



TOWN OF COVENTRY

DEPARTMENT OF PLANNING & DEVELOPMENT

1670 Flat River Rd. Coventry, Rhode Island 02816

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www.coventryri.org

DATE: March 20, 2026
TO: Coventry Planning Commission
FROM: Doug McLean, Director of Planning & Development
RE: **Woodland III – One-Year Extension Request of Amended Master Plan**

This staff memo is in reponse to a request for a one-year extension of Comprehensive Permit/Preliminary Plan approval for Woodland Manor III Major Land Development.

The original Comprehensive Permit/Preliminary Plan approval was received on December 15, 2021 and the applicant, Hallkeen Management, has sought and received several three extensions in the 4+ years since that time. This extension will be the fourth.

RIGL Section 45-23-39(d)(8) states:

“The approved preliminary 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 each annual review and provide proof of valid state or federal permits as applicable. **Thereafter, 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.** The vesting for the preliminary plan approval includes all general and specific conditions shown on the approved preliminary plan drawings and supporting material.”

Consistent with the bolded portion of the above citation of state law, Hallkeen Management has submitted a written request for another one-year extension dated March 13, 2026 which makes their case for a “good cause” basis for granting the extension. The “good cause” stated is the current scarcity of resources/finances, based on the fact that Phase III is a 100% affordable housing project and generally necessitates public funding to construct. Additionally, much of the applicant’s attention has been on the management of the existing properties Woodland Apartments I & II.

Planning Staff defer to the Commission’s judgment on this matter. Staff is generally supportive of projects that offer 100% affordable housing.

March 13, 2026

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. Three one-year extensions of Comprehensive Permit/Preliminary Plan approval were granted with the current extension set to expire on March 16, 2026. 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 fourth 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 critical 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, where resources are scarce. Additionally, HallKeen's attention shifted to 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 for the Town of Coventry. Woodland I & II was on the waitlist for HUD's Green and Resilient Retrofit Leading-Edge Program, which could have provided up to \$10 million to assist with the renovation, but the program was terminated by the current administration and HallKeen spent 2025 exploring alternative options. One of those options include packaging Woodland I, II & III together and there appears to be some interest from discussion with potential partners, including RIHousing. In order for HallKeen to continue to pursue Woodland III it is important permits remain active. HallKeen has engaged the project's civil engineer, GM2, to assist in keeping all the permits active, including the comprehensive permit, wetland permit with RIDEM, water extension approval with Kent County Water Authority and sewer approval with the Town of Coventry and Town of West Warwick. HallKeen's request for this extension and the engagement with civil engineer, GM2, to keep permits active should hopefully show our continue 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 in this challenging environment.

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.