



Executive Office of Housing  
Housing 2030 Public Developer Program  
Request for Proposals

**Schedule:**

Release of RFP – Tuesday, February 10, 2026

Deadline for questions – Friday, March 6, 2026

Responses to questions posted by Friday, March 13, 2026 (responses to questions may be posted on a rolling basis)

**Application deadline: Friday, April 24, 2026**

**Program Overview:**

Summary: The Executive Office of Housing (EOH) seeks to support approximately two to three projects that will serve as case studies demonstrating the critical role of Public Housing Authorities (PHAs) as public developers in advancing the state's Housing 2030 goals. EOH is making up to \$10 million available for this competitive funding round to increase and preserve the availability of low- and moderate-income rental housing. The State reserves the right to allocate all or part of the funding through this RFP.

Types of Projects:

All funded projects will be required to contribute net new rental units for low-to moderate-income households (up to 120% of Area Median Income). Projects that include units serving Extremely Low-Income households (30% AMI) are encouraged. Utilization of available "Faircloth Authority", which provides rental subsidy for new housing units developed by PHAs that replace units previously removed from the public housing program is also strongly encouraged. PHAs without existing Faircloth Authority may propose a partnership with another PHA, or the use of project-based vouchers or other subsidies to serve ELI households.

Note: The Housing 2030 Public Developer program can only provide capital funding; operating funding is not an eligible use of the funds.

**Project Priority:**

Priority will be given to projects that:

- 1) Allow for the leverage of federal operating subsidy, especially newly activated subsidy, to support very low and extremely low-income households, and to leverage debt towards the cost of development.
- 2) Have other funding committed in the capital stack, including other grants or loans, a pledge of agency resources, and/or demonstrated ability to take on mortgage debt.
- 3) Assist in the long-term preservation of existing public housing by moving this housing to a more stable funding platform, and if possible, to increase operating subsidy through programs such as RAD/Section 18 blends. (Preservation proposals must include some net new units).
- 4) Demonstrate readiness to proceed.
- 5) Demonstrate development experience by the PHA, and/or a partnership which helps the PHA to increase its development experience and capacity.
- 6) Utilize sustainable building practices.

**Eligible Applicants:** Public Housing Authorities established under Rhode Island state law, and nonprofit affiliates of RI public housing authorities. Applicants may have development partnerships but must retain an ownership interest the property.

**Award Limits:**

While there are not explicit minimum and maximum amounts per project, applicants should be cognizant of the initiative's goal to be strategic, maximizing the impact of the funds available by assisting projects with the greatest number of units and most ready to proceed. Applicants should keep these goals in mind when developing a request.

**1. Applicant Information:**

PHA or Affiliate Nonprofit:	
Contact Name:	
Contact Title:	
Street Address:	
City or Town:	
Zip Code:	
Phone:	
Email:	

Financial Data: Provide attachment with PHA's most recent financial information including most recent annual financial statement, annual budget, most recent bank statement.

If the applicant is a PHA affiliated nonprofit: Provide a brief narrative explaining the relationship between the affiliated entity and the PHA. Also attach the organization's bylaws and most recent filed tax return.

Please list the applicant's attorney contact information.

Firm Name:	
Contact Name:	
Phone:	
Email:	

2. Total dollar amount of request: \$\_\_\_\_\_

3. Project Narrative – Provide a detailed description of the project to be undertaken (Attach a separate response for each of the following questions):

a. **Housing:** The narrative should include the following information:

- i. the number of units, proposed bedroom sizes, quantity of each, the need for funding and why the housing project would not occur but for this assistance;
- ii. income levels to be served and number of units at each income limit, including, if applicable, the number of market rate units;
- iii. any subsidies to be leveraged, including information on whether those subsidies are secured or pending approvals; if the latter, please explain;
- iv. the length of any proposed deed restrictions;
- v. information about the area where the development will take place in relation to community assets such as schools, parks, commercial areas, etc.;

b. **Advancing local and state goals:** The narrative should include information on how the project advances the state's Housing 2030 goals, and how the project would be a good case study for future public development. Please also include information about how the project is addressing housing needs in the local community.

- c. **Development Team Capacity:** Describe the development team's experience delivering similar projects including design and construction, permitting, HUD approvals, and marketing and rental of units or sales of homeownership units. Include information, as available, about the developer, development consultant(s), general contractor, architectural and engineering services, legal counsel, and any other key team members. If partnering with one or more development partners, describe how these partners will support project capacity and any plans to help build internal agency capacity. If outside support is anticipated but not yet selected, describe the qualifications sought in a future partner(s) or vendor(s).
- d. **Resident consultation and relocation planning:** If the proposal involves any RAD, Section 18, or other repositioning of existing PHA property, applicant must include information on its plans for consultation with residents and, as necessary, plans for relocation. To the extent any resident consultation as occurred, applicant should share information on those efforts. For a project that only involves new units and no repositioning, applicant may provide information on its past consultation with a resident advisory board, resident associations or other groups that have informed the proposal, and/or information on plans to do such consultation.
- e. **Resilience:** Outline the adaptation strategies (plans, policies, or projects) that will be taken to address the impact of climate change.
- f. **Timeline:** Provide a complete schedule of all major activities and milestones (permitting/local approvals, HUD approvals, construction start, etc.) associated with the project implementation, from notice of award to project completion. The timeline should discuss any pending approvals needed as well as note approvals that have already been received, with documentation attached separately as noted below.
- g. **Budget** – Provide an overview of the proposed budget and the status of any committed or pending funding sources. A full budget will be attached separately; the narrative portion should detail the total development cost and how the funding request here fits into the larger needed capital stack.

4. Attachments – Please attached the following:

- a. **Maps & Design** - Provide maps accurately defining the project area. Draft design documents or concepts should be provided if they have been developed.
- b. **Site Control** - Provide evidence of site control and/or option to purchase.

- c. Financing - Attach Proformas, Capital and Operating, in the templates attached, for the related housing project. Attach documentation of any capital and operating funding commitments. Detail other sources needed to complete the project, and the status of funding listed (planned, requested, awarded).
- d. Approvals - Please provide proof of any approvals needed/received to make progress toward beginning construction, including HUD approvals and any local and state permitting and approvals that apply to the applicant and project.
- e. Board Approval - Attach a board resolution signed by the board chair in support of the application.
- f. Letter of Support - Applicants may provide a letter of support from the elected or appointed chief executive and/or city or town council President of the community. (Optional)

**Electronic Certification:**

By typing your name below, you are submitting this application electronically. You are attesting you are authorized to request the funds described in this application on behalf of the applicant entity and that, to the best of your knowledge, all information is valid accurate.

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Signature (Electronic – eCivis)

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Date

**Scoring:**

**Number of new units – 15 points**

1 to 29 units                    0.5 point per unit

30 or more units                15 points

**Readiness to proceed – 15 points**

Project has required state and local approvals, if necessary, has initiated any required HUD approvals, and will be ready to close within six months of funding award – 15 points

Project has initiated required HUD approvals and any required state and local approval processes and will be ready to close within six to 12 months of funding award – Up to 10 points

Project is more than one year from being ready to close – Up to 5 points, based on the progress that has been made towards securing HUD and needed local approvals.

**Capacity – 30 points**

Applicant has itself, or through a development partner, sufficient development capacity to proceed with project – and if a partnership, applicant has a plan to develop its own internal capacity through the partnership – 30 points

Applicant has a partnership with a developer with needed experience but no plan to develop its own internal capacity – Up to 20 points

Applicant is in the process of seeking needed partners to fulfill gaps in existing capacity– Up to 10 points

**Construction Funding Leverage – 20 points**

The project with the highest per unit leverage of existing awarded or committed funds, which may include a written pledge of the agency's own available funds, will receive 20 points.

Projects not having the highest per unit leverage, will receive points proportionate to their per-unit leverage, calculated as a percentage of the highest scoring project.

For example, a project with a total development cost of \$9 million for 25 units that requests \$4 million, has \$2 million of agency funds, \$2 million of awarded grant funds, and can carry a \$1 million mortgage on the property would be considered to be leveraging \$5 million of

non-EOH funds for 25 units, or \$200,000 per unit (\$2M other grant funds plus \$2M agency funds plus \$1M mortgage = \$5M leverage). If this is the highest leverage project, it would receive the full 20 points, and another project with leverage of \$150,000 per unit would receive 15 points in this category.

Example: \$2M agency pledged funds

\$2M other matching funds

\$1M mortgage

Total - \$5 million leveraged

Total units – 25

Leverage per unit = \$200,000

Pending application requests do not count towards leverage for points but may be included in a project budget to illustrate feasibility.

### **Operating Subsidy leverage – 20 points**

For new units, 100% of the units have subsidy available to serve tenants at 30% of AMI and below –20 points

For new units, 50% of the units have subsidy available to serve tenants at 30% of AMI and below. – 10 points

Up to 5 points – For new units, some but less than 50% have subsidy available to serve tenants at 30% of AMI and below.

No new subsidies are leveraged but the project helps an agency to secure new Faircloth Authority to be utilized in a future project through use of Section 18 or a RAD/Section 18 blend for existing units – 5 points

### **Preservation component – 5 points**

A five-point bonus will be awarded to projects that include a component of preservation that involves moving existing public housing to the RAD or another HUD repositioning option, including Section 18 where the PHA will project base tenant protection vouchers back into the project.

**Sustainable Design - Bonus of up to 6 points**

Exceeds Energy Star 3.1 Version 8 for new construction OR substantial rehab that surpasses Tier II standards - 2 points

Meets RNC Tier II AND most current Net Zero or Passive House standards - 4 points

Incorporates solar panels or other renewables including net metering - Add up to 2 additional points based on size and amount of energy produced

**Total scoring**

Category	Points
Number of New units	15
Readiness to Proceed	15
Capacity	30
Construction Funding Leverage	20
Operating Subsidy Leverage	20
Total regular points	100
Bonus points – Preservation	5
Bonus points – Green Building	6
Total points available	111