

Rhode Island Housing Development Corporation

Request for Action by Board of Directors

Approval of Grants for Housing Development Technical Assistance

A. SUMMARY OF REQUEST

This request for action is to approve recipients of Housing Development Technical Assistance grants in the Proactive Development Program.

B. DISCUSSION

The General Assembly appropriated \$1.4 million of American Rescue Plan Act State Fiscal Recovery Funds (“SFRF”) in the FY 2024 annual budget in Article 1, Section 1 for the purposes of “Proactive Housing Development.” These funds were appropriated to the Executive Office of Housing for the purpose of establishing a Proactive Development Program (“PDP”) operating within the Rhode Island Housing Development Corporation (“RIHDC”), a non-profit subsidiary of the Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”).

At its meeting in February 2025, the RIHDC Board of Directors (“Board”) approved the PDP budget for FY 2025-2027, including \$644,580 for consultants. The purpose of this allocation was to establish the Housing Development Technical Assistance grant program for developers and municipalities to hire qualified consultants to assist with affordable and mixed-income housing predevelopment activities.

In March 2025, RIHDC issued a Request for Qualifications for firms capable of providing the technical assistance activities below for program grantees. At its meeting on May 15, 2025, the Board approved 13 consultants to be listed as pre-qualified for use by grant applicants. Grant applicants could also choose other consultants, subject to review and approval of their qualifications.

On July 7, 2025, RIHDC issued a Request for Proposals (RFP) soliciting grant applications for housing predevelopment technical assistance in the following eligible activities:

- Predevelopment activities, including, but not limited to: environmental assessments, surveys, title work, soil testing, architectural work, infrastructure assessment and design, site plan preparation, and cost estimation.
- Permitting strategy development and implementation activities, including, but not limited to: assessment of current zoning and permitting requirements, assistance submitting and obtaining required federal, state, or municipal approvals.
- Financial Feasibility Analysis activities including, but not limited to: conducting market analysis, developing project proformas, exploring financing options.
- Other project development activities deemed to be relevant and appropriate, but not included above.

Applications were required to focus on at least one of four priority areas:

- (1) helping to revive stalled projects;
- (2) facilitating development of public lands;
- (3) land banking and predevelopment risk abatement; and
- (4) providing assistance to developers that received Site Acquisition Program and Predevelopment funding from RIHousing sourced from the American Rescue Plan Act State Fiscal Recovery Fund (SFRF).

The RFP closed on August 22, 2025. A total of 41 applications were received. Applications were reviewed by a team of six staff from RIHousing and the Executive Office of Housing. The review team applied an objective scoring standard and arrived at consensus recommendations to fund the following projects:

APPLICANT	PROJECT	CITY/TOWN	SCORE	RECOMMENDED	
				REQUEST	AWARD
Warwick Housing Authority	3110 West Shore Road	Warwick	83.0	\$ 67,125	\$ 67,125
AMI Investments	178 Thurbers Avenue	Providence	81.8	\$ 75,000	\$ 75,000
Thread Factory Congress Proprietor LLC	Pine and Congress Streets	Pawtucket	81.7	\$ 74,800	\$ 74,800
West Elmwood Housing Development Cor	392 Cranston Street	Providence	80.8	\$ 75,000	\$ 75,000
Women's Development Corporation	Raccoon Hill	West Greenwich	80.3	\$ 75,000	\$ 75,000
Coventry Housing Associates Corporation	417 Washington Street	Coventry	79.5	\$ 75,000	\$ 75,000
Armory Management Company	45 Central Street	Providence	79.2	\$ 75,000	\$ 75,000
Pawtucket Central Falls Development	Scattered site	Pawtucket/Central Falls	77.6	\$ 75,000	\$ 75,000
Olneyville Housing Corporation dba ONB	Steeple & Stone	Cumberland	77.5	\$ 75,000	\$ 52,655
				TOTAL	\$ 644,580

Note that funding limitations will require partially funding the ONB project, Steeple & Stone. If approved by the Board, staff will work with the applicant to revise their scope of work appropriately. The scoring methodology is included in [Appendix B](#). The full list of applicants and scores is included in [Appendix C](#).

Grant awards will be contingent on receipt of the second and final tranche of funds for the Proactive Development Program, scheduled to be made in Q2 FY 2026.

2. **Recommendation**

The Review Team recommends that the Board approve the attached resolution authorizing Housing Development Technical Assistance grants to be made to the identified organizations in the amounts indicated, with awards contingent on receipt of funds from the Executive Office of Housing.

3. **Attachments**

- A. Resolution
- B. Grant application scoring methodology
- C. Full list of applications and scores

Attachment A

Resolution of the Board of Directors of Rhode Island Housing Development Corporation

WHEREAS: The enabling act of Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) provides it with all of the powers to make and execute contracts necessary for the exercise of powers and functions provided to it under the Rhode Island Housing and Mortgage Finance Corporation Act, R.I. Gen. Laws §42-55-5(6); and

WHEREAS: The Articles of Incorporation of the Rhode Island Housing Development Corporation (“RIHDC”), a non-profit affiliate of RIHousing, state that “[t]he Corporation shall have all those powers granted to Rhode Island Housing Mortgage and Finance Corporation under Rhode Island law, which are not inconsistent with the requirements for maintaining the Corporation’s tax exempt status under Section 501(c)(3) of the [Internal Revenue Code of 1986, as amended]”; and

WHEREAS: From its total Proactive Development Program (“PDP”) support of \$1.4 million in American Rescue Plan Act State Fiscal Recovery Funds (“SFRF”), RIHDC’s Board of Directors (“Board”) has adopted a budget for FY2025-2027 that includes \$644,580 for consultants to support a Housing Development Technical Assistance grant program; and

WHEREAS: RIHDC issued a Request for Proposals (“RFP”) for applications from municipalities and developers for predevelopment assistance; and

WHEREAS: A selection team comprised of RIHousing and Executive Office of Housing staff reviewed the proposals and scored them in accordance with the criteria outlined in the RFP; and

WHEREAS: RIHDC is scheduled to receive its second and final disbursement of SFRF funds in the second quarter of FY2026 through the Executive Office of Housing.

NOW THEREFORE, IT IS HEREBY:

RESOLVED: that RIHDC be and hereby is authorized to make the following grants to the entities indicated for the purpose of providing housing development technical assistance consistent with the scopes of work included in their respective grant applications, with awards contingent on receipt of sufficient SFRF funds by RIHDC g:

1. Warwick Housing Authority

Project: 3110 West Shore Road, Warwick
Description: New construction, approximately 15-30 units, 100% affordable
Consultant: Barbara Sokoloff Associates/Kite Architects/Beta Group
Scope: Development/zoning feasibility; schematic design; Phase I ESA
Award: \$67,125

2. AMT Investments

Project: 178 Thurbers Ave., Providence
Description: New construction, 24 units 50% affordable (80%AMI maximum)
Consultant: Barbara Sokoloff Associates/Ed Wojcik Architect/Hoffman Engineering
Scope: Financial feasibility; Phase I ESA; municipal permitting
Award: \$75,000

3. Thread Factory Congress Proprietor LLC

Project: Pine Street/Congress Street, Pawtucket
Description: New construction, 65-90 units mixed income (possible LIHTC)
Consultant: Barbara Sokoloff Associates/DBVW Architects
Scope: Development scenario assessment (zoning/financial); conceptual design
Award: \$75,000

4. West Elmwood Housing Development Corporation

Project: 392 Cranston Street, Providence
Description: New construction, up to 30 units, 30-80%AMI (expected LIHTC)
Consultant: Barbara Sokoloff/Union Studio
Scope: Financial feasibility; zoning analysis; schematic plans
Award: \$75,000

5. Women's Development Corporation

Project: Raccoon Hill, West Greenwich
Description: New construction, 44 units 100% affordable rental (80%AMI max); 12 homeownership at 80-120%AMI
Consultant: Union Studio Architecture & Community Design
Scope: Refine conceptual site plan; updated architectural and engineering drawings
Award: \$75,000

6. Coventry Housing Associates Corporation

Project: 417 Washington Street, Coventry
Description: New construction, approx. 50 units, 100% affordable (LIHTC probable)
Consultant: Barbara Sokoloff Associates/DBVW Architects
Scope: Financial feasibility analysis; Phase I ESA; traffic analysis; Comp. Plan Master Plan application
Award: \$75,000

7. Armory Management Company

Project: 45 Central Street, Providence
Description: New construction, 19 units, at least 20% affordable
Consultant: Stack Architecture
Scope: Schematic design (to 50% bid set); financial feasibility analysis
Award: \$75,000

8. Pawtucket Central Falls Development

Project: PCFD Central II. Pawtucket: 160 Beechwood Avenue; 744 Main Street; Barton Street scattered sites. Central Falls: 342 High Street; Roosevelt Avenue
Description: New construction/preservation, up to 65 new/27 preservation (LIHTC probable)
Consultant: Barbara Sokoloff/Ed Wojcik Architect
Scope: Financial feasibility analysis, predevelopment analysis, conceptual designs
Award: \$75,000

9. Olneyville Housing Corporation dba ONB

Project: Steeple & Stone, 305 Broad Street, Cumberland
Description: Rehabilitation/new construction, approximately 60 units
Consultant: Union Studio Architecture & Community Design
Scope: Schematic design, final site plan; schematic building and unit types
Award: \$52,655

RESOLVED: that the Executive Director of RIHDC and the President of Proactive Development, each acting singly, are authorized to take such further actions and execute such agreements, instruments, and documents as they deem necessary to carry out the foregoing resolutions.

Attachment B

Rhode Island Housing Development Corporation Housing Development Technical Assistance Program

Grant Application Scoring Methodology

In July 2025, the Rhode Island Housing Development Corporation (“RIHDC”) issued a Request for Proposals (“RFP”) soliciting grant applications from municipalities and developers for the following eligible activities:

- Predevelopment activities, including, but not limited to: environmental assessments, surveys, title work, soil testing, architectural work, infrastructure assessment and design, site plan preparation, and cost estimation.
- Permitting strategy development and implementation activities, including, but not limited to: assessment of current zoning and permitting requirements, assistance submitting and obtaining required federal, state, or municipal approvals.
- Financial Feasibility Analysis activities including, but not limited to: conducting market analysis, developing project proformas, exploring financing options.
- Other project development activities (please specify) deemed to be relevant and appropriate but not included above.

Applications were required to focus on at least one of four priority areas:

- (1) helping to revive stalled projects;
- (2) facilitating development of public lands;
- (3) land banking and predevelopment risk abatement; and
- (4) providing assistance to developers that received Site Acquisition Program and Predevelopment funding from RIHousing sourced from the American Rescue Plan Act State Fiscal Recovery Fund (SFRF).

Applications were required to indicate:

- that they were for affordable housing (including mixed-income);
- that they had site control;
- that they were using a consultant that was either pre-qualified or whose qualifications were submitted with the application and approved;

Scoring Criteria: A selection committee consisting of staff from RIHousing and the Executive Office of Housing reviewed all applications and scored applications based on the following factors (total maximum 100 points possible):

1. Clarity of Narrative and consistency with program Priority Areas and Eligible Activities (maximum 50 points)
2. Clarity of scope of work, budget, and timeline (maximum 50 points)

Attachment C

Rhode Island Housing Development Corporation Housing Development Technical Assistance Program

Application Scores

APPLICANT	ADDRESS/NAME	CITY/TOWN	CONSULTANT	TOTAL SCORE	REQUEST
Warwick Housing Authority	3110 West Shore Road	Warwick	Kite/BSA	83.0	\$ 67,125
AMT Investments	178 Thurbers Avenue	Providence	Wojcik/Hoffman Eng.	81.8	\$ 75,000
Thread Factory Congress Proprietor LLC	Pine and Congress Streets	Pawtucket	DBVW Architects	81.7	\$ 74,800
West Elmwood Housing Dev. Corp	392 Cranston Street	Providence	Union Studio	80.8	\$ 75,000
Women's Development Corporation	Raccoon Hill	West Greenwich	Union Studio	80.3	\$ 75,000
Coventry Housing Associates Corp	417 Washington Street	Coventry	DBVW Architects	79.5	\$ 75,000
Armory Management Company	45 Central Street	Providence	Stack Architecture	79.2	\$ 75,000
Pawtucket Central Falls Development	Scattered site production/preservation	Pawtucket/CF	Ed Wojcik Architect Ltd	77.6	\$ 75,000
Olneyville Housing Corp	Steeple & Stone	Cumberland	Union Studio	77.5	\$ 75,000
Postal Kitchen, LLC	Phase II of 1836 Westminster St Post Office	Providence	Leshinsky Finance	73.8	\$ 75,000
Woonsocket Housing Authority	Campus of Learners, 69 Memorial Drive	Woonsocket	RCB Architecture	72.3	\$ 75,000
297 Dexter Street Holdings LLC	Hadley Company building	Providence	Leshinsky Finance	67.8	\$ 75,000
Shineharmony Holdings, Inc.	Belton Manor/Zion Bible College Campus	Barrington	DPZ CoDesign	66.8	\$ 75,000
Waterman Chenango LLC	Chenango Ave., Ledgemont Manor Apts.	North Providence	Leshinsky Finance	65.5	\$ 75,000
Rise Above All Properties LLC	258 Pine Street	Pawtucket	Leshinsky Finance	65.3	\$ 75,000
RPAServices LLC	Andrews Mill, 761 Great Road	North Smithfield	Leshinsky Finance	63.2	\$ 75,000
George Washington Highway LLC	0 George Washington Highway	Lincoln	Leshinsky Finance	60.3	\$ 75,000
618 Broad Street LLC	618 Broad Street	Cumberland	RI Land Use Law	59.2	\$ 12,500
Expo Development	751 Bulgarmarsh Road	Tiverton	RI Land Use Law	54.8	\$ 20,000
Church Community Housing Corp	Little Compton Housing Trust, 151 Old Harbor Rd	Little Compton	Church Community Housing Corp	53.8	\$ 75,000
Douglas Construction	90 Douglas Pike	Smithfield	RI Land Use Law	50.8	\$ 30,000
Blackstone Valley Development Corp	The Paddock	Pawtucket	FJS Associates, Ltd	30.0	\$ 75,000
Town of Middletown	351/363 East Main Road	Middletown	FJS Associates, Ltd	27.7	\$ 75,000
PACE Organization of Rhode Island	Development of unidentified nursing home	Cranston	FJS Associates LTD	23.0	\$ 75,000
Natick School House LLC	819 Providence Street	West Warwick	RI Land Use Law, LLC	22.6	\$ 20,000
Repete Realty, LLC	348 Killingly Street	Providence	RI Land Use Law, LLC	22.3	\$ 10,000
Destiny Partners, LLC	Almacs site, Silver Lake	Providence	RI Land Use Law, LLC	19.8	\$ 15,000
27 East River, LLC	27 East River Street	Providence	RI Land Use Law, LLC	15.5	\$ 15,000
City of Central Falls	Osram, 85 Hunt Street	Central Falls	FJS Associates, Ltd	13.8	\$ 75,000
Central Falls Foundation	28 Cross Street	Central Falls	FJS Associates, Ltd	10.7	\$ 75,000
East Bay CDC	Franklin Court preservation	Bristol	FJS Associates, Ltd	10.2	\$ 75,000
KMT Realty, LLC	940 Smith Street	Providence	RI Land Use Law, LLC	6.2	\$ 5,000
IRAGroup, LLC	Brush Hill Road	Providence	RI Land Use Law, LLC	5.0	\$ 30,000
7 Dike Street, LLC	7 Dike St/239 Oak Street	Providence	RI Land Use Law, LLC	0.0	\$ 15,000
CWRodrigues Enterprises, LLC	21/23 Sedan Street	Providence	RI Land Use Law, LLC	0.0	\$ 7,500
Howe Realty, LLC	5 Industrial Way	East Providence	RI Land Use Law, LLC	0.0	\$ 10,000
Citadel Properties, LLC	663 Admiral Street	Providence	RI Land Use Law, LLC	0.0	\$ 5,000
LRVProperties, LLC	141 Russo Street	Providence	RI Land Use Law, LLC	0.0	\$ 15,000
Francisco Sanchez	No address; near Eagle Square	Providence	RI Land Use Law	0.0	\$ 20,000
Arthur-Paul Petrosinelli	2 Smithfield Road	North Providence	RI Land Use Law	0.0	\$ 10,000
Live Broadway, LLC	256 Broadway	Providence	RI Land Use Law	0.0	\$ 15,000