



Pipeline Development Program

Application Deadline: July 30, 2025, 3:00 PM EDT

Applications must be submitted via: <https://app.smartsheet.com/b/form/0196f3673489744eb6a26001db35958a>

Pipeline Development grants are intended to assist municipalities in identifying potential sites for redevelopment as affordable or mixed-income housing and successfully moving those projects forward. This program is funded by the State of Rhode Island.

FUNDING AVAILABLE: Approximately \$400,000

MAXIMUM FUNDING AWARD: \$75,000

ELIGIBLE ACTIVITIES:

- Identification of potential sites that could be utilized for affordable or mixed-income housing development and work to secure the acquisition or gain site control of these properties
- Conducting due diligence on potential properties including zoning, environmental, and financial assessments
- Other predevelopment work associated with moving proposed projects forward including surveys, title work and other legal costs, architectural work, development of a project pro-forma, infrastructure or environmental assessments, market analysis
- Developing a permitting strategy and providing technical assistance on the preparation and submittal of permit applications to local, state, and federal agencies
- Building public support for proposed developments, including public engagement activities and visual representations of completed projects

PRIORITY WILL BE GIVEN TO PROJECTS:

- That would result in multiple development opportunities (rather than a single site)
- That would result in at least 20 units of affordable housing or would increase the number of affordable units in the community by at least 10%
- That involve the use of municipally owned land for redevelopment as affordable housing
- That are located in communities that have not yet achieved their 10% affordable housing goal

TIMELINE:

Project activities must be completed within 18 months of an award. Municipalities may request an extension of up to 6 months to address extenuating circumstances.

APPROVED CONSULTANTS FOR PIPELINE DEVELOPMENT PROGRAM

Click to learn more about each consultant and their services.

- [Horsley Witten Group](#)
- [Libra Planners](#)
- [Weston & Sampson](#)

Consultants may subcontract to other entities for some elements of proposed projects as necessary, with the approval of RIHousing.

APPLICATION DETAILS:

Given the limited resources, only one Pipeline Development project may be approved in a municipality. RIHousing reserves the right to reduce the scope of work if necessary to accommodate the limited funding.

Program funds may not be used to reimburse consultants for costs incurred prior to the award of funds or for work that the municipality has already contracted with the consultant to complete.

Municipalities must select a consultant eligible to work on their program and ask them to prepare a proposal that includes a formal scope of work, budget, and timeline. Municipalities must directly contact the consultant(s) for this information. Municipalities may contact one or more consultants and choose the consultant they would like to engage.

Municipalities must submit letters of support on municipal letterhead from the chief municipal authority (Mayor, Town Administrator, or Town Council Chair as appropriate).

If a project proposal is approved, RIHousing will contract directly with the consultant for all programs and reimburse them for program-related expenses.

Awards will be made on a competitive basis. Funding is not guaranteed. Additional contract terms will apply.