

Request for Action
by
Board of Commissioners

**Municipal Technical Assistance Program, Pipeline Development Program, and
Transit-Oriented Development Zoning Program Awards**

1. Summary of Request

This Request for Action (“RFA”) is for the authorization of Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) to award funding to support municipal planning projects under the Municipal Technical Assistance Program (“MTAP”), Pipeline Development Program (“Pipeline Program”), and the Transit-Oriented Development Zoning Program (“TOD Program”).

There is approximately \$1.6 million in MTAP funding available through the Housing Production Fund for municipalities to receive technical assistance to support increased housing production. Pipeline Development has an allocation of \$400,000 from the Housing Resources Commission to assist municipalities in identifying potential sites for the redevelopment of affordable or mixed-income housing and moving forward with the development of these sites. Lastly, there is \$974,707.50 available through the TOD Program, as appropriated by the General Assembly in State Fiscal Recovery Funds to the Department of Housing, the predecessor to the Executive Office of Housing, to support grants for municipalities to study and implement zoning changes to up-zone or otherwise enable additional housing development in proximity to transit. RIHousing has been designated to administer all three programs using a similar model to RIHousing’s MTAP program.

In June 2025, RIHousing issued a Request for Proposals (“RFP”) for Rhode Island municipalities interested in applying for funding under the MTAP, Pipeline Development, and/or TOD Program. Municipalities selected consultants who have already been pre-approved by the Board of Commissioners to provide these services. RIHousing will contract directly with the consultant and sign statements of work with both the consultants and municipalities.

The RFP notices were posted on the RIHousing website and the website maintained by the State of Rhode Island Department of Administration, Division of Purchases. In addition, the RFPs were emailed to more than 500 municipal leaders, municipal planning departments, consultants, and other interested parties.

A total of sixteen (16) proposals were received for MTAP, eight (8) for Pipeline Development, and nine (9) for the TOD Program. A selection committee comprised of staff from RIHousing and the Executive Office of Housing (the “Review Committee”) reviewed the responses in accordance with each program’s eligible activities and requirements. The committee is recommending that funding be awarded to the projects described in [Attachment A](#).

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2. Recommendations

The Review Committee recommends that the Board of Commissioners approve the attached resolution authorizing Municipal Technical Assistance Program funding in the amount of \$1,096,733, Pipeline Development Program funding in the amount of \$354,139, and Transit Oriented Development Zoning Program funding in the amount of \$603,339 for the projects set forth at Attachment A. Award amounts represent the maximum allowable funding; actual award amounts may vary and will not exceed stated maximum. Availability of the maximum funding does not guarantee it will be awarded.

3. Attachments

- A. Recommended Municipal Technical Assistance Program, Pipeline Development Program, and Transit-Oriented Development Zoning Program Awards
- B. Resolution

Attachment A

Proposed Municipal Technical Assistance Program, Pipeline Development Program, and Transit-Oriented Development Zoning Program Awards

Municipal Technical Assistance Program

Municipality	Consultant	Project	Funding Amount
Barrington	Libra Planners	Buildout analysis and review of Zoning Ordinance and Subdivision Regulations for impediments to affordable housing development	\$100,000
Central Falls	Libra Planners	Buildout analysis and update of the Housing Element of the city’s Comprehensive Plan	\$92,000
Coventry	Weston & Sampson	Update of the Housing Element of the town’s Comprehensive Plan	\$87,500
Coventry, East Greenwich, West Greenwich	Stantec Consulting Services, Inc.	Joint municipal project conducting a mobility study and sewer infrastructure capacity alternative analysis around the Centre of New England district	\$205,000
Cumberland	Horsley Witten Group, Inc.	Update Zoning Ordinance and Subdivision Regulations to be consistent with state housing legislation passed in 2024 and 2025	\$82,401
East Greenwich	Weston & Sampson	Update Zoning Ordinance and Subdivision regulations to be consistent with state housing legislation passed in 2024 and 2025	\$85,990
East Providence	Weston & Sampson	Assess the City's infrastructure capacity to support additional housing	\$94,430
Hopkinton	Weston & Sampson	Update and revision to the town’s Zoning Ordinance and Land Development and Subdivision Regulations to improve clarity and ease of understanding for those implementing local requirements and developing in the Town.	\$96,175
North Smithfield	Camoin	Real estate market analysis, tax increment financing planning, and zoning ordinance development	\$91,000
North Providence	Weston & Sampson	Implement recommendations from new Comprehensive Plan and zoning amendments to ensure the Zoning Ordinance is consistent with recent legislative changes.	\$72,971
Warren	Weston & Sampson	Update Zoning Ordinance and Subdivision Regulations to be consistent with state housing legislation passed in 2023, 2024, and 2025.	\$89,266
		TOTAL	\$1,096,733

Pipeline Development Program

Municipality	Consultant	Project	Funding Amount
Foster	Libra Planners	Site and impact analyses of three town-owned lots	\$70,000
Jamestown	Weston & Sampson	Evaluation of 13 town-owned lots	\$74,800
Lincoln	Libra Planners	Assessment and conceptual designs for town-owned/housing authority-owned lot	\$60,000
Warren	Weston & Sampson	Assessment of existing conditions and pro forma for vacant school building	\$74,339
Westerly	Libra Planners	Feasibility analysis and due diligence for three town-owned lots	\$75,000
		TOTAL	\$354,139

Transit-Oriented Development Zoning Program

Municipality	Consultant	Project	Funding Amount
Central Falls	Weston & Sampson	Evaluate how zoning and land use strategies could support expanding the existing Conant Thread TOD	\$98,025
Coventry	Weston & Sampson	Analysis and public engagement to improve the transportation-land use connection at the Centre of New England, including drafting a proposed TOD boundary and zoning language.	\$98,500
Cranston	Kittelsohn & Associates	Data assessment and analyses to inform the determination of up to three TOD areas to be rezoned, drafting zoning amendments, and public engagement	\$80,202
Cumberland	Horsley Witten Group, Inc.	Development of a mixed-use overlay district in the Valley Falls neighborhood that will capitalize on the town's commitment to increasing reliance on public transportation	\$34,650
North Providence	Weston & Sampson	Mineral Spring Avenue assessment, draft zoning changes, public engagement, strategic implementation plan to develop a pilot approach to TOD	\$98,162
Pawtucket	Weston & Sampson	Refinement of the existing Conant Thread TOD and analysis of a potential expansion of the TOD boundary	\$98,000
Warren	Weston & Sampson	Market to Metacom assessment, with a focus on the Metacom area – assess infrastructure	\$95,800

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		investment, zoning changes, schematic design work needed to increase residential density	
		TOTAL	\$603,339

Attachment B

**Resolution of the Board of Commissioners
of
Rhode Island Housing and Mortgage Finance 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 General Assembly has created the Housing Production Fund to finance the production and preservation of affordable housing and technical assistance for cities and towns to support increased local housing production, from which approximately \$1.6 million is available for the Municipal Technical Assistance Program administered by RIHousing; and

WHEREAS: the Housing Resources Commission has allocated \$400,000 to a Pipeline Development Grant Program, which, by agreement dated January 30, 2025, the Commission has designated RIHousing to administer; and

WHEREAS: the General Assembly has appropriated \$1,000,000 in State Fiscal Recovery Funds to the Department of Housing, the predecessor to the Executive Office of Housing, with \$974,708 available for the Transit Oriented Development Zoning Program, which, by agreement dated February 6, 2025, the Department of Housing, the predecessor to the Executive Office of Housing, has designated RIHousing to administer; and

WHEREAS: RIHousing issued a Request for Proposals (“RFP”) under a competitive process to seek applications for the Municipal Technical Assistance Program, the Pipeline Development Program, and the Transit-Oriented Development Zoning Program; and

WHEREAS: a selection committee comprised of RIHousing and Executive Office of Housing staff reviewed the proposals and evaluated them in accordance with the program’s eligible activities and requirements as outlined in the RFP.

NOW THEREFORE, IT IS HEREBY:

RESOLVED: that the projects set forth at Attachment A be and hereby are approved for grant funding to engage with firms on the rosters, previously approved by the Board of Commissioners, under the Municipal Technical Assistance Program, the Pipeline

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Development Program, and the Transit Oriented Development Program up to the amounts specified at Attachment A, subject to any administrative adjustments as the Executive Director determines to be in the best interests of RIHousing. Award amounts represent the maximum allowable funding; actual award amounts may vary and will not exceed the stated maximum. Availability of the maximum funding does not guarantee it will be awarded; and

RESOLVED: that the Executive Director, the Deputy Executive Director, the Chief Strategy and Innovation Officer, or Director of Governmental Relations each acting singly, be and hereby is authorized and empowered to take any and all actions necessary or desirable to carry out the foregoing resolutions, including without limitation the authority to negotiate terms and fees of the engagements as he or she may determine to be in the best interests of RIHousing, and to execute any and all agreements and to take such further actions as he or she deems necessary to carry out the foregoing resolutions.