

Tour of Pine View Apartments Showcases Innovative Affordable Housing in Exeter

Milestone project is the first new construction affordable housing development in Rhode Island financed using the Federal 4% Low-Income Housing Tax Credit (LIHTC) program

Exeter, RI – The Housing Network of Rhode Island and the Women’s Development Corporation hosted housing advocates, community members, legislators, and municipal leaders, for a special tour of the newly completed Pine View Apartments.

Set quietly back from South County Trail and nestled among towering pines, Pine View Apartments provides 5 one-bedroom and 35 two-bedroom high-quality, income-restricted homes.

All units are income-restricted, with 8 apartments reserved for households earning between 30–50% of the Area Median Income (AMI) and 32 apartments reserved for households earning 60% of AMI. Rental assistance is made possible through a key partnership with the Newport Housing Authority.

“Pine View Apartments is a powerful example of what’s possible when local leadership, nonprofit developers, and state and federal partners work together to solve Rhode Island’s housing crisis,” said **Melina Lodge, Executive Director of the Housing Network of Rhode Island**. “This development adds much-needed affordable homes and is what we should expect from housing policy that puts people first.”

Completed in 2023, Pine View Apartments is a milestone project—it is the first affordable housing development in Exeter and the first new construction affordable housing development in Rhode Island financed using the Federal 4% Low-Income Housing Tax Credit (LIHTC) program. Critical state support was also provided through the Building Homes Rhode Island (BHRI) program, which helped close the financing gap inherent in the 4% LIHTC structure.

“From the very beginning, our goal with Pine View was to build more than just housing—we set out to create a community that offers stability, dignity, and opportunity for working families,” said **Frank Shea, Executive Director of Women’s Development Corporation**. “We’re proud of what this project represents: a new chapter for Exeter, for affordable housing in rural areas, and for the state’s ability to leverage smart, sustainable development tools to meet real needs.”

In addition to expanding affordable housing opportunities, the development utilizes long-term sustainability features. A rooftop solar array offsets more than 80% of common area energy usage, significantly reducing emissions and operational costs—allowing more resources to be dedicated to resident support services.

“Pine View Apartments is a nice, quiet place to live, and has provided my family with much needed stability,” said **Jennifer Giordano, tenant**. “The service coordinators helped me get back on my feet, when I fell behind, and continue to support me in budgeting and connections to services. Bethany Brunson [Resident Service Coordinator], in particular, has been wonderful to work with.”

The Town of Exeter played a vital role in bringing Pine View Apartments to life by streamlining permitting and approvals and continuing to support services for residents. The Exeter Social Services Director holds monthly on-site office hours to assist households in accessing rental assistance and maintain housing stability. To date, five Pine View households have received support through the state’s Housing Stability Pilot and have secured nearly \$29,000 in rental arrears assistance.

“I’m proud to celebrate the success of Exeter’s first affordable housing development,” said **Jessica DeMartino, Social Service Director for the Town of Exeter**. “It’s been an honor over the past several years to work alongside Frank Shea and the staff at the Women’s Development Corporation to bring the Pine View Apartment project to life. It’s also been a joy to witness the families who live here become part of the fabric of the Exeter community.”

“I’ve had the privilege of watching the children who live here integrate into our schools, join our sports teams, and attend our local camps,” continued DeMartino. “It’s always a pleasure to see them at our public library, out at our holiday tree lighting, or along the route of our town parade. These everyday moments speak to the goals of the Women’s Development Corporation. Exeter looks forward to continuing to build on this foundation with our neighbors at Pine View.”

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The Housing Network of Rhode Island (HNRI) is a statewide association of 20 community development corporations and affordable housing developers working to build and preserve affordable homes and revitalize communities. Their wide array of activities—including real estate development, financial asset building, housing counseling, resident empowerment, and engagement, and much more—creates tangible community change and transforms the lives of Rhode Islanders.

The Women’s Development Corporation (WDC) has been an innovative force in the design, development, construction and management of housing for low- and moderate-income families, the elderly, and persons with special needs since 1979. WDC provides consulting services to organizations throughout New England, guiding projects from site selection to completion of construction.