

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	Weston & Sampson	Feasibility analysis and due diligence for three town-owned lots	\$75,000

		TOTAL	\$354,139
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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	Kittelson & 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 investment, zoning changes, schematic design work needed to increase residential density	\$95,800
		TOTAL	\$603,339

Proposed Housing Development Technical Assistance Awards

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

Approval of Grants for Housing Development Technical Assistance October 16, 2025

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