



Questions on the Municipal TA Programs:

Municipal Technical Assistance Program (MTAP), Pipeline Development and Transit Oriented Development Zoning (TOD) Program

Last Updated – July 24, 2025

Q: Can the municipality bill for project-related expenses, such as staff time and materials?

A: No. RI Housing will contract directly with the eligible project consultant and reimburse them for program-related expenses.

Q: Does the Pipeline Development program require site control?

A: No.

Q: A municipality is interested in conducting a nexus study and creating an ordinance for impact fees for affordable housing. Is that an eligible use under MTAP?

A: A nexus study and the creation of an ordinance for impact fees to support affordable housing would be an eligible activity under MTAP. The nexus study alone would not qualify, but in conjunction with the creation of an ordinance for impact fees for affordable housing, we believe this could be eligible under the updating land/use permitting requirements or the developing model ordinances activities.

Q: We were wondering whether there was a list of previous MTAP awardees who utilized the funding for a zoning-related project like a recodification? If so, could you share the names of those towns and possibly the consulting firm they utilized. We might reach out to them to see how their processes went.

A: We have a project dashboard that lists all of this information. If you scroll to the bottom of the MTAP website, you'll find the link: <https://www.rihousing.com/mtap/>

Q: Just confirming that all three grants (MTAP, Pipeline, TOD) application dates [deadlines] have been extended to July 30, 2025 (3:00pm) and nothing in the application process has changed.

A: That's correct.

Q: We are looking at applying for the TOD and Pipeline grants. We have a question if a 10% indirect cost for the City is eligible for the budget? Thank you for your assistance.

- A: No, a 10% indirect cost for the City in the budget is not an eligible expense. RIHousing will contract directly with the eligible consultant chosen by the city. All funds will be paid directly to the consultant for project expenses.
- Q: How is pipeline development program different than pro-active development?
- A: The Proactive Development Program is open to a broader range of applicants (municipalities, PHAs, non/for profit developers) and is intended to help get projects over the finish line. Applicants must have site control, projects must have at least 10% of units affordable, and it's focused on reviving stalled projects, development of publicly owned land, land banking and predevelopment risk abatement, and moving forward projects that were awarded funds through the Site Acquisition Program/Predevelopment Fund (ARPA dollars)
- Q: My question is, does the lead consultant have the ability to utilize a sub-consultant not currently included on the MTAP pre-approved consultant list?
- A: Yes, consultants on the roster may subcontract to other entities for some elements of proposed projects as necessary, with the approval of RIHousing. This should be proposed in your proposal.
- Q: Just a quick question about the TOD Zoning Program: are all municipalities eligible to apply, or only those which are currently along frequent transit routes (i.e. those classified as "Strategic Growth" communities in the Housing 2030 Plan)?
- A: All municipalities are eligible to apply for the TOD Program.
- Q: Does the maximum TOD award increase if several municipalities apply for technical assistance together?
- A: Individual municipal TOD applications are limited to \$100K. If multiple communities want to coordinate separate applications to the extent necessary – with the same consultant, they can do that, but it would be helpful for the application to indicate this collaboration. Or if the total budget is \$100K or less multiple communities can apply together. However, it is not like MTAP where you have that up to \$500K option for multiple municipality collaborations.
- Q: Is this round of MTAP requiring a full scope of work to be submitted as the application instead of the brief summary with an ok to move forward to full application? It appears that the previous form where you uploaded your brief description of your project is no longer and is now a full application up front. I just want to make sure I am not missing anything and that the approach for this round is

to have the consultant write up the full scope of work instead of getting the thumbs up/down on the concept first before proceeding to a full scope.

A: That's correct – there is no preapplication this round.

Q: Is the MTAP deadline flexible?

A: No, the deadline for MTAP is not flexible – unlike last time, the program has a hard deadline and awards will be made on a competitive basis.