



Transit Oriented Development Zoning (TOD) Program

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

Applications must be submitted via: <https://app.smartsheet.com/b/form/0196f36841eb7a99aa14f88db68f7f62>

The TOD Program, jointly administered by the Department of Housing and RIHousing, provides funding to support the creation of transit-oriented development districts that enable additional housing development in proximity to transit. The TOD Program is funded by the State and Local Fiscal Recovery Funds (SFRF), funded through the American Rescue Plan of 2021. All projects are required to comply with federal SFRF guidance.

FUNDING AVAILABLE: \$974,707

MAXIMUM FUNDING AWARD: Grants will range from \$50,000 to \$100,000, depending on the number and expanse of TOD zones being created and the complexity of the areas being analyzed.

ELIGIBLE ACTIVITIES:

- Study the municipality and analyze potential barriers, capacity, feasibility, and impacts of TOD with a focus on housing production
- Determine the TOD area boundary/boundaries to be rezoned
- Draft the zoning by-law
- Present/facilitate meetings leading to the adoption of the zoning revisions (e.g., Planning Board, City Council/Town Meeting)
- Create a strategic plan to attract development, including implementation steps and written recommendations

TIMELINE:

Due to SFRF requirements, **all TOD Program funds must be fully expended by December 31, 2026**; therefore, all program activities under the TOD Program must be completed and funds drawn down prior to that date.

APPROVED CONSULTANTS FOR THE TOD PROGRAM

Click to learn more about each consultant and their services.

- [CommunityScale LLC](#)
- [Horsley Witten Group](#)
- [Kittelson & Associates](#)
- [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:

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.