

RHODE ISLAND HOUSING LAND BANK PROGRAM

The primary purpose of the Land Bank Program is to reduce barriers to the production of affordable housing by authorizing Rhode Island Housing to acquire and hold, on behalf of sponsors, properties that will be developed as housing affordable to low and moderate income Rhode Islanders.

GENERAL PROGRAM GUIDELINES

The Land Bank Program will acquire and hold for up to twelve (12) months undeveloped real estate, vacant lots, developed properties, or a combination thereof for non profits. Nonprofit agencies seeking to develop housing through the Land Bank Program may utilize financing programs at Rhode Island Housing to the extent funds are available and that the project meets the requirements of the financing program.

All costs incurred by Rhode Island Housing in the acquisition, maintenance and holding of a property in the Land Bank including but not limited to: appraisal, title search, closing costs, maintenance and stabilization, taxes, insurance, relocation costs, and lead paint abatement will be the responsibility of the applicant.

Rhode Island Housing will retain ownership of the property as specified in an approved proposal for up to twelve (12) months. After 12 months, Rhode Island Housing retains the right to sell the property or transfer to another non profit through an RFP.

Rhode Island Housing will charge a holding fee on all Land Bank properties at a rate of 6% per annum. The holding fee shall become carrying costs of the property. On a case by case basis Rhode Island Housing may renegotiate the terms for the properties held longer than twelve (12) months.

APPLICATION PROCESS

Applications will be accepted on a continual basis by Rhode Island Housing and will normally be reviewed within 30 days of receipt of a completed application and all required documentation.

1. Value of proposed property and feasibility of financing must be verified
2. All land or properties identified for acquisition and development in the proposal must be eligible properties
3. Applicants most likely to proceed quickly to construction or permanent financing.
4. Applicant's capacity to undertake the project.
5. Cost-effectiveness.
6. Applicants must demonstrate that no other proposed sources of funding are immediately available to secure property.
7. If proposed property is currently occupied the applicant must provide a relocation plan that includes all applicable costs and proposed financing.

**For further information or an application, please contact
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