



# Rhode Island Addressing Housing Crisis

By Jared Bray

Rhode Island is increasing its public investment in housing. The model, which has been gaining popularity throughout the United States, presents an opportunity for direct state investment in affordable housing without relying on uncertain federal funds.

Last month, voters approved a \$120 million housing bond, the largest in state history, to be allocated for planning, land acquisition, construction, and preservation of housing for low- and moderate-income people. Included in the referendum was a phrase indicating that as much as \$10 million "may be used to support a new program for public housing development."

While it's not clear exactly how the program will work, or even whether it will happen, advocates have been pushing for the state to create a public development entity similar to one used in Montgomery County, Maryland. There, the county invests directly in mixed-income housing projects, and instead of profiting off the market-rate units,

it uses the income to subsidize reduced rents for lower-income people and reinvests its equity in other projects.

It's a model for a type of social housing—broadly defined as publicly developed housing for people with different incomes—that has been slowly percolating in other cities as well. Atlanta uses a nonprofit entity to build mixed-income housing on public land. Chicago has a revolving fund for developing "green social housing." Seattle created the framework for a social housing developer last year.

Unlike traditional public housing, which provides federally subsidized apartments for low-income people, the new programs are meant to increase the supply of both market-rate and reduced-rate housing without massive ongoing operating subsidies. And given the uncertainty around federal housing policy under the second Trump administration, state and local governments may have more incentive to use their own money and power to address their housing challenges.

President-elect Donald Trump made few specific housing commitments during his campaign.



But he has vowed to cut government spending, and Republicans in recent years have cut from Section 8 housing vouchers and other Department of Housing and Urban Development programs. During his first term, Trump proposed cuts to

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**Rehabilitation of Primary Settling Tanks and Ancillary Facilities at North River WRRF NYC DEP Contract No. NR-111 Bid Date: December 18, 2024**

**Description of project:**  
 The scope of work at the North River WRRF includes the replacement of the eight PST sludge collection system mechanisms, rehabilitation of the PST interior concrete structures, and improvements to related PST systems, such as the influent channel motorized slide gates, the primary sludge pumps, scum collection and concentration system, and the grit suspension pumps. The scope also includes replacement of the two SCT collection mechanisms and rehabilitation of the SCT interior concrete structures.

**Many bidding opportunities are available:** CPM scheduling, progress photos, pest control, demolition, spall repair and crack repair, sawcutting, structural concrete, rebar supply and installation, survey, masonry, miscellaneous metals, roofing, doors, mechanical pumps and equipment, HVAC, hazardous material removals, piping, electrical, I&C, office cleaning, trailer rental.

If you are interested in bidding on this project, please contact Skanska's Outreach Coordinator: [Aislinn.Speranza@skanska.com](mailto:Aislinn.Speranza@skanska.com) • EOE/M/F/Vet/Disabled

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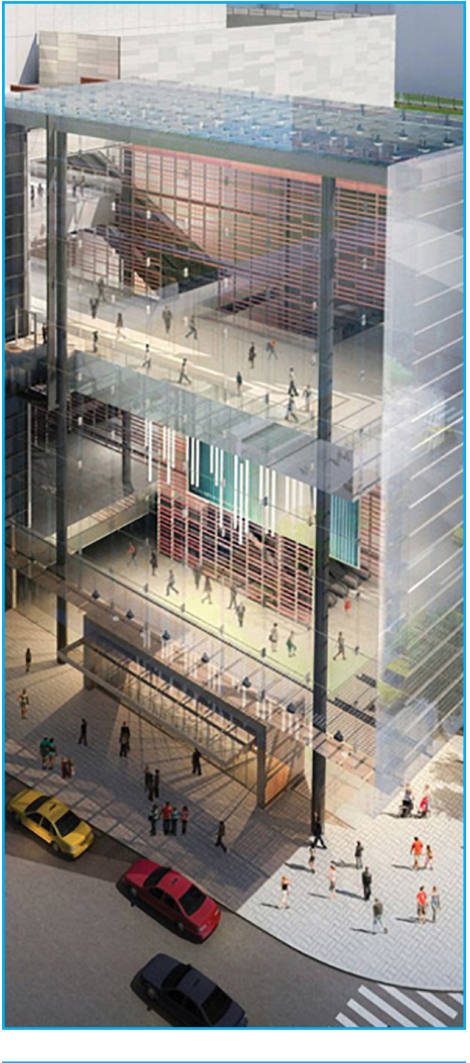
**Design-Build Services for LIRR West Side Yard Flood Mitigation Measures MTA Construction and Development Contract No. 6401 Bid Date: February 3, 2025**

**Description of project:**  
 Design, furnish, construct, and install concrete perimeter flood walls, seepage cut-off barriers below the concrete flood walls, flood gates, deployable flood barriers, sump pumps, a tide gate chamber, drainage system improvements, workable aisles and a diesel generator, an automatic transfer switch, ancillary electrical equipment, and required communications.

This project will develop flood protection solutions for the West Side Yard in order to prevent and mitigate flooding of the LIRR Tunnels. The flood protection along the WSY perimeter will be accomplished via a combination of permanent flood walls and deployable flood barriers.

**Many bidding opportunities are available:** deep foundations, minipiles, jetgrout, sheeting, rebar installation, concrete supply, site work, electrical work, painting, paving, curb and sidewalk, site utilities.

If you are interested in bidding on this project, please contact Skanska's Diversity and Outreach Coordinator: [Aislinn.Speranza@skanska.com](mailto:Aislinn.Speranza@skanska.com) • EOE/M/F/Vet/Disabled



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**IS CURRENTLY SOLICITING COST PROPOSALS FROM QUALIFIED AND CERTIFIED DBE AND SDVOB SUBCONTRACTORS, VENDORS, SERVICE PROVIDERS**

**Midtown Bus Terminal Replacement Program Construction Services for the Staging and Storage Facility and Ramp Structure Project PANYNJ RFP No. 62272 Bid Date: December 4, 2024**

**Brief description of work:**  
 The project's scope of work includes, but is not limited to, the preparation for construction and the construction of the SSF and associated ramp structure that serves the SSF, underground utility work and relocations, demolition of existing car and bus ramps, and construction of a new temporary ramping system to facilitate and maintain an uninterrupted operation at the existing main terminal. Once the project is completed, the SSF and ramp structure will serve as a temporary terminal for the duration of the existing PABT demolition and construction of the new main terminal. The Port Authority expects zero impacts to all existing operations, inclusive of all city street and tunnel traffic.

**Invitation to Bid for DBE and SDVOB firms**

For further information concerning subcontracting and/or purchasing opportunities, and to register as a subcontractor or vendor, please respond to [solicitations@tutorperini.com](mailto:solicitations@tutorperini.com) or contact Arlene McBayne at (914) 739-1908. Come and join our team!

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**NORTHEAST EVENTS FOR YOUR BUSINESS 2024**

**Federal Contracting: Woman-Owned Small Business (WOSB) Certification Program Webinar**  
 Tuesday, December 17, 2024, 2:00 pm–3:30 pm Online  
 Main Sponsor(s): US Small Business Administration  
 Contact: [prairie.dozier@sba.gov](mailto:prairie.dozier@sba.gov)  
 Fee: Free; registration required

Welcome to the WOSB webinar series! Are you a woman owner of a small business? The federal government's goal is to award at least five percent of all federal contracting dollars to woman-owned small businesses each year. Join us for training on how to register for SBA's Woman-Owned Small Business (WOSB) program, which helps eligible small businesses to qualify for federal contracting opportunities. The monthly sessions include an overview of the self-certification process, and a discussion of the NAICS codes that qualify as WOSB or EDWOSB. Register at <https://www.eventbrite.com/e/woman-owned-small-business-wosb-certification-program-tickets-853224426227>

**8(a) Orientation and SAM Registration Webinar**  
 Wednesday, December 18, 2024, 10:30 am–11:30 am Online  
 Main Sponsor(s): US Small Business Administration  
 Contact: [SBA.Illinois.District.Office,312-353-4528](mailto:SBA.Illinois.District.Office,312-353-4528), [illinois.do@sba.gov](mailto:illinois.do@sba.gov)  
 Fee: Free; registration required

Join the Small Business Administration (SBA) Illinois District Office for a virtual workshop providing an overview of the 8(a) Business Development program, eligibility requirements, and program benefits. Also learn how to increase your potential for federal contract opportunities through System for Award Management (SAM) registration, including information that you need for the registration process. SBA presenters will offer additional tips, address FAQs, give directions on where to get further assistance, and answer your other questions. To register for this free webinar, <https://www.eventbrite.com/e/basics-of-sbas-8a-business-development-orientation-and-sam-registration-tickets-1030097909577>

**Selling to the Federal Government Webinar**  
 Thursday, January 23, 2025, 1:00 pm–4:00 pm Online  
 Main Sponsor(s): US Small Business Administration  
 Contact: [George.Tapia,610-382-3086](mailto:George.Tapia,610-382-3086), [george.tapia@sba.gov](mailto:george.tapia@sba.gov)  
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