

**Wdc:**

- Designs and constructs properties that blend into the surrounding neighborhood fabric.
- Reclaims and restores buildings to strengthen and revitalize communities.
- Focuses primarily on meeting the housing needs of those at the lowest income level.
- Builds environmentally responsible homes with “green” concepts and with energy efficiency as a priority.
- Observes “Smart Growth” principles and conserves open space in urban and non-urban settings.
- Provides housing finance and housing production technical assistance.
- Builds properties that generate revenue for local communities and the state through job creation and property taxes.

# Wdc

WOMEN'S DEVELOPMENT CORPORATION

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*Strengthening Communities One Home at a Time*

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*Since 1979...*



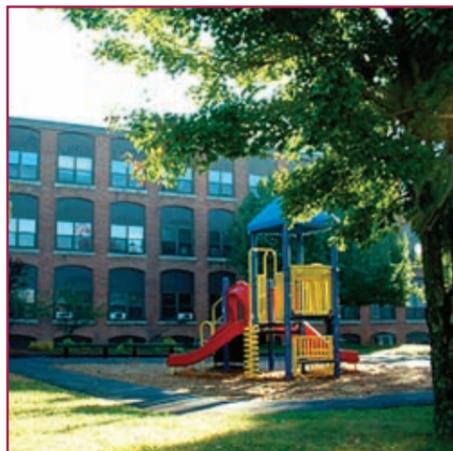
*Wdc's mission is to design, develop, preserve and manage affordable housing for families, elderly and persons with special needs. For 30 years, Wdc has made it a priority to provide housing for very low income populations.*

*Hoc* HOUSING OPPORTUNITIES CORPORATION

Founded in 1983, Hoc is a nonprofit property management corporation. Although a separate corporation, Hoc is a Wdc affiliate and serves as the developer's management arm. As a statewide housing developer in Rhode Island with a property management component, Wdc believes comprehensive property management is critical in a project from the initial planning stages throughout the property's ongoing life. As a result, Hoc provides "hands-on" property management to ensure quality, permanent housing for families, the elderly and groups with special needs. The presence of Hoc protects the development against disinvestment. Hoc also provides management services for properties developed by other nonprofit housing development corporations. Presently, Hoc manages developments funded by Rhode Island Housing and Mortgage Corporation (RIHMF), the U.S. Department of Agriculture Rural Development and the U.S. Department of Housing and Urban Development (HUD).



Providence



Providence



West Warwick



Warwick

**30 Years:  
Strengthening Communities  
One Home at a Time**

Women's Development Corporation (Wdc) is one of the largest nonprofit housing developers in Rhode Island and an innovator in the design, development, construction and management of housing for low to moderate income families, the elderly and persons with special needs. Wdc reclaims and restores historic buildings, constructs new, energy efficient housing and revitalizes neighborhoods with a combination of federal, state and private financing. Wdc also provides rental and home ownership opportunities.

In 1979, Wdc was founded by professional women with expertise in architecture and design, community planning and historic preservation. Wdc achieves a high level of efficiency by completing developments on time and within budget. Wdc's thoughtfulness in design ensures that buildings fit within a neighborhood and are functional and attractive.

**Wdc Creates Economic  
Opportunity**

From the day a shovel is dug into the ground to the day of the grand opening and through the comings and goings of residents in the following years, Wdc creates economic opportunities.

The affordable housing developments Wdc builds increase tax revenues for cities and towns, create local construction and management jobs and provide residents with a safe, secure place to live. This is critical as housing stability is the cornerstone of a family's educational, social and economic future.

**Wdc Invests In and Revitalizes  
Neighborhoods**

Wdc has deep-rooted experience in taking tired and underutilized buildings and making them serviceable and renewed. Wdc knows the value of community investment and the harmful effects of disinvestment. Wdc takes special care to find properties in need of attention, reclaim them and turn them into modernized, energy efficient and affordable homes for new residents. Removing the boards from windows, renovating interiors, planting grass and shrubs and moving in new residents inspires neighbors and encourages additional investment in the community. Revitalizing properties is a win for the residents, the community and the local government.

**Energy Efficiency:  
A Wdc Priority for Decades**

Energy efficient properties are all the buzz today, yet Wdc was buzzing about energy efficient building well before it was in the mainstream. Since 1979, Wdc has been building environmentally responsible, energy efficient homes and has taken great pride in protecting properties and in stabilizing neighborhoods. Wdc follows smart growth principles, building and renovating within established communities to restore vitality to existing infrastructures and support the preservation of open spaces.

North Kingstown



Before

After

Westerly

Warren



*Wdc has developed nearly 2,000 affordable housing units and was the recipient of the 2008 Energy Star for Homes Leadership in Housing Award.*