



RHODE ISLAND

Rhode Island Department of Housing

May 1st, 2025

The Honorable K. Joseph Shekarchi
Speaker of the House of Representatives

RE: Report Pursuant to R.I. Gen. Laws § 45-53-11.

Dear Speaker Shekarchi:

In accordance with Rhode Island General Law § 45-53-11, the Rhode Island Department of Housing, offers the following annual report on comprehensive permits. This report is the third of its kind, and the second conducted by the Department of Housing. In 2023, this report was completed by the Division of Statewide Planning. The Department of Housing has continued to follow the format developed by the Division of Statewide Planning and has included additional information supplied by Rhode Island Housing. The enclosed attachments include information on letters of eligibility issued for low- and moderate-income housing, proposed number of units, location, AMI restrictions associated with units, and the status of these applications.

Should you have questions regarding this report, please feel free to contact me.

Respectfully,

Deborah Goddard
Secretary of Housing

cc: Katuska Perez, Director of Public and Intergovernmental Affairs



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The Honorable Valerie Lawson
President of the Senate

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Dear President Lawson:

In accordance with Rhode Island General Law § 45-53-11, the Rhode Island Department of Housing, offers the following annual report on comprehensive permits. This report is the third of its kind, and the second conducted by the Department of Housing. In 2023, this report was completed by the Division of Statewide Planning. The Department of Housing has continued to follow the format developed by the Division of Statewide Planning and has included additional information supplied by Rhode Island Housing. The enclosed attachments include information on letters of eligibility issued for low- and moderate-income housing, proposed number of units, location, AMI restrictions associated with units, and the status of these applications.

Should you have questions regarding this report, please feel free to contact me.

Respectfully,

A handwritten signature in blue ink that reads "Deborah J. Goddard".

Deborah Goddard
Secretary of Housing

cc: Katuska Perez, Director of Public and Intergovernmental Affairs

Attachment 1: Low and moderate income housing comprehensive permit applications

Development Name	Developer	Municipality	Development Status	Number of Market Rate Units	Number of Affordable Units (up to 30% AMI)	Number of Affordable Units (30%-80% AMI)	Number of Affordable Units (80% - 120%)
Chestnut Place	Tom Clayton	Bristol	Certificate of Occupancy Issued	12	0	4	0
Fernwood Estates	Neighborworks	Burrillville	Building Permit Issued	0	0	8	0
Foster Street Duplex	Neighborworks	Burrillville	Building Permit Issued	0	2	0	0
Granite River Village	D.Armstrong Realty	Burrillville	Certificate of Occupancy Issued	0	0	0	3
Oakland Village Duplex	Habitat for Humanity	Burrillville	Building Permit Issued	0	2	0	0
Riverside Landing	Coventry Housing Assoc.	Coventry	Certificate of Occupancy Issued	0		8	
751 High Street Comp Permit	213 Corp	Cumberland	Building Permit Issued	4	0	0	2
Coggeshall Preserve	Middleberry Associates	East Greenwich	Certificate of Occupancy Issued	6			2
Residences at Riverside Square	ONE Neighborhood Builders	East Providence	Certificate of Occupancy Issued	0	0	16	0
Ivy Place	NeighborWorks Blackstone Valley	East Providence	Certificate of Occupancy Issued	0	0	13	0
Cardinal Lane	Habitat for Humanity	Hopkinton	Certificate of Occupancy Issued	0	0	3	0
2 Hammett Court	Looking Upwards, Inc.	Jamestown	Building Permit Issued	0	8	4	0
Lonsdale Memorial Holdings	Eric Zuena	Lincoln	Building Permit Issued	0		26	
Old River Road Development	Kenneth Bock	Lincoln	Certificate of Occupancy Issued	5			11
Old River Road Development	Kenneth Bock	Lincoln	Building Permit Issued				2
RoseBrook Commons Phase 1	Mesolella Development	Middletown	Building Permit Issued	13	0	51	0
West House II	Church Community Housing Corp.	Middletown	Building Permit Issued	0	0	54	0
DEXTER COMMONS	LEE PEYSER	Pawtucket	Building Permit Issued	120	30		
38 JAPONICA ST	PAWT CNTRL FALLS DEV (PCFD)	Pawtucket	Building Permit Issued	0	5		
125 YOUNG ST	PAWT CNTRL FALLS DEV (PCFD)	Pawtucket	Building Permit Issued		1		
Prescott Point	Green Hill Developers (Tom Santilli)	Portsmouth	Building Permit Issued Certificate of Occupancy Issued	63			2

Ade Bethune Apartments - Portsmouth Senior Housing & Senior Center	Church Community Housing Corporation	Portsmouth	Building Permit Issued	0	6	48	
1192 Westminster	West Broadway Neighborhood Association	Providence	Certificate of Occupancy Issued			1	
Copley Chambers II & III	Marathon Development LLC	Providence	Certificate of Occupancy Issued			124	
Joseph Caffey Apartments	Omni Development Corporation	Providence	Certificate of Occupancy Issued			39	
Portland Homes		Providence	Certificate of Occupancy Issued			5	
Matunuck Beach Road Condominiums	Matunuck Beach Road Partners, LLC	South Kingstown	Certificate of Occupancy Issued	9			3
Bourne Mill III	Armory Revival Company	Tiverton	Certificate of Occupancy Issued			47	
Arctic Mill	Knight Street Capital	West Warwick	Certificate of Occupancy Issued			31	

Attachment 2: Letters of Eligibility Provided by Rhode Island Housing in Calendar Year 2024

Developer	Development	City/Town	Proposed Market	Proposed Subsidized	Total Units	Rental or Purchase	Current Status (as of 3/17/2025)
Alphonse Mancino	Mancino Property	Barrington	1	1	2	Purchase	Preliminary plan under review
Haleys, LLC	Manville Hill	Cumberland	7	3	10	Purchase	Preliminary plan under review
HSH, LLC	Bridge and Main	East Greenwich	11	4	15	Rental	Preliminary plan approved
Douglas Enterprises, Ltd	Ridgeline Estates and Condominium	East Greenwich	31	10	41	Purchase	Preliminary plan approved
Solicity Development	Solicity	Exeter	90	30	120	Purchase	No certificate of completeness/certificate under review
Trinity Properties, LLC	Western Meadows	Johnston	16	16	32	Purchase	Preliminary plan approved
Waner Company, Inc	Pine Hill Estates	Johnston/Scituate	11	4	15	Purchase	No certificate of completeness/certificate under review
RPA Services, LLC	Pound Hill Apartments	North Smithfield	0	62	62	Rental	No comprehensive permit filed
Waner Company, Inc	Pine Hill Estates	Scituate/Johnston	20	7	27	Purchase	No certificate of completeness/certificate under review
Gad Regensburger & Alon Feldbrandt & their assigns	West River Estates	Smithfield	12	4	16	Purchase	Under construction
SCC Investment II, LLC	South County Commons Bldg. 28 Apts.	South Kingstown	39	13	52	Rental	Preliminary plan under review
John M. Lannan	Sunset Ridge Townhomes	Tiverton	6	2	8	Purchase	Preliminary plan approved
75 Croade Street, LLC	Croade Court	Warren	9	3	12	Purchase	Final plan approved
Habitat for Humanity for RI South County, Inc	Hickory Knoll	Westerly	0	22	22	Purchase	Preliminary plan approved
Trombino Realty, LLC	79 Pleasant Street - Westerly Rhode Island	Westerly	6	2	8	Rental	Preliminary plan approved
Shoreline Properties	Sandpiper Landing	Westerly	28	10	38	Purchase	Preliminary plan approved
Slim Investments, LLC	1394 Mendon Road	Cumberland	3	1	4	Rental	Final plan under review

Seminole Development, LLC	Cobble Hill Crossing (revised letter)	Lincoln	0	20	20	Purchase	Final plan approved
Landing Cumberland, LLC	The Landing at Blackstone	Cumberland	0	109	109	Rental	Master plan under review
SK Housing Authority	Champagne Heights	South Kingstown	0	85	85	Rental	Preliminary plan approved