RHODE ISLAND
INFRASTRUCTURE BANK

275 Promenade Street, Suite 301
Providence, Rhode Island 02908
RIIB.org

Municipal Infrastructure Grant Program

Notice of Funding Opportunity (NOFO)
Project Period: Applications accepted August 20, 2026

The Rhode Island Infrastructure Bank (the "Bank") is soliciting proposals for the Municipal Infrastructure Grant Program - Site-Related Infrastructure for Affordable Housing Development. This program provides capital funds for municipalities, and other public entities, to construct or make improvements to public infrastructure that is necessary to develop additional housing units that meet the affordability criteria established by the Rhode Island Department of Housing ("Department").

Priority will be given to projects for site-related infrastructure to maximize the number of housing units affordable to Rhode Islanders earning 80% AMI or below and that maximize the density of units to be built using the infrastructure investment. To be eligible for funding, projects must be for infrastructure to support rental or homeownership developments that are affordable or mixed-income with at least 10% of units reserved for those earning up to 120% of AMI.

Proposal Submission: Electronic submission is required, and Proposals must conform to the standards stipulated throughout the NOFO. Proposals should be submitted in PDF format to:

Greg Miller
Business Development Officer
Rhode Island Infrastructure Bank
applications@riib.org

Rhode Island Infrastructure Bank Overview

Rhode Island Infrastructure Bank is the centralized hub of local infrastructure project lending in the State. The Bank manages programs that finance infrastructure projects in the areas of clean water, drinking water, municipal road and bridge, energy efficiency and renewable energy, brownfield remediation, and stormwater and climate resiliency. The Bank actively supports and finances infrastructure investment through the origination of loans and mobilization of sources of public and private capital.

Background & Purpose of NOFO

The Municipal Infrastructure Grant Program ("MIGP") is a competitive grant program providing capital funds for municipalities, and other public entities, to make improvements to public infrastructure. The overall goal of this NOFO is to support projects that improve public infrastructure needed to build new housing units, eliminating one of the barriers to the construction of new housing units in Rhode Island.

Program investments will be targeted to projects in areas or districts that communities have determined are best suited and prepared to efficiently accommodate the development of additional housing units that meet the affordability criteria established by the Department.

Award Information

The Bank has $1.2 million available for projects eligible to be funded by this program, and the Bank reserves the ability to award all or a portion of this amount. Funding distributions will be made upon execution of a grant agreement between the Bank and each successful Applicant. Subject to the availability of funds, the Bank may allocate additional funds to be available for award under this NOFO.

Applications will be accepted beginning August 20th, 2026 on a rolling basis and submissions will be due to the Bank by the 20th day of each following month. Awards will be made subject to funding availability.

The grant agreement period will begin on the date the parties execute the agreement or such other date set forth in the agreement. Unless otherwise agreed to by the Bank, funds awarded must be fully spent for costs associated with the approved project on or before December 31, 2028. Awardees will be required to demonstrate substantial performance and draws on the project by December 31, 2028 to the satisfaction of the Bank. Failure to demonstrate substantial performance may result in the termination of the grant agreement and the reallocation of funds.

Eligibility Information

An eligible city or town, acting by and through its municipal officers or by and through any agency designated by the municipal officers to act on their behalf, may apply to the program for a grant in a specific amount to fund a specified project. Two (2) or more municipalities may apply jointly, with one municipality acting as fiscal agent. The grants may be made in addition to other forms of

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local, state, and federal assistance, and receipt of a joint grant does not preclude a municipality from receiving additional funds under a separate application.

Funding may be used for projects for the pre-development and development of site-related infrastructure which support the development of additional affordable housing units. Project costs incurred by an Applicant prior to the issuance of an award are not eligible for funding.
Note: Municipalities seeking units that qualify as Low and Moderate Income Housing under R.I.G.L. § 42-128-8.1(d)(1) should consult the statutory definition for additional information to determine which units may qualify, as program requirements may differ.

Application and Submission Information

All applications should be submitted electronically to Greg Miller at applications@riib.org. Submissions will be accepted starting August 20, 2026, and will be subject to funding availability.

Please be advised that the Infrastructure Bank is subject to the Access to Public Records Act ("APRA") (RI General Laws Chapter 38-2). Any documents, materials, maps, statements, or other information submitted to the Infrastructure Bank may be released in accordance with APRA. Please do not submit any information that the Applicant may not wish to disclose publicly, such as home addresses or personal telephone numbers, social security numbers, or other similar information.

The Bank, in partnership with the Executive Office of Housing (EOH) will evaluate all proposals on a competitive basis and recommend projects. The Bank and EOH reserve the right to reject any or all proposals that do not meet the program goals, and all awards are subject to approval by the Bank's Board of Directors. The criteria used to assess each proposal include, but are not limited to:

- **Readiness to proceed:** Provide a list of and documentation of the status of all required approvals at the local, state, and federal level for the construction of the proposed project. Applications which clearly demonstrate readiness to proceed within 6 months as well as an ability to meet the funds drawn by December 31, 2028 deadline will receive a higher priority for funding.
- **Project Description:** Completeness of the application and strength of the narrative, particularly in terms of making a strong case and justification for why the project is needed.
- **Timeline and Budget:** Rationality and feasibility of the proposed infrastructure work, the funding requested, and the reasonableness of the timeline.

• **Leverages Private Development:** The extent to which the project directly and immediately unlocks private development at or near the project site.

• **Connectivity & Social Equity:** The proposed project should include elements to increase connectivity to and within underserved communities.

• **Alignment:** Alignment with both the State's Economic Development Plan and Housing Plan (Housing 2030).

• **Housing Development and Affordability Criteria:** Maximization of the number of housing units affordable to Rhode Islanders earning 80% AMI or below and the density of units to be built using the investment.

Award Administration Information

If selected for an award, the Applicant will be required to submit monthly progress updates and a final project report and may be required to submit periodic reports to the State's Pandemic Recovery Office. The Applicant will be required to be in communication with a point of contact from the Infrastructure Bank throughout the course of the project. Other deliverables are project-specific and will be identified at the time of the grant agreement and project scoping.

Compliance

All grantees are required to comply with all applicable state and federal laws and regulations, including RIGL § 37-14.1, RIGL § 37-13, and the corresponding Department of Administration regulations at 150-RICR-90-10-1, unless otherwise preempted by federal law.

Agency Contacts

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