



Executive Office of Housing

State of Rhode Island
One Capitol Hill, 3rd Floor,
Providence, RI 02908

December 19, 2025

Transit-Oriented Development Pilot Program

Pursuant to Rhode Island General Laws § 45-24-77, the Executive Office of Housing (EOH) submits this report on the Transit-Oriented Development (TOD) Pilot Program. This program was established to increase the availability of residential housing near convenient public transportation, alleviate traffic congestion, and further the goals of the Act on Climate by allowing developers or municipalities to apply for funds for residential development. Subsection (e) of the statute requires EOH to “publish an annual report regarding development under this pilot program, funds distributed and/or committed, and such report shall include categories of metrics and data agreed upon by the [executive office] of housing and the department of transportation.”

Included in this report (Attachment 1) is an updated map provided to EOH by the Rhode Island Public Transit Authority (RIPTA) designating areas within a one-quarter mile radius of an existing or planned regional mobility hub or within a one-eighth mile radius of existing or planned high frequency service as defined in Transit Forward RI 2040, the successor document to the 2020 Rhode Island transit master plan.

On November 18, 2025, EOH published proposed regulations for the TOD Pilot Program for public comment; the comment period closed on December 18, 2025. Based on the timelines of the state’s regulatory process, these rules and regulations will be made final in early 2026.

No funds have been appropriated to the TOD Pilot Program, as such no funds have been distributed and/or committed.

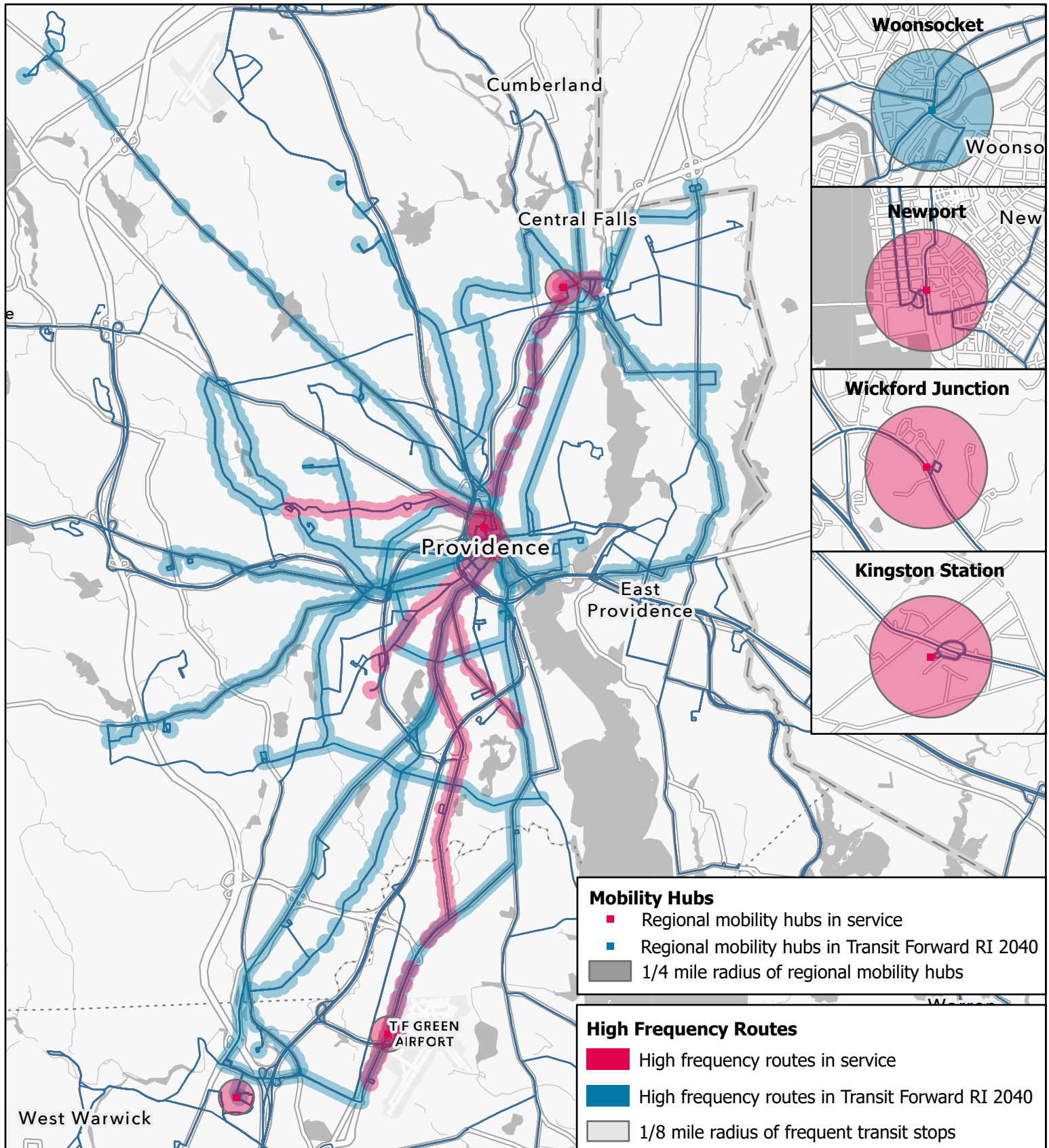
EOH anticipates the categories of metrics and data that will be utilized in future reports will include the number and location of approved TOD Districts, the number of new projects within TOD Districts, the total number of affordable and market-rate units completed within TOD Districts, and any additional metrics as agreed upon by the Executive Office of Housing and Department of Transportation.

Should you have questions regarding this report, please contact Joshua Berry, Chief of Municipal Planning and Programming, at Joshua.Berry@housing.ri.gov.

ATTACHMENT 1

RIPTA Frequent Service & Mobility Hubs

Existing (October 2025) and Planned RIPTA High Frequency Service and Regional Mobility Hubs as defined in Transit Forward RI 2040 (service every 15 minutes)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Please Note: Location of stops are subject to change.

Future routes that are not currently in service do not have assigned stops and access may appear smoother as a result.