

Rhode Island Housing and Mortgage Finance Corporation

**Request for Action
By
Board of Commissioners**

**Approval of Section 811 Project Rental Assistance Contracts
(Women’s Development Corporation and Pawtucket Central Falls Development)**

A. SUMMARY

This Request for Action (“RFA”) is for approval to award Section 811 Project Rental Assistance (“PRA”) Contracts (“RACs”) to Women’s Development Corporation and Pawtucket Central Falls Development. These RACs, subject to federal funding, would provide 20 years of rental subsidies through the U.S. Department of Housing and Urban Development Section 811 PRA program. The Section 811 PRA program assists extremely low-income, non-elderly individuals with disabilities by providing a project-based rental subsidy linked with supportive services.

B. DISCUSSION

The Section 811 PRA program couples long-term project rental assistance contracts with supportive services. Participating providers are approved by the State of Rhode Island Department of Behavioral Healthcare, Developmental Disabilities, and Hospitals. Staff recommends RACs be issued for a total of seven (7) units at three (3) developments. These three (3) developments are owned by two (2) owners: Women’s Development Corporation and Pawtucket Central Falls Development. Both owners certify that, upon issuance of the RAC, the units will be immediately available for occupancy or suitable for occupancy before the end of December 2025.

On January 17, 2025, RIHousing issued a Request for Proposals to solicit applications from affordable housing owners and developers who had an interest in participating in the Section 811 PRA program. RIHousing was specifically seeking a commitment of up to 13 units. RIHousing anticipated making multiple awards to multiple affordable housing owners and developers.

RIHousing received 2 responses to the RFP. A committee comprised of RIHousing Leased Housing and Executive Division staff (the “Selection Committee”) evaluated the RFP responses against the criteria set forth in the RFP. The Selection Committee unanimously recommends the Women’s Development Corporation and Pawtucket Central Falls Development Cranston Housing Authority proposals to receive Section 811 RACs.

The Women’s Development Corporation proposal would commit a total of four (4) units to the Section 811 PRA program at two separate developments: two (2) units at the Shannock Falls development in Richmond and two (2) units at the Pineview Development in Exeter.

Pawtucket Central Falls Development’s proposal would commit three (3) units at its Barton Street Development, which is located on Nickerson Street and Grant Street in Pawtucket.

C. RECOMMENDATION

The attached resolution authorizing RIHousing to award Section 811 rental assistance contracts to Women's Development Corporation and Pawtucket Central Falls Development is recommended for approval.

D. ATTACHMENT

A. Resolution

Attachment A
Resolution of the Board of Commissioners of
Rhode Island Housing and Mortgage Finance Corporation

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

WHEREAS: Staff of RIHousing has identified a need for connecting owners and developers with project-based rental subsidies linked to supportive services; and

WHEREAS: RIHousing has solicited proposals pursuant to an open competitive process for owners and developers to commit rental units for participation in the Section 811 Project Rental Assistance (“PRA”) program; and

WHEREAS: RIHousing received two (2) proposals, both of which were determined by a selection committee comprised of RIHousing staff, pursuant to the criteria set forth in the Request for Proposals, to be satisfactory.

NOW, THEREFORE, IT IS HEREBY:

RESOLVED: that RIHousing be, and hereby is authorized to award Section 811 rental assistance contracts to Women’s Development Corporation and Pawtucket Central Falls Development to provide long-term rental subsidies through the U.S. Department of Housing and Urban Development Section 811 Project Rental Assistance program, each as more particularly described in the Request for Proposals and the proposal submitted in response thereto;

RESOLVED: that the Executive Director and the Deputy Executive Director, each acting singly, be and hereby are 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 the terms and fees of the engagement as they may determine are in the best interests of RIHousing, and to execute any and all agreements, instruments, or documents as they deem necessary to carry out the foregoing and to take such further actions as they deem necessary to carry out the foregoing resolution.