



TOWN OF COVENTRY

DEPARTMENT OF PLANNING & DEVELOPMENT

1670 Flat River Rd. Coventry, Rhode Island 02816

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DATE: March 21, 2025
TO: Members of the Coventry Planning Commission
FROM: Doug McLean, Director of Planning & Development
RE: **Woodland Manor III – Request for Discretionary One-Year Extension of Preliminary Plan Approval**

Item 6.1 on this month's agenda is a request for a one-year extension of the Preliminary Plan approval for "Woodland Manor III" - Major Land Development and Comprehensive Permit.

To provide a brief summary of the project's approval history, the original Preliminary Plan approval was received and recorded on March 16, 2022, and the applicant, Hallkeen Management Inc, has sought and received two one-year extensions since that time. This immediate request for a third one-year extension is not allowed "by-right", and may or may not be approved by the Commission at its discretion for "good cause."

RIGL Section 45-23-39(c)(7)(i) states:

*"The approved master plan is vested for a period of two (2) years, with the right to extend for two (2), one-year extensions upon written request by the applicant, who must appear before the planning board for the annual review. **Thereafter, vesting may be extended for a longer period, for good cause shown, if requested by the applicant, in writing, and approved by the planning board.** Master plan vesting includes the zoning requirements, conceptual layout, and all conditions shown on the approved master plan drawings and supporting materials."*

Consistent with the bolded portion of the above citation of state law, Hallkeen Management Inc has submitted a written request for another one-year extension which makes their case for a "good cause" basis for granting the extension (enclosed to this memo).

Planning Staff do see value in the preserving the original project for one more year (a 92-unit 100% affordable housing development), but ultimately defer to the Commission's judgment on this matter.



March 13, 2025

Doug McLean
Director of Planning & Development
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

RE: Woodland Manor III – Comprehensive Permit/Preliminary Plan Approval Extension Request

Dear Mr. McLean:

On March 16th 2022, the Planning Commission granted preliminary plan approval of the Woodland Manor III project for a Major Land Development/Comprehensive Permit. Two one-year extensions of Comprehensive Permit/Preliminary Plan approval were granted with the current extension set to expire on March 16, 2025. Per HallKeen's understanding of Article V(D)(4)(q) of Coventry's Subdivision and Land Development Regulations, vesting may be extended for a longer period, for good cause shown, if requested, in writing by the applicant, and approved by the planning board. Given the foregoing, HallKeen would kindly like to ask the Town of Coventry to accept this written request for a third extension of the Comprehensive Permit/Preliminary Plan approval for the Woodland Manor III project.

As proposed, Woodland Manor III will comprise of a total of 92 affordable high quality family apartment units that will help address the acute need in Coventry that has affordable housing stock of less than 10% and will be adjacent to the Woodland Apartments I and II property which currently consists of 276 affordable, market rate, and senior housing managed and owned by HallKeen. Developing affordable housing, especially 100% affordable projects, such as Woodland Manor III, is extremely challenging and competitive due to the amount of financial support, particularly at the federal level, that is needed to be successful and economic conditions have not been in our favor. Additionally, HallKeen's time over the past year has also been spent on the existing property, Woodland Apartments I & II, which is in need of a substantial rehabilitation due to its age and important need to remain as a quality affordable housing option in the town of Coventry. During 2024, HallKeen submitted an application under HUD's Green and Resilient Retrofit Program which could have provided up to \$10 million to assist with the renovation but that program was terminated by the current administration setting our project and many others back. HallKeen plans on working with RI Housing on the Woodland Apartments I & II project and will be having conversations with them on how best to advance both projects forward. HallKeen will also continue to monitor economic conditions and have strategic conversations with our development partners on how to solve the project's challenges. HallKeen's request for this extension and the work we are doing on Woodland Apartments I & II should hopefully show our commitment to these projects and to the Town of Coventry. Granting an extension of the Comprehensive Permit/Preliminary Plan approval will continue to provide the much-appreciated support and time for HallKeen to focus on progressing this important 100% affordable housing project forward by continuing to build key relationships and the hopes of improved economic conditions to help enhance the strength and competitiveness of the project with RI Housing.

Thank you in advance for your time and consideration to this matter. If any additional information would be helpful, please don't hesitate to reach out to me at (781) 915-3008 or at ccaranci@hallkeen.com.

Sincerely,

Caroline Caranci

Caroline Caranci, Authorized Agent
Vice President of Acquisitions & Development
HallKeen Management, Inc.