



2024 Low- and Moderate-Income Housing Chart

Overview

Under the Rhode Island Low and Moderate Income Housing Act (LMIH Act) ([RIGL 45-53](#)), municipalities are incentivized to achieve the goal of having at least 10% of their year-round housing qualify as low- or moderate- income housing. A municipality can also meet their requirements under the LMIH Act by an alternative formula which considers a municipality's Low- and Moderate-Income Housing compared to its rental housing stock. RIHousing is responsible for maintaining the Low- and Moderate-Income Housing chart which documents municipal progress in meeting these affordable housing goals.

Methods

RIHousing annually undertakes the process of updating the Low- and Moderate-Income Housing (LMIH) chart. During this process, RIHousing works with municipalities, monitoring agents, public housing authorities, and other stakeholders to review the chart and update it accurately to reflect any changes from the last calendar year. First, RIHousing develops an updated draft of the chart using internal development data on new RIHousing-financed units, and data submitted through an online portal to add new eligible units from monitoring agents. RIHousing also uses database records to identify and remove any units that may no longer meet the affordability standard set by the law. Then, the draft statewide and municipal charts are released, and stakeholders are given the opportunity to propose edits to the chart during a 30-day long comments period. At this time, municipalities are responsible for reporting new eligible units and changes in developments that were not RIHousing financed. Using the information shared by stakeholders during this comment period, RIHousing finalizes the chart and releases a final analysis showing municipal progress in meeting the 10% goal or alternative rental formula in the previous year.

Some recent legislative changes to the LMIH Act went into effect for the first time with the 2024 LMIH chart. The most significant of these changes allows federal rental assistance vouchers to be counted toward a community's affordable housing goal if they are leased in units that do not otherwise meet the LMIH standard. RIHousing worked with rental assistance voucher administrators to collect information on their vouchers and ensure that there was no overlap with units already listed on the LMIH chart.

In addition, mobile and manufactured homes may now be counted towards a municipality's low- and moderate-income count as one-half (0.5) unit each, provided that they meet the following requirements: (1) it is the primary residence of the occupant; (2) it is located within a resident-owned community or the land containing the home is owned by the occupants; (3) it was constructed after June 15, 1976 and complies with the Manufactured Home Construction and Safety Standards of HUD, and; (4) the relevant municipality has contracted with a monitoring agent to verify that the requirements are met and submit the data to RIHousing.

The draft 2024 LMIH chart went out for public comment on March 31, 2025 with comments due by May 2, 2025. The initial draft did not include rental assistance vouchers, since that information was provided by voucher administrators during the comment period. The final 2024 LMIH chart was released on June 9, 2025.

Results

In 2024, 343 new units of low- and moderate-income housing were placed in service. In addition, 93 special needs units were preserved at the Fifty Washington Square development in Newport. Nine (9) units were lost throughout the state due to the expiration of their deed restrictions, and 39 units were lost to noncompliance with their deed restrictions. Changes in the number of group home beds throughout the state were also recorded, adding 17 and removing 3, with a net gain of 14 beds. As a part of efforts to improve the accuracy of the LMIH chart, adjustments were made in which 202 units were added to the chart and 608 units were removed.

Using the historical methodology for calculating LMIH units, this year's LMIH statewide total count would be 37,719, a decrease of 97 units from the 2023 count of 37,816. This loss of deed-restricted units is due to expiration of deed restrictions, non-compliance, and corrections to the count which removed duplicate or ineligible units as noted above.

Statewide, an overwhelming majority of LMIH properties are rental units; 90% of deed-restricted LMIH units are affordable rentals and 4% of deed-restricted LMIH units are reserved for homeownership.

Of the total 37,719 deed-restricted units, 51% (19,268 units) serve elderly and/or elderly-disabled populations, 40% (14,978 units) will serve family populations, and 9% (3,473 units) will serve special needs populations.

Total Deed Restricted LMIH 2023	New Deed Restricted Units	Deed Restriction Expiration	Deed Restriction Noncompliance	Data Correction Additions	Data Correction Losses	Group Home Bed Additions	Group Home Beds Losses	Total Deed Restricted LMIH 2024
37816	+343	-9	-39	+202	-608	+17	-3	37719

Due to legislative changes, the LMIH chart now includes the counting of federal rental assistance vouchers, mobile homes and manufactured homes towards a municipality's low- and moderate-income housing goals provided they meet specific requirements previously described. Note: mobile homes and modular housing count as one-half (0.5) unit each. These changes resulted in the addition of 6,686 qualifying federally funded vouchers and 73 mobile homes/modular housing to the LMIH chart.

15.03% of the statewide LMIH count is now made up of federally funded vouchers; 0.16% of counted units represent eligible mobile homes/modular housing.

The total count of LMIH units in 2024 is 44,478. This net gain of 6,662 countable units is attributable to including federal rental assistance vouchers and certain mobile and manufactured homes in the count.

Total Deed Restricted LMIH 2024	Vouchers	Mobile Homes	Total LMIH 2024
37719	+6686	+73	44478

In 2024, Burrillville, Central Falls, East Providence, Newport, Pawtucket, Providence, West Warwick, and Woonsocket met their 10% goal under the LMIH Act. Additionally, Cranston, North Providence, and Warwick met the alternative rental formula under the act. Burrillville and Pawtucket are newly meeting the LMIH Act requirements this year. East Providence and West Warwick previously met the alternative rental formula requirement but now meet the 10% goal as well.

Warren had the most significant change in in Low- and- Moderate Income Housing, with an 81.07% increase in their LMIH count. Warren did not have any newly deed restricted units placed in service this year; the change in its count was the result of the new rules which include eligible federal vouchers.

Providence had the largest addition of newly deed-restricted units, adding 169 units, and the largest net increase in their count, with an increase of 1,715 units. This net increase was the result of the addition of 1,870 federally funded vouchers to their count. Providence also reported the largest gross loss of non-voucher units, losing 380 units that had previously been counted towards their LMIH total. This was due primarily to data corrections related to the Providence City HOME program, which removed 327 units from this year's list¹.

Jamestown and New Shoreham were the only communities which reported a net loss of units this year because their losses were not offset by the addition of new vouchers due to low or no utilization in their municipality.

There are ongoing efforts to correct and verify the data which supplies the LMIH chart, which includes reviewing historical documentation for affordable housing developments to ensure they meet the standard set by the law and updating unit counts and affordability requirements as they change over time. These efforts will continue after the publication of the 2024 LMIH chart, as RIHousing works with municipalities and monitoring agents in anticipation of the 2025 edition of the chart.

¹ These corrections to the count include the removal of units that may have had their deed restrictions expire in previous years, but which had not been previously updated by the municipality.