



Executive Office of Housing

State of Rhode Island

One Capitol Hill, 3rd Floor, Providence, RI 02908

Rhode Island General Laws § [45-53-11](#) requires the Executive Office of Housing (EOH) to produce an annual comprehensive permit report, containing 1) the number of letters of eligibility issued for low- and moderate-income housing (LMIH) comprehensive permit applications, 2) the status of each comprehensive permit application for which a letter of eligibility was issued, 3) the number of comprehensive permit applications that have had building permits issued, and 4) the number of comprehensive permit applications that have had certificates of occupancy issued. The full list of requirements can be viewed in the statute linked above. This report, which was completed by the Division of Statewide Planning before being transferred to EOH during the 2023 legislative session, contains information collected from municipalities as well as information shared by the Rhode Island Housing Mortgage and Finance Corporation (RI Housing).

Attachment 1 of the report contains information regarding low- and moderate-income housing comprehensive permit applications that received a building permit or certificate of occupancy in calendar year 2025. The table contains information as was reported to EOH by municipalities in February and March, 2026. Data for those municipalities that did not submit a report before March 13, 2026 is not included. Building permits issued for comprehensive permit projects totaled 180 affordable units out of 389 total units. Certificates of occupancy issued for comprehensive permit projects totaled 126 affordable units out of 199 total units.

Attachment 2 of the report lists letters of eligibility issued by RI Housing in calendar year 2025, with supplemental information provided by municipalities about the current status of projects, when available. 37 letters of eligibility were issued in calendar year 2025, covering 1,485 affordable units and 2,144 market rate units, for a grand total of 3,629 units statewide. Below is a table provided by RI Housing showing how many affordable units were in projects issued letters of eligibility in 2025, disaggregated by municipality.

Municipality	Affordable Units	Municipality	Affordable Units
Central Falls	0	West Warwick	0
Cranston	0	Barrington	91
East Providence	76	Bristol	0
Pawtucket	0	Warren	0
Providence	0	Newport	0
Woonsocket	0	Jamestown	0
Burrillville	33	Little Compton	0

Cumberland	26	Middletown	0
Foster	0	Portsmouth	51
Glocester	0	Tiverton	39
Johnston	254	Charlestown	269
Lincoln	63	Exeter	0
North Providence	0	Hopkinton	20
North Smithfield	0	Narragansett	4
Scituate	0	New Shoreham	0
Smithfield	113	North Kingstown	66
Warwick	0	Richmond	2
Coventry	48	South Kingstown	78
East Greenwich	0	Westerly	12
West Greenwich	240	Total	1,485

Attachment 1: LMIH Comprehensive Permit Applications Receiving Permits or COs in 2025

Development Name	Developer	Municipality	Permitting/ Development Status	Number of Market Rate Units	Number of Affordable Units (Up to 30% AMI)	Number of Affordable Units (30% - 80% AMI)	Number of Affordable Units (80% - 120% AMI)
173R Maple Ave	Peter G. Rogers	Barrington	Final Plan Comprehensive Permit - Approved	4	0	0	1
Residences at Broad	McNukty Realty, LLC	Cumberland	Building Permit	24	0	8	0
Imperial at Greenwich	EJS Investments - Sathuan SA	East Greenwich	CO	30	0	0	8
32 Exchange	Grenier Properties, LLC	East Greenwich	CO	8	0	0	4
655 Frenchtown	Pennrose LLC w/ Cove Homes	East Greenwich	CO	0	16	28	19
Western Meadows	Trinity Homes	Johnston	Permits Issued	16	0	0	16
Village at Manville	Connolly Partners	Lincoln	Building Permit	0	8	49	15
Walker Lofts	Walker Lofts LP	Lincoln	Building Permit	94	0	32	0
Lonsdale Memorial School	Lonsdale Valley JV, LLC	Lincoln	Certificate of Occupancy	0	0	26	0
Cobble Hill Crossing	Seminole Development	Lincoln	Building Permit	0	0	0	20
McIntosh Estates	Shoreline Properties Inc.	Richmond	Complete/COs issued	5	0	0	3
2023-LMIH-03: Trendsetter Multifamily Residential	Trendsetter Properties, LLC	Westerly	CO issuance in progress	29	0	13	0

Development Name	Developer	Municipality	Permitting/ Development Status	Number of Market Rate Units	Number of Affordable Units (Up to 30% AMI)	Number of Affordable Units (30% - 80% AMI)	Number of Affordable Units (80% - 120% AMI)
2024-LMIH-04: Trombino- Pleasant Street Multi-Family	Trombino Realty, LLC	Westerly	Building Permit Approved	7	0	3	0
2024-LMIH-05: 181 & 190 Main Street Residential Conversion	Main Street Westerly, LLC	Westerly	Building Permit Approved	10	0	0	4
2024 LMIH-06: 116 High Street Residential Conversion	J&C Luzzi Homes, LLC	Westerly	Building Permit Approved, CO issuance in progress	20	0	8	0
2 Hammett Court	Looking Upwards, Inc.	Jamestown	Certificate of Occupancy Issued	0	8	2	2
Boyd Brook	Patriot Builders Inc.	Coventry	building permit	5	0	0	3
Pinewood Village	Tony Fiore	North Kingstown	CO	30	0	10	0
Total				282	32	179	95

Attachment 2: Letters of Eligibility Provided by Rhode Island Housing in Calendar Year 2025

Development Name	Developer	Municipality	Number of Proposed Market Rate Units	Number of Proposed Subsidized Units	Total Units	Proposed Subsidy	Rental or Purchase	Permitting/ Development Status
Friendship Farm	Tiverton Investments LLC	Tiverton	116	39	155	Municipal	Purchase	
Borden Farm Estates	GR Company LLC	Portsmouth	15	5	20	Municipal	Purchase	Preliminary Plan Approval
Carolina Farms	KREG New Homes, LLC	Charlestown	62	21	83	Municipal	Purchase	
Cottages on Freemont	FJS Associates, Ltd	Barrington	13	5	18	Municipal	Purchase	Final Plan Phase Comprehensive Permit
The Collection at Limerock Acres	BOPORT LLC	Smithfield	84	28	112	Municipal	Purchase	
Ross Hill Apartments	Brighter Vision, LLC	Charlestown	0	248	248	Municipal	Rental	
Bound Road	Maliha Holding, LLC	Cumberland	19	19	38	Municipal	Rental	
Blackstone Residence/618 Broad Street	618 Broad Street, LLC	Cumberland	12	4	16	Municipal	Purchase	Master Plan approved
The Village at Tiogue (Sale Component)	232 Realty Associates, LLC	Coventry	88	30	118	Municipal	Purchase	Preliminary Plan approval received
The Village at Tiogue (Rental Component)	232 Realty Associates, LLC	Coventry	44	14	58	Municipal	Rental	Preliminary Plan approval received
Belton Court	Shineharmony Holdings.Inc.	Barrington	258	86	344	Municipal	Purchase	Preliminary Plan Phase Comprehensive Permit

Development Name	Developer	Municipality	Number of Proposed Market Rate Units	Number of Proposed Subsidized Units	Total Units	Proposed Subsidy	Rental or Purchase	Permitting/ Development Status
Driftwood Estates	Ocean Vibe Realty	Narragansett	2	2	4	Municipal	Purchase/Rental	Withdrawn
The Gemini & The Vue Apartments.	LeCesse Development Corporation	West Greenwich	233	100	333	Municipal	Rental	Final approval from planning
162 High Street	Bliven Samuel A Jr. Trust 2016	Westerly	9	3	12	Municipal	Rental	
Osprey Village	Turnpike Holdings, LLC	Portsmouth	18	6	24	Municipal	Purchase	Preliminary Plan Approval
Water View Estates	All State Builders, Inc.	Johnston	0	254	254	Municipal	Rental	
649 Estates	Thomas Farrelly & Maureen Gillmore	Narragansett	4	2	6	Municipal	Purchase	Master Plan
Lace Mill	Hennessey Construction	West Greenwich	3	3	6	Municipal	Rental	Preliminary approval from planning
176 Sayles	Richard Albanese	Burrillville	77	33	110	Municipal	Rental	
Siena Condos	Boulder Hill Development LLC	Coventry	12	4	16	Municipal	Purchase	Preliminary Plan approval received
Sandy Pond Estates	Stephen R. and Douglas R. Desimone	Richmond	6	2	8	Municipal	Purchase	Preliminary Plan is before the Planning Board.
Main Street Westerly, LLC	Main Street Westerly, LLC	Westerly	10	4	14	Municipal	Purchase	Preliminary Plan Approved, Building Permit Approved

Development Name	Developer	Municipality	Number of Proposed Market Rate Units	Number of Proposed Subsidized Units	Total Units	Proposed Subsidy	Rental or Purchase	Permitting/ Development Status
The Residences at Clark's Falls	Franklin Sales & Marketing LLC	Hopkinton	60	20	80	Municipal	Purchase	Preliminary Plan
Sprague/Bristol Ferry/Turnpike	Church Community Housing Corporation	Portsmouth	0	40	40	Municipal	Purchase	Preliminary Plan Approval
Winsor Apartments	Gemini Housing Corporation	Smithfield	0	51	51	Municipal	Rental	
Residence at Two Nine Five	ASG Builders, LLC	Smithfield	64	22	86	Municipal	Rental	
Harriet Lane Condominiums	Spinnaker Landing, LLC	Cumberland	9	3	12	Municipal	Purchase	
Bella View Estates	Soscia Construction LTD	West Greenwich	219	73	292	Municipal	Purchase	No approvals - filed for master plan
262 Post Road	262 Post Road LLC	Westerly	21	3	24	Municipal	Purchase	
Franklin Commons	Franklin Commons LP - VAHC	North Kingstown	0	66	66	Municipal	Rental	Preliminary submitted 3/26
Raccoon Hill TownHomes	Women's Development Corporation	West Greenwich	0	12	12	Municipal	Purchase	Preliminary approval from planning
Raccoon Hill TownHomes	Women's Development Corporation	West Greenwich	0	52	52	Municipal	Rental	Preliminary approval from planning
Rain Forest Residences	Rainforest Realty	Smithfield	36	12	48	Municipal	Purchase	
Lofts at Fairgrounds	132 Fairgrounds LLC	South Kingstown	233	78	311	Municipal	Rental	Conceptual Master Plan

Development Name	Developer	Municipality	Number of Proposed Market Rate Units	Number of Proposed Subsidized Units	Total Units	Proposed Subsidy	Rental or Purchase	Permitting/ Development Status
8 Service Street	Peter and Lina Fusaro	Westerly	6	2	8	Municipal	Rental	Preliminary Plan Approved
Covent Garden LLC	Covent Garden LLC	East Providence	224	76	300	Municipal	Purchase	
Lincoln Multi-Family Development	Washington Highway LLC	Lincoln	187	63	250	Municipal	Rental	
Total			2,144	1,485	3,629			