Counting Federal Rental Assistance Vouchers Toward Affordable Housing Goal

Overview of Proposed Process for Agencies Administering Homeless Vouchers

Background

- Under Rhode Island's Low and Moderate Income Housing Act, municipalities are incentivized to achieve the goal of having 10% of their year-round housing qualify as low- or moderate-income housing (LMIH).

- Generally housing must meet the following criteria to count as LMIH:
  - Subsidized by a federal, state or municipal government
  - Income restricted to 80% AMI for renters or 120% AMI for homeowners
  - Deed restricted for at least 30 years

- Legislation passed in 2024 expanded that definition to include federal rental assistance vouchers beginning with the 2024 LMIH Chart.

Process for Counting Rental Assistance Vouchers

- What vouchers to count and when

- Which entity captures the information

- Format for capturing the information

- Ensuring that there is no duplication of unit counts.

What vouchers to count and when to count them

- Pull data on December 31, 2025 and annually thereafter.

- Only vouchers with a signed lease agreement that are occupied by a voucher recipient on 12/31/25 should be counted.

- Eligible vouchers:
  - COC Rental Assistance – Permanent Supportive Housing
  - COC Rental Assistance – Rapid Rehousing
  - COC Leasing Assistance – Permanent Supportive Housing
  - COC Leasing Assistance – Rapid Rehousing
  - ESG Rental Assistance – Rapid Rehousing
  - Housing Choice Voucher Program tenant (HCVP)*
  - Project based vouchers (HCVP-PB)*
  - Veterans Affairs Supportive Housing (VASH) vouchers*
  - Family Unification Program (FUP) vouchers*
  - Foster Youth Initiative (FYI) vouchers*

Being captured through a similar but separate process

What each Entity is reporting

- Continuum of Care (COC) funded vouchers:
  Award recipient reports required information.

- Emergency Solutions Grants (ESG) funded vouchers:
  Recipients (entitlement communities) or their subrecipients report required information.

- Other federally funded rental assistance programs for homeless populations *(with the exception of rental assistance administered by PHAs which is addressed separately)*:
  The recipient should report required information.

- Vouchers must have a signed lease agreement for a unit that is occupied by a voucher recipient on 12/31/25 to be counted

Format for capturing information

- RIHousing has created a template form to capture information on vouchers in a consistent format

  o Information on submitting entity

  o Information on the number and type of voucher

  o Information on the number of vouchers being utilized in existing LMIH developments if applicable

Submitting Entity:			
Municipality:			
Contact Name/ Phone number/ email address:			
Conducting cross-check against existing LMIH units:		RIHousing	Submitting Entity
Active Federally Financed Vouchers			
Program	# Vouchers in active use on 12-31-25		
COC Rental Assistance – Permanent Supportive Housing			
COC Rental Assistance – Rapid Rehousing			
COC Leasing Assistance – Permanent Supportive Housing			
COC Leasing Assistance – Rapid Rehousing			
ESG Rental Assistance – Rapid Rehousing			
Other: (specify)			
Other: (specify)			
Other: (specify)			
TOTAL:			
Active vouchers in existing LMIH units			
Voucher Program	Development	Development Physical Address	# of Vouchers Leased Here
TOTAL:			
Unduplicated active vouchers:			

Reporting and De-Duplication

De-Duplication: Removing vouchers that are being used in a unit that is already being counted as LMIH housing. The reporting entity may cross-check for areas of duplication or RIHousing can cross-check for them.
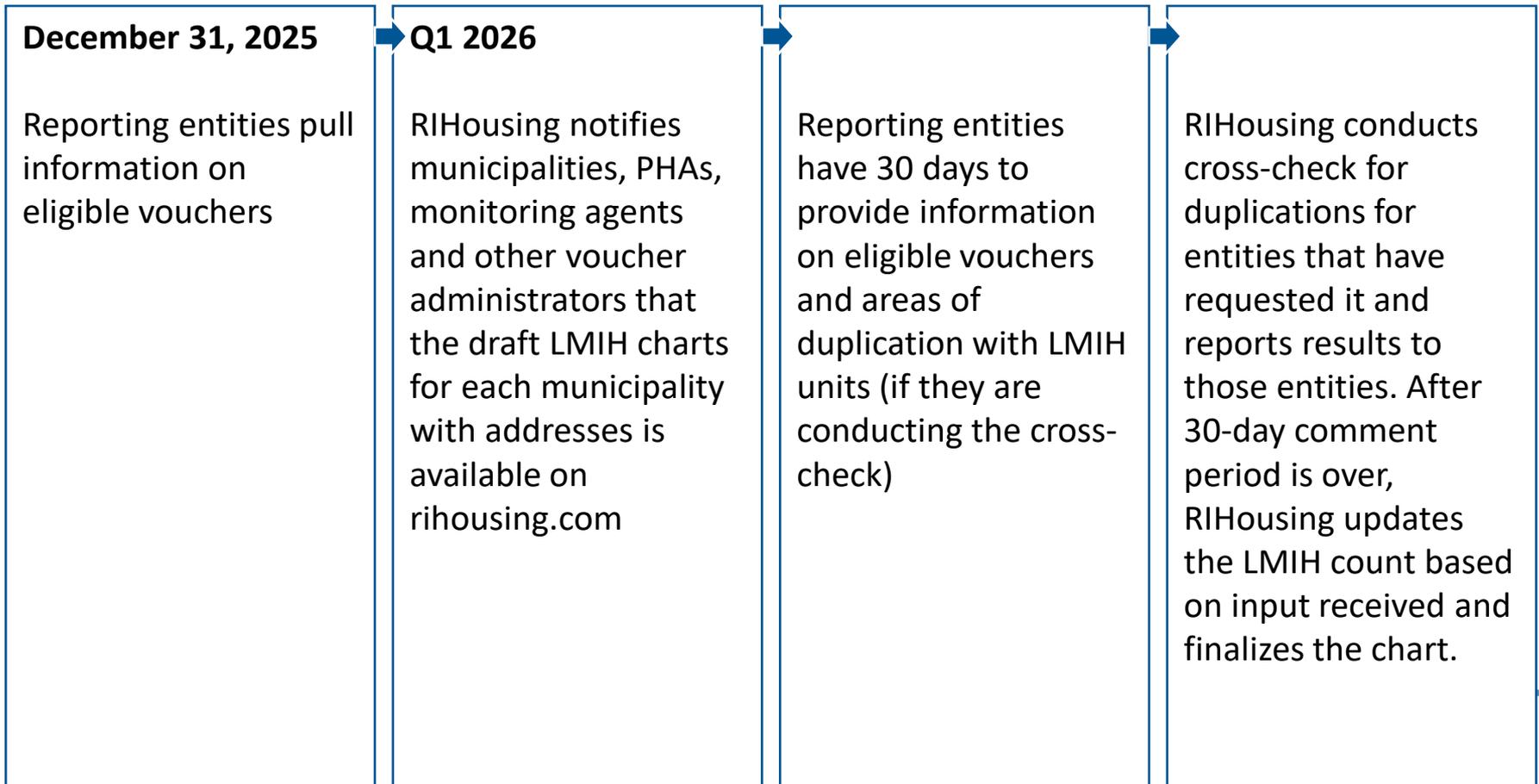
Entity Conducting Cross-Check	RIHousing Conducting Cross-Check
• RIHousing notifies voucher administrators that the draft LMIH charts for each municipality with addresses is available on its website • Reporting entity cross-checks those addresses against the addresses of their active, eligible vouchers • Reporting entity provides information on the number of vouchers leased up in LMIH units in the template form	• Reporting entity provides RIHousing with the addresses for their active eligible vouchers • RIHousing cross-checks those addresses against the addresses of LMIH units in the relevant municipalities • RIHousing reports to the reporting entity the number of vouchers leased up in LMIH units prior to the completion of the LMIH chart

Note: Addresses of voucher holders will not be made public, however we recommend entities serving victims of domestic violence conduct cross-check themselves given the sensitive nature of this information.

Reporting and De-Duplication Process

Reporting Process

December 31, 2025	Q1 2026		
Reporting entities pull information on eligible vouchers	RIHousing notifies municipalities, PHAs, monitoring agents and other voucher administrators that the draft LMIH charts for each municipality with addresses is available on rihousing.com	Reporting entities have 30 days to provide information on eligible vouchers and areas of duplication with LMIH units (if they are conducting the cross-check)	RIHousing conducts cross-check for duplications for entities that have requested it and reports results to those entities. After 30-day comment period is over, RIHousing updates the LMIH count based on input received and finalizes the chart.

Questions?

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