



2025 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 10% of their year-round housing qualify as low- or moderate-income housing. RIHousing has been responsible for maintaining the Low- and Moderate- Income Housing chart which documents municipal progress in meeting these affordable housing goals. Please note that legislation passed in 2025 shifts that responsibility to the Executive Office of Housing. Therefore, the 2025 Low- and Moderate- Income Housing chart will be the last one produced by RIHousing.

Methods

RIHousing annually undertakes the process of updating the Low- and Moderate-Income housing 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. This year, as the culmination of a multi-year records improvement effort, RIHousing reached out to municipal planners and monitoring agents in advance of the release of the draft chart to seek clarification on the status of affordable properties without complete documentation. 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 in the previous year.

Some recent legislative changes to the LMIH Act went into effect for the first time with the 2025 LMIH chart. Historically, a municipality could meet their requirements under the LMIH Act by an alternative formula which considered a municipality's Low- and Moderate- Income Housing compared to its rental housing stock. Due to legislation passed in 2025, the alternative rental formula for achieving the State's housing affordability goal has been discontinued.

This was the second year in which the 2024 legislative changes to the LMIH Act were effective. 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. As last year, 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. Requests for voucher information were sent to Public Housing Authorities and Continuum of Care organizations that administer federal rental assistance voucher programs. This year, all PHAs with vouchers and three CoC members, RIHousing CoC, Crossroads, and Foster Forward, reported on their federal rental vouchers¹.

The draft 2025 LMIH chart went out for public comment on April 3, 2026 with comments due by May 4, 2026. The initial draft did not include updates to the 2024 rental assistance vouchers, since the draft chart must be used to verify that submitted vouchers do not duplicate any existing units on the LMIH chart before they are added. The final 2025 LMIH chart was released on May 22, 2026. This is the final Low and Moderate Income Housing Chart that will be prepared by RIHousing before the Executive Office of Housing takes responsibility for the chart in 2027.

¹ We did not receive submissions from the following agencies currently receiving CoC funding for Rental Assistance: Lucy's Hearth, Sojourner House, Community Care Alliance, House of Hope, WARM, and Youth Pride.

Results

In 2025, 565 new units of low- and moderate- income housing were placed in service. In addition, 371 units were preserved at four developments throughout the state. One unit was returned to compliance. Eighty units were lost throughout the state due to the expiration of their deed restrictions, and five units were lost to noncompliance with their deed restrictions. This year was the conclusion of RIHousing’s long-term data improvement efforts, which resulted in 77 previously uncounted units added to the chart and 674 units removed due to prior expiration or lack of documentation. Changes in the number of group home beds throughout the state were also recorded, resulting in a net loss of 4 beds. Throughout the state, there was a net loss of 404 federal rental voucher units.

Total LMIH Units 2024	New Deed Restricted Units	Existing Units Returned to Compliance	Deed Restriction Expiration	Deed Restriction Noncompliance	Data Correction Additions	Data Correction Losses	Ground Home Bed Additions	Group Home Bed Losses	Change in Voucher Count	Total LMIH Units 2025
44478	565	1	-80	-5	77	-674	26	-30	-404	43954

With a total count of 43,954 low- and moderate- income housing units, there was a net loss of 524 units between 2024 and 2025. There was a net loss of 120 deed restricted units due to expiration of deed restrictions, non-compliance, and correction to the count which removed duplicate or ineligible units as noted above. In addition, there was a net loss of 404 federal rental assistance voucher units. The number of counted mobile home units remained static. Using the historical methodology for calculating LMIH units, which until 2024 did not include federal rental assistance vouchers or mobile homes, this year’s LMIH statewide total count would be 37,599 deed restricted units, a decrease from the 2024 count of 37,719 deed restricted units².

	Total Deed Restricted LMIH Units	Total Vouchers	Total Mobile Home Units	Total LMIH Units
2024	37719	6686	73	44478
2025	37599	6282	73	43954
Net Change	-120	-404	--	-524

Statewide, an overwhelming majority of LMIH properties are rental units; almost 92% of LMIH units are affordable rentals (with 77.46% deed restricted rentals and 14.29% federal rental assistance vouchers) and 3.37% of LMIH units are reserved for homeownership. Just 0.17% of LMIH units are qualifying mobile homes.

Of the total 43,954 LMIH units in 2025, 43.74% (19,226 units) serve elderly and/or elderly-disabled populations, 48.35% (21,251 units) will serve family populations, and 7.91% (3,477 units) will serve special needs populations.

In 2025, Burrillville, Central Falls, East Providence, Newport, Pawtucket, Providence, West Warwick, and Woonsocket met their 10% goal under the LMIH Act. Last year, Cranston, North Providence, and Warwick met the provisions of the alternative rental formula, but this alternative formula has been discontinued this year due to new legislation. No new municipalities meet the 10% goal this year, and no municipalities fell below the threshold.

Due to losses to federal voucher counts and the conclusion of data correction efforts this year, most municipalities saw a decrease in their Low and Moderate Income Housing count. However, some communities, like East Greenwich, Jamestown, and Middletown, completed significant new construction projects in 2025 that offset any data correction

² This historical formula does include group home beds.

losses and gave them a net increase in units. East Greenwich saw the largest net increase in LMIH unit count, with 59 net units added, 56 of which were deed restricted units at the newly placed-in-service RIHousing development, Soria, located on Frenchtown Road³.

As last year, Providence had the largest addition of newly-deed restricted units, adding 242 units due to significant new affordable construction activity in the city. These additions, plus the addition of 29 deed restricted units due to data correction efforts, offset Providence’s gross loss of 250 non-voucher units, also the largest loss of any municipality⁴. These losses were primarily the result of RIHousing’s data correction efforts, which removed units that had previously expired, lacked documentation, or did not meet the standard of the LMIH Act to be included on the chart, such as units with deed restrictions of less than 30 years from initial occupancy.

In 2024, Jamestown and New Shoreham were the only communities that reported a net loss of units because their losses were not offset by the addition of new vouchers due to low or no utilization. In 2025, most municipalities saw a reduction in their LMIH totals, due to a combination of fluctuations in voucher counts and removals of units that lacked documentation or had expired in prior years but had not been timely removed.

There have been ongoing efforts to correct and verify the data which supplies the LMIH chart, which has included 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 have concluded with the 2025 chart, as RIHousing has prepared to transfer responsibility for the Low and Moderate Income Housing chart and the accompanying analysis to the Executive Office of Housing. The Executive Office of Housing will be responsible for the Low and Moderate Income Housing Chart starting in 2027 with the 2026 edition of the chart.

³ This development also added 7 units of rental housing restricted at 120% AMI. The threshold for inclusion on the Low- and Moderate-Income Housing chart is a restriction at 80% AMI or below for rentals and 120% AMI or below for homeownership properties.

⁴ Providence also saw a gain of 34 countable federal rental assistance vouchers.