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TO: All Interested Parties

FROM: Development Division, RIHousing

DATE: August 19, 2026

RE: Environmental Legal Notice

For your information, the enclosed Legal Notice will notify all interested parties of Rhode Island Housing and Mortgage Finance Corporation's ("RIHousing") intent to request the release of funds for HUD Multifamily FHA Risk Share Insurance. This is being done in compliance with HUD's Environmental Review process in accordance with 24 CFR Part 58.

Please post this Notice for ten (10) days in an area readily accessible to the public.

Any comments may be sent to the address contained in the Notice.

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NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

August 19, 2026

Rhode Island Housing and Mortgage Finance Corporation
44 Washington Street
Providence, RI 02903
(401) 457-1129

This Notice shall satisfy a procedural requirement for an activity to be undertaken by Rhode Island Housing and Mortgage Finance Corporation ("RIHousing").

REQUEST FOR RELEASE OF FUNDS

On or about September 1, 2026, RIHousing will submit a request to the U.S. Department of Housing and Urban Development for the approval of FHA Risk Share Insurance for the following project:

Winn Companies, LLC
Lockwood Plaza Apartments Phase 2
16 Prairie Avenue (aka 50-60 Prairie Avenue)
Providence, RI 02905

Winn Companies, LLC proposes the refinance and rehabilitation of Lockwood Plaza Apartments Phase 2, a midrise six-story building containing one-hundred and one (101) multi-family rental apartments comprised of eighty-one (81) one-bedroom and twenty (20) two-bedroom units. The rehabilitation work will include interior and exterior upgrades, site and ground improvements, improved accessibility features, and in-unit upgrades including new kitchens, baths, and windows. The project proposal for preservation financing and a loan that will be insured under the HUD Risk Sharing Program is to preserve affordable units of an existing housing development apartment community in the city of Providence.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements.
Additional project information is contained in the Environmental Review Record (ERR) on file at Rhode Island Housing, 44 Washington Street, Providence, RI 02903 and may be examined or copied weekdays from 9 A.M. to 4 P.M.
Please submit your request by U.S. mail to Melanie Brewer, Director of Real Estate Development or by email to mbrewer@rihousing.com
The ERR Statement can be accessed online at the following website: https://www.rihousing.com/public-information/
The Environmental Review Record report may be viewed at: https://cpd.hud.gov/cpd-public/environmental-reviews

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PUBLIC COMMENTS

Any individual, group, or agency wishing to comment on the project may submit written comments on the ERR to RIHousing. All comments received by August 31, 2026, will be considered by RIHousing prior to authorizing submission of a request for release of funds.
Comments should specify the Notice they are addressing.

RELEASE OF FUNDS

RIHousing certifies to HUD that Carol A. Ventura, in her capacity as Executive Director, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows RIHousing to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and RIHousing's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of RIHousing (b) RIHousing has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD at Department of Housing and Urban Development, Office of Community Planning and Development, at: CPDRROFBOS@hud.gov.

Potential objectors should contact HUD at Department of Housing and Urban Development, Office of Community Planning and Development, via email to verify the actual last day of the objection period.

DocuSigned by:
Carol Ventura
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Carol A. Ventura
Executive Director

August 19, 2026
Date

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Risk Share Program
State of Rhode Island
Rhode Island Housing and Mortgage Finance Corporation

ENVIRONMENTAL REVIEW STATEMENT

To: Environmental Review Record (ERR)

Re: Categorically Excluded Activity Subject to Section 58.5
(24 CFR Part 58)

The following activity has been reviewed under Section 58.35 and is Categorically Excluded based on Section 58.35(a) (3) (ii) (A-C) and has been reviewed for compliance with the laws and authorities listed in Section 58.5.

(3) Rehabilitation of buildings and improvements when the following conditions are met:
(ii) In the case of multifamily residential buildings:
(A) Unit density is not changed more than 20 percent;
(B) The project does not involve changes in land use from residential to non-residential
(C) The estimated cost of rehabilitation is less than 75 percent of the total estimate cost of replacement after rehabilitation.

Compliance with any applicable requirements of Section 58.5 is required. Documentation consisting of the Statutory Checklist and a Request for Release of Funds Certification for the review supporting the determination is attached.

Winn Companies, LLC
Lockwood Plaza Apartments Phase 2
16 Prairie Avenue (aka 50-60 Prairie Avenue)
Providence, RI 02905

Winn Companies, LLC proposes the refinance and rehabilitation of Lockwood Plaza Apartments Phase 2, a midrise six-story building containing one-hundred and one (101) multi-family rental apartments comprised of eighty-one (81) one-bedroom and twenty (20) two-bedroom units. The rehabilitation work will include interior and exterior upgrades, site and ground improvements, improved accessibility features, and in-unit upgrades including new kitchens, baths, and windows. The project proposal for preservation financing and a loan that will be insured under the HUD Risk Sharing Program is to preserve affordable units of an existing housing development apartment community in the city of Providence.

DocuSigned by:
Carol Ventura
372B6BA0EFCA4EA...

August 13, 2026

Carol A. Ventura
Executive Director

Date