the more deeply affordable the unit, the greater priority the project will receive.

Each project must contain a deed restricted homeownership unit, however, projects can include one deed restricted rental unit per owner's unit. Any rental unit must be affordable to a household earning 65% of AMI or less; rental units targeting households up to 80% of AMI or less will be considered so long as additional justification for the higher rent levels is detailed in the response to this NOFA. Please see the Treasury SLFRF guidance linked below for more information.

### **IV. Eligible Applicants**

Applicants seeking funding must demonstrate the experience and capacity to successfully execute an affordable rental or homeownership development project.

Additionally, projects must demonstrate their ability to meet all threshold criteria, listed below, in order for their proposal to be reviewed and scoped by the Application Review Committee.

Applications must demonstrate and/or certify:

- That the proposed project meets the eligibility criteria as outlined in the notice of funding / request for proposals

- That the project lead is capable of successfully executing the proposed project – along with the corresponding compliance, reporting and administrative requirements - given its complexity and risks
- That the proposed project will serve primarily Low- and Moderate-Income Persons and meet the income limits described above.
- That the applicant is eligible for federal funding, i.e. has no outstanding delinquent federal debts; no debarments and/or suspensions from doing business with the federal government and has active and valid registration with [SAM.gov](https://sam.gov).
- That the agency has no conflict of interest that would violate City, State, or Federal Conflict of Interest laws or policies and has disclosed any potential conflicts.
- That the agency has an accounting system and sufficient internal controls necessary to meet federal standards described at [2 CFR 200.302](https://www.ecfr.gov/current/title-2/chapter-I/subchapter-B/part-200/subpart-200.302).
- That the applicant is committed to federal [Fair Housing Rules](https://www.fairhousingrules.com).
- That the applicant has reviewed - and can comply fully with - [Treasury SLFRF](https://www.treasury.gov/system/files/136/SLFRF-Affordable-Housing-Production-and-Preservation-Presentation.pdf) guidance, including the specific guidance regarding Affordable Housing, available here: <https://www.treasury.gov/system/files/136/SLFRF-Affordable-Housing-Production-and-Preservation-Presentation.pdf> and here: <https://www.treasury.gov/system/files/136/Affordable-Housing-How-To-Guide.pdf>

Funds available through this NOFA **cannot** be used towards projects outside the political boundaries of the City of Providence, that are politically driven or affiliated, deposits into pension funds, as match contribution towards other federal grants, or to supplant other funding.

## V. Application Process and Timeline

Organizations that seek funds must submit an application that conforms with the requirements of the Providence Housing Trust Fund - more information about the Trust Fund is available here: <https://www.providenceri.gov/planning/providence-housing-trust-fund/>. The full application for funding - including written application and required pro forma template - is available here: [Full HTF Application](#)

NOTE: Organizations that have not previously submitted the HTF pre-application Eligibility Form must also submit the pre-application Eligibility Form along with the full HTF application for consideration under this NOFA. The pre-application Eligibility Form is available here: [HTF Pre-Application Eligibility Form](#). (Organizations that have previously submitted an HTF pre-application Eligibility Form do not need to again submit the form for consideration under this NOFA.)

The PRA will keep the NOFA open on a rolling basis, contingent upon fund availability. The Application Review Committee will evaluate each complete and eligible application according to the priorities identified herein.

The PRA will host a virtual information session on this NOFA on December 27, 2022 at 12:00 pm. <https://providenceri-gov.zoom.us/j/89334645290>. Attendance is recommended, but not mandatory. Application technical support is also available by email. Please send all emails with questions about the NOFA application or process to Tyler Macmillan, [tmacmillan@providenceri.gov](mailto:tmacmillan@providenceri.gov). Questions & Answers will be recorded and shared.

**NOFA Timeline:**

NOFA Opening Date:	December 21, 2022
Virtual Information Session:	December 27, 2022, 12:00 PM
Final Date for Questions:	January 5, 2023
Q&A Posted Online:	January 6, 2023
Application Submission Deadline:	January 10, 2023, 11:59 PM
Awards Announced:	January 13, 2023

**VI. Application Review Criteria:**

Submitted applications that meet the threshold criteria will be further prioritized based on the scoring rubric available here: [Scoring Rubric - HTF ARPA NOFA](#)

The PRA reserves the right to request additional information from applicants during the review process and to use other available information regarding an applicant’s history, experience, and past performance as a PRA subgrantee or borrower as may be necessary when evaluating applications.

**VII. Funding Decisions**

Funding for this program is limited. Applications that meet all of the NOFA’s general guidelines and requirements may not necessarily receive an award. The PRA may fund a program for the full amount requested, or less than the full amount, or not at all. There are no requirements or expectations that the PRA must award all or any funds through the NOFA process.

The PRA reserves the right to postpone or cancel this NOFA, if it deems it to be in the best interests of the PRA to do so. The PRA reserves the right to waive any technical or formal errors or omissions, and to reject any and all proposals, or to award contracts, either in part or in whole, if deemed to be in the best interests of the PRA.

Successful applicants shall be in complete compliance with all of the specifications, terms and conditions of this NOFA and related programs. The PRA shall have the right to inspect the facilities and equipment of the successful applicant to ensure such compliance. The PRA shall not be liable for any costs incurred in the preparation of proposals or for any work performed in connection therein.

Application reviews and awards are contingent upon applicants being current to the PRA and the City of Providence on any loan, contractual, or tax obligation as due, or with any rule, regulation, or provision on existing or past PRA or City of Providence contracts.

#### **VIII. Federal Contract Provisions:**

Recipients of ARPA funds are subject to required federal contract provisions. Required conditions may be found in [\*Attachment A: Sample City of Providence ARPA Agreement\*](#) which also includes an [\*ARPA Exhibit: ARPA Handbook – City of Providence SLFRF Manual\*](#). These conditions are subject to change.