

2025 Integrated Housing Report

Rhode Island Executive Office of Housing

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Executive Office of Housing
State of Rhode Island

Housing Solutions. Thriving Households. Stronger Communities.

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Executive Summary

The Executive Office of Housing (EOH) presents the 2025 Annual Integrated Housing Report pursuant to Rhode Island General Laws § 42-167-4(4). This report is intended to provide the governor, lawmakers in the General Assembly, housing stakeholders, and members of the public with a snapshot of housing statistics from calendar year 2025.

The most significant takeaway from this report is that the housing reforms and significant state investment over the past several years are working, and that maintaining the momentum is critical to resolving our state's housing crisis. In 2025, municipalities permitted almost 3,800 units of new housing, by far the highest mark in recent history, and the highest recorded in the state since the 1980s. This represents a remarkable rebound from decades of underinvestment in housing, leading to the supply shortages we see today. With that said, the work is not done, and we cannot rest on our laurels. Starting in January 2026, the state has established a goal of permitting 15,000 new units of housing by the end of 2030. We have the momentum, and the report lays out evidence that demonstrates why we must keep pressing to achieve our vision of creating strong communities with a diversity of housing options that are affordable and accessible.

This report also includes updates on the Housing Incentives for Municipalities Program, as required by R.I.G.L. § 42-128.3, and the 38% Pilot Program, as required by R.I.G.L. § 42-128-8.1.

The report concludes with recommendations derived from *Housing 2030*, the new state guide plan housing element, for strategies to resolve impediments to the development of housing. For additional data and information about the state of housing in Rhode Island, please visit EOH's new Data Hub, available on our website at: <https://housing.ri.gov/data-reports/eoh-data-hub>.

I. State and Municipal Overview

Much of the data in this section comes from the 2024 U.S. Census American Community Survey (ACS) 5-year estimates, the most recent data available at the time of publication of this report. Each data source is available underneath the figure in which it is cited.

Total Housing Units; Occupancy and Vacancy Rates

Pursuant to R.I.G.L. § 42-167-4(4)(i) and (iii)

The chart shown in Figure 1.1 below provides the number of total housing units in each municipality in the state, including how many of the units are occupied and vacant. “Vacant” units in this figure include those that are for sale or for rent; rented or sold, not occupied; for seasonal, recreational, or occasional use; for migrant workers; and those that are vacant for other reasons. The inclusion of the seasonal, recreational, and occasional use units is the driving cause for why this figure shows such high vacancy rates especially in our coastal communities. For that reason, Figure 1.1 also highlights the rate of only units that are for sale or for rent, which gives a more accurate representation of the units that are actually available for someone seeking housing.

Figure 1.1

Municipality	Total Units	Occupied Units	Vacant Units	For Sale + For Rent Units	Overall Occupancy Rate	Overall Vacancy Rate	For Sale + For Rent Rate
Barrington	6,498	6,228	270	99	95.84%	4.16%	1.52%
Bristol	9,510	8,731	779	74	91.81%	8.19%	0.78%
Burrillville	6,344	6,058	286	0	95.49%	4.51%	0.00%
Central Falls	8,426	7,683	743	135	91.18%	8.82%	1.60%
Charlestown	5,458	3,493	1,965	71	64.00%	36.00%	1.30%
Coventry	15,430	14,505	925	273	94.01%	5.99%	1.77%
Cranston	33,834	32,595	1,239	169	96.34%	3.66%	0.50%
Cumberland	14,918	14,297	621	155	95.84%	4.16%	1.04%
East Greenwich	5,690	5,404	286	60	94.97%	5.03%	1.05%
East Providence	21,921	20,836	1,085	163	95.05%	4.95%	0.74%
Exeter	2,528	2,416	112	0	95.57%	4.43%	0.00%
Foster	1,579	1,503	76	8	95.19%	4.81%	0.51%
Glocester	4,306	3,873	433	65	89.94%	10.06%	1.51%
Hopkinton	3,715	3,416	299	71	91.95%	8.05%	1.91%
Jamestown	3,103	2,500	603	16	80.57%	19.43%	0.52%
Johnston	12,328	11,675	653	129	94.70%	5.30%	1.05%
Lincoln	9,006	8,795	211	48	97.66%	2.34%	0.53%
Little Compton	2,340	1,557	783	38	66.54%	33.46%	1.62%
Middletown	8,225	7,226	999	310	87.85%	12.15%	3.77%

Municipality	Total Units	Occupied Units	Vacant Units	For Sale + For Rent Units	Overall Occupancy Rate	Overall Vacancy Rate	For Sale + For Rent Rate
Narragansett	9,757	6,263	3,494	167	64.19%	35.81%	1.71%
New Shoreham	1,989	412	1,577	0	20.71%	79.29%	0.00%
Newport	13,552	11,049	2,503	428	81.53%	18.47%	3.16%
North Kingstown	12,641	11,694	947	194	92.51%	7.49%	1.53%
North Providence	15,555	15,029	526	199	96.62%	3.38%	1.28%
North Smithfield	5,240	5,015	225	67	95.71%	4.29%	1.28%
Pawtucket	32,810	30,598	2,212	391	93.26%	6.74%	1.19%
Portsmouth	8,612	7,541	1,071	186	87.56%	12.44%	2.16%
Providence	79,423	71,497	7,926	3,072	90.02%	9.98%	3.87%
Richmond	3,214	2,997	217	0	93.25%	6.75%	0.00%
Scituate	4,401	4,204	197	0	95.52%	4.48%	0.00%
Smithfield	8,220	7,934	286	107	96.52%	3.48%	1.30%
South Kingstown	13,993	11,360	2,633	226	81.18%	18.82%	1.62%
Tiverton	7,831	6,995	836	88	89.32%	10.68%	1.12%
Warren	5,607	5,145	462	0	91.76%	8.24%	0.00%
Warwick	37,516	36,055	1,461	383	96.11%	3.89%	1.02%
West Greenwich	2,624	2,514	110	0	95.81%	4.19%	0.00%
West Warwick	15,269	14,361	908	465	94.05%	5.95%	3.05%
Westerly	13,090	10,498	2,592	153	80.20%	19.80%	1.17%
Woonsocket	19,429	17,618	1,811	944	90.68%	9.32%	4.86%
Statewide Total	485,932	441,570	44,362	8,954	90.87%	9.13%	1.84%

Source: 2024 American Community Survey 5-Year Estimates, tables B25002 and B25004

Unit Change Over Time

Pursuant to R.I.G.L. § 42-167-4(4)(iv)

The below Figure 1.2 demonstrates how the size of the housing stock has changed year-over-year between 2021 and 2024, again using ACS 5-year estimate data for the total number of units in each municipality. According to ACS estimates, the total number of housing units in the state grew by 4,764 over the 2021 to 2024 time period, approximately a 1% increase. The chart also displays the interim yearly changes, showing the annual fluctuation in the data.

Figure 1.2

Municipality	2021 Total Housing Units	2024 Total Housing Units	2021 - 2022		2022 - 2023		2023 - 2024	
			#	%	#	%	#	%
Barrington	6,497	6,498	-58	-0.89%	-98	-1.52%	157	2.48%
Bristol	9,394	9,510	38	0.40%	238	2.52%	-160	-1.65%
Burrillville	6,333	6,344	7	0.11%	115	1.81%	-111	-1.72%
Central Falls	8,059	8,426	217	2.69%	65	0.79%	85	1.02%
Charlestown	5,219	5,458	82	1.57%	33	0.62%	124	2.32%
Coventry	15,188	15,430	160	1.05%	3	0.02%	79	0.51%
Cranston	33,648	33,834	432	1.28%	-347	-1.02%	101	0.30%
Cumberland	14,269	14,918	409	2.87%	64	0.44%	176	1.19%
East Greenwich	5,666	5,690	138	2.44%	-206	-3.55%	92	1.64%
East Providence	21,656	21,921	63	0.29%	50	0.23%	152	0.70%
Exeter	2,416	2,528	-63	-2.61%	59	2.51%	116	4.81%
Foster	1,545	1,579	-3	-0.19%	-17	-1.10%	54	3.54%
Glocester	4,077	4,306	172	4.22%	-55	-1.29%	112	2.67%
Hopkinton	3,660	3,715	27	0.74%	186	5.04%	-158	-4.08%
Jamestown	3,069	3,103	150	4.89%	-42	-1.30%	-74	-2.33%
Johnston	12,709	12,328	-247	-1.94%	-405	-3.25%	271	2.25%
Lincoln	8,893	9,006	115	1.29%	1	0.01%	-3	-0.03%
Little Compton	2,444	2,340	62	2.54%	-33	-1.32%	-133	-5.38%
Middletown	8,344	8,225	-339	-4.06%	250	3.12%	-30	-0.36%
Narragansett	9,629	9,757	33	0.34%	-47	-0.49%	142	1.48%
New Shoreham	1,959	1,989	4	0.20%	-16	-0.82%	42	2.16%
Newport	13,250	13,552	355	2.68%	-78	-0.57%	25	0.18%
North Kingstown	12,229	12,641	5	0.04%	18	0.15%	389	3.17%
North Providence	15,318	15,555	-126	-0.82%	122	0.80%	241	1.57%
North Smithfield	5,392	5,240	-95	-1.76%	-19	-0.36%	-38	-0.72%
Pawtucket	32,492	32,810	518	1.59%	344	1.04%	-544	-1.63%
Portsmouth	8,546	8,612	-105	-1.23%	-66	-0.78%	237	2.83%
Providence	79,103	79,423	-192	-0.24%	364	0.46%	148	0.19%
Richmond	3,268	3,214	-13	-0.40%	12	0.37%	-53	-1.62%
Scituate	4,517	4,401	-23	-0.51%	26	0.58%	-119	-2.63%
Smithfield	8,374	8,220	-148	-1.77%	-111	-1.35%	105	1.29%
South Kingstown	13,352	13,993	466	3.49%	161	1.17%	14	0.10%

Municipality	2021 Total Housing Units	2024 Total Housing Units	2021 - 2022		2022 - 2023		2023 - 2024	
			#	%	#	%	#	%
Tiverton	7,591	7,831	48	0.63%	108	1.41%	84	1.08%
Warren	5,513	5,607	91	1.65%	-58	-1.03%	61	1.10%
Warwick	37,614	37,516	263	0.70%	-119	-0.31%	-242	-0.64%
West Greenwich	2,473	2,624	9	0.36%	27	1.09%	115	4.58%
West Warwick	14,895	15,269	-302	-2.03%	510	3.49%	166	1.10%
Westerly	13,600	13,090	-184	-1.35%	-27	-0.20%	-299	-2.23%
Woonsocket	18,967	19,429	-81	-0.43%	550	2.91%	-7	-0.04%
Statewide Total	481,168	485,932	1,885	0.39%	1,562	0.32%	1,317	0.27%

Source: 2021 – 2024 American Community Survey 5-Year Estimates, table B25002

Projected Future Needs

Pursuant to R.I.G.L. § 42-167-4(4)(vii)

The 15,000 unit statewide housing permitting goal established in *Housing 2030* was based on projected household growth over time, with a cushion built-in to account for projected unit loss. The analysis completed for the plan projected that somewhere between 9,274 and 13,238 households would be added over the 2025 – 2030 period, depending on the projection model used. Figure 1.3 provides updated projections for household growth over the next five- and 10-year periods, showing a wide range of projections with different methodologies.

Each of the methodologies for the different growth projection scenarios are explained here, with results demonstrated in Figure 1.3:

- **Scenario 1:** uses Moody’s Analytics projections for household growth over the next decade.
- **Scenario 2:** projects Rhode Island’s population through 2035 extending the compound annual growth rate (CAGR) that Rhode Island experienced in total population growth from 2010 – 2024. Uses Moody’s projected household size to convert projected population to projected households.
- **Scenario 3:** utilizes Moody’s more granular population projections by age range paired with a projection of household formation rates using the 2010 – 2024 CAGR by age group. These projections, which utilize ACS tables B25007 and S0101, are more detailed than those utilized in Scenario 2 as they assume that Rhode Island will continue to follow trends established over the last 14 years for household formation change within 10-year age bands (e.g., 15 – 24, 25 – 34, etc.).
- **Scenario 4:** projects both population and household formation rate using the 2010 – 2024 CAGR by age group from the ACS.

Figure 1.3

Scenario	Households in 2030 (change from 2025)	Households in 2035 (change from 2025)
Scenario 1 Using Moody's projections for household growth over next decade	354	2,467
Scenario 2 Applying 2010 - 2024 CAGR to project population, use Moody's projected household size	11,287	23,563
Scenario 3 Moody's population projections by age, projected household formation rate using 2010 - 2024 CAGR from ACS	5,274	9,733
Scenario 4 Projecting both population and household formation rate using 2010 - 2024 CAGR from ACS	26,726	59,660

Source: Moody’s Analytics Projections; 2010 – 2024 American Community Survey 1-Year Estimates, tables B25007 and S0101

Units by Building Type

Pursuant to R.I.G.L. § 42-167-4(4)(vi)

Figure 1.4 below shows the number of each housing unit type in each municipality in Rhode Island, based on 2024 ACS 5-year estimates. In general, most housing in the state consists of single-family homes; there are only five municipalities in the state where single-family homes do not make up the majority of units (Central Falls, Newport, Pawtucket, Providence, and Woonsocket). This aligns with historical development patterns, which have largely been focused on these single-family structures, leading to a gap of “missing middle” housing such as smaller multi-family dwellings. For the purposes of this chart, single-family attached homes (of which there tend to be very few) and single-family detached homes are combined into the single-family category.

Figure 1.4

Municipality	Total Housing Units	Single-Family	Two-Family	Three-or Four-Family	Multifamily	Mobile Home	Boat, RV, van, etc.
Barrington	6,498	6,110	216	25	147	0	0

Municipality	Total Housing Units	Single-Family	Two-Family	Three- or Four-Family	Multifamily	Mobile Home	Boat, RV, van, etc.
Bristol	9,510	5,876	1,306	809	1,497	22	0
Burrillville	6,344	5,140	272	388	386	158	0
Central Falls	8,426	1,397	1,855	3,523	1,651	0	0
Charlestown	5,458	4,755	293	154	156	83	17
Coventry	15,430	12,121	613	265	1,426	1,005	0
Cranston	33,834	22,207	3,896	2,360	5,302	69	0
Cumberland	14,918	11,112	520	1,060	2,151	75	0
East Greenwich	5,690	4,753	219	187	470	61	0
East Providence	21,921	12,312	2,535	2,144	4,805	125	0
Exeter	2,528	2,062	30	95	211	130	0
Foster	1,579	1,492	0	17	70	0	0
Glocester	4,306	3,835	98	9	45	319	0
Hopkinton	3,715	3,132	128	110	345	0	0
Jamestown	3,103	2,781	0	176	98	48	0
Johnston	12,328	9,282	909	606	1,517	14	0
Lincoln	9,006	5,875	948	526	1,618	39	0
Little Compton	2,340	2,331	0	0	0	9	0
Middletown	8,225	5,307	801	691	1,061	293	72
Narragansett	9,757	8,455	171	95	931	105	0
New Shoreham	1,989	1,826	89	24	50	0	0
Newport	13,552	6,228	2,098	2,453	2,773	0	0
North Kingstown	12,641	9,463	849	556	1,485	288	0
North Providence	15,555	8,932	1,233	1,081	4,267	29	13
North Smithfield	5,240	3,867	383	104	886	0	0
Pawtucket	32,810	12,200	5,604	7,708	7,026	272	0
Portsmouth	8,612	7,100	385	373	494	260	0
Providence	79,423	23,869	15,413	20,142	19,840	159	0
Richmond	3,214	2,852	156	44	27	135	0
Scituate	4,401	4,053	141	46	161	0	0
Smithfield	8,220	6,102	306	449	1,363	0	0
South Kingstown	13,993	11,268	450	493	1,656	117	9
Tiverton	7,831	6,234	390	290	655	262	0
Warren	5,607	3,247	784	673	903	0	0
Warwick	37,516	27,267	1,798	1,307	6,981	145	18
West Greenwich	2,624	2,341	32	16	205	16	14
West Warwick	15,269	8,058	1,881	1,597	3,733	0	0

Municipality	Total Housing Units	Single-Family	Two-Family	Three- or Four-Family	Multifamily	Mobile Home	Boat, RV, van, etc.
Westerly	13,090	9,524	1,323	869	1,353	21	0
Woonsocket	19,429	5,526	2,574	5,111	6,218	0	0
Statewide Total	485,932	290,292	50,699	56,576	83,963	4,259	143

Source: 2024 American Community Survey 5-Year Estimates, table B25024

Rental Property Unit Types and Occupancy and Vacancy Rates

Pursuant to R.I.G.L. § 42-167-4(4)(ix)

Figures 1.5 and 1.6 show a breakdown of each rental property unit type by the number of bedrooms in the units, along with the occupancy and vacancy rate of these unit types over the last three years. Data for these charts come from the ACS Public Use Microdata Sample (PUMS) for 2022 – 2024. For the purposes of Figure 1.6, the vacancy rate is calculated as:

$$\frac{\text{Number of units for rent} + \text{Number of units rented, not occupied}}{\text{Number of rented units} + \text{Number of units for rent} + \text{Number of units rented, not occupied}}$$

The occupancy rate is the inverse, calculated as:

$$\frac{\text{Number of rented units}}{\text{Number of rented units} + \text{Number of units for rent} + \text{Number of units rented, not occupied}}$$

Please note that this data is only available at the statewide level, and that data is not available for accessory dwelling units or mixed-use units.

Figure 1.5

Building Type	Number of Bedrooms, Rented Units							Total
	0	1	2	3	4	5	6+	
Mobile Home or Trailer	43	74	132	0	0	0	0	249
One-family house detached	48	1,602	5,108	5,233	3,270	624	175	16,060
One-family house attached	56	105	3,682	2,025	188	0	23	6,079
2 Apartments	0	4,602	13,897	6,712	627	146	68	26,052
3-4 Apartments	1,104	7,846	18,544	11,403	960	0	0	39,857
5-9 Apartments	2,375	8,581	7,629	1,172	218	327	0	20,302
10-19 Apartments	763	7,377	4,347	917	0	50	74	13,528
20-49 Apartments	1,507	6,796	3,033	259	0	0	0	11,595
50 or More Apartments	4,767	16,994	3,579	296	0	0	0	25,636
Boat, RV, van, etc.	0	0	0	0	0	0	0	0
Total	10,663	53,977	59,951	28,017	5,263	1,147	340	159,358

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 1.6

Building Type	Vacancy Rates			Occupancy Rates		
	2022	2023	2024	2022	2023	2024
Mobile Home or Trailer	N/A	0%	0%	N/A	100%	100%
One-family house detached	6%	5%	8%	94%	95%	92%
One-family house attached	2%	1%	5%	98%	99%	95%
2 Apartments	4%	5%	4%	96%	95%	96%
3-4 Apartments	5%	4%	4%	95%	96%	96%
5-9 Apartments	2%	12%	5%	98%	88%	95%
10-19 Apartments	0%	3%	1%	100%	97%	99%
20-49 Apartments	3%	1%	8%	97%	99%	92%
50 or More Apartments	6%	8%	7%	94%	92%	93%
Boat, RV, van, etc.	N/A	N/A	N/A	N/A	N/A	N/A

Source: 2022 – 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Ownership Property Unit Types and Occupancy and Vacancy Rates

Pursuant to R.I.G.L. § 42-167-4(4)(x)

Figures 1.7 and 1.8 show a breakdown of each ownership property unit type by the number of bedrooms in the units, along with the occupancy and vacancy rate of these unit types over the last three years. Data for these charts come from the ACS PUMS for 2022 – 2024. For the purposes of Figure 1.8, the vacancy rate is calculated as:

$$\frac{\text{Number of units for sale only} + \text{Number of units sold, not occupied}}{\text{Number of owned units} + \text{Number of units for sale only} + \text{Number of units sold, not occupied}}$$

The occupancy rate is the inverse, calculated as:

$$\frac{\text{Number of owned units}}{\text{Number of owned units} + \text{Number of units for sale only} + \text{Number of units sold, not occupied}}$$

Please note that this data is only available at the statewide level, and that data is not available for accessory dwelling units or mixed-use units.

Figure 1.7

Building Type	Number of Bedrooms, Ownership Units							
	0	1	2	3	4	5	6+	Total
Mobile Home or Trailer	0	279	2,232	512	0	0	0	3,023
One-family house detached	437	4,675	40,877	129,438	50,937	8,067	1,648	236,079
One-family house attached	90	485	6,418	1,801	1,812	35	0	10,641
2 Apartments	0	1,091	6,720	5,552	3,146	844	240	17,593

Building Type	Number of Bedrooms, Ownership Units							
	0	1	2	3	4	5	6+	Total
3-4 Apartments	0	578	3,499	2,901	213	0	83	7,274
5-9 Apartments	0	626	2,585	56	0	0	0	3,267
10-19 Apartments	0	789	882	160	0	0	0	1,831
20-49 Apartments	0	546	890	73	0	0	0	1,509
50 or More Apartments	180	1,337	484	118	0	0	0	2,119
Boat, RV, van, etc.	0	352	0	0	0	0	0	352
Total	707	10,758	64,587	140,611	56,108	8,946	1,971	283,688

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 1.8

Building Type	Vacancy Rates			Occupancy Rates		
	2022	2023	2024	2022	2023	2024
Mobile Home or Trailer	0%	15%	0%	100%	85%	100%
One-family house detached	1%	1%	1%	99%	99%	99%
One-family house attached	2%	0%	3%	98%	100%	97%
2 Apartments	0%	2%	0%	100%	98%	100%
3-4 Apartments	5%	4%	0%	95%	96%	100%
5-9 Apartments	0%	0%	0%	100%	100%	100%
10-19 Apartments	0%	18%	0%	100%	82%	100%
20-49 Apartments	0%	0%	7%	100%	100%	93%
50 or More Apartments	0%	0%	0%	100%	100%	100%
Boat, RV, van, etc.	N/A	N/A	0%	N/A	N/A	100%

Source: 2022 – 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Healthy Housing Stock

Pursuant to R.I.G.L. § 42-167-4(4)(xiv)

Rhode Island’s housing stock is among the oldest in the country, with the median housing unit being built in 1964, over 60 years ago. Only New York and Washington, DC have older median ages among their housing stock. Older housing stock carries higher risks to public health and safety, including with respect to air quality and hazardous materials such as lead and asbestos.

Figures 1.9 and 1.10 show the age of the housing stock statewide by unit type and by the number of bedrooms. This data is not available on the municipal level. Figure 1.11 shows a breakdown by municipality of the median year built of all housing units in the community. As demonstrated in Figure 1.11, in only five municipalities the median housing unit was constructed in 1978 or later.

Figure 1.9

Unit Type	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 to 2019	2020 or later	Total
Mobile Home or Trailer	147	0	96	94	723	1,345	275	171	374	140	3,365
One-family house detached	60,634	18,743	41,372	37,709	32,404	29,139	24,112	16,503	9,475	4,576	274,667
One-family house attached	2,651	271	1,500	1,394	2,102	3,138	1,593	2,707	2,189	513	18,058
2 Apts.	23,399	3,678	5,229	4,388	4,108	4,162	1,358	1,323	961	515	49,121
3-4 Apts.	26,299	2,484	5,112	4,140	3,456	4,197	2,695	1,890	2,498	370	53,141
5-9 Apts.	7,872	1,966	1,159	2,806	4,481	5,309	1,858	882	727	0	27,060
10-19 Apts.	2,682	122	368	2,343	4,075	2,865	1,108	1,397	945	58	15,963
20-49 Apts.	3,286	611	648	1,157	2,709	3,426	831	1,465	683	405	15,221
50 or More Apts.	7,603	747	631	4,018	6,612	4,843	1,621	2,433	1,296	895	30,699
Boat, RV, van, etc.	0	0	0	0	0	0	0	0	352	0	352
Total	134,573	28,622	56,115	58,049	60,670	58,424	35,451	28,771	19,500	7,472	487,647

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 1.10

Bedrooms	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 to 2019	2020 or later	Total
0	4,280	515	300	1,425	2,588	2,219	303	700	298	465	13,093
1	22,192	4,006	4,867	9,718	10,957	11,296	4,224	3,556	2,417	629	73,862
2	41,864	9,582	13,894	12,803	15,085	18,970	9,108	6,887	7,504	2,431	138,128
3	40,283	10,926	29,682	24,720	24,650	17,286	14,427	10,580	6,404	2,969	181,927
4	18,903	3,347	6,993	8,058	6,926	7,251	7,253	4,939	2,588	734	66,992
5	5,352	246	312	938	327	1,319	136	1,716	183	244	10,773
6+	1,699	0	67	387	137	83	0	393	106	0	2,872
Total	134,573	28,622	56,115	58,049	60,670	58,424	35,451	28,771	19,500	7,472	487,647

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 1.11

Municipality	Median Year Built	Municipality	Median Year Built	Municipality	Median Year Built
Barrington	1956	Hopkinton	1977	Portsmouth	1973
Bristol	1964	Jamestown	1975	Providence	1939

Municipality	Median Year Built	Municipality	Median Year Built	Municipality	Median Year Built
Burrillville	1970	Johnston	1968	Richmond	1985
Central Falls	1944	Lincoln	1970	Scituate	1966
Charlestown	1980	Little Compton	1969	Smithfield	1976
Coventry	1973	Middletown	1969	South Kingstown	1978
Cranston	1958	Narragansett	1975	Tiverton	1972
Cumberland	1972	New Shoreham	1972	Warren	1950
East Greenwich	1976	Newport	1939	Warwick	1961
East Providence	1958	North Kingstown	1973	West Greenwich	1991
Exeter	1987	North Providence	1970	West Warwick	1968
Foster	1975	North Smithfield	1972	Westerly	1973
Glocester	1975	Pawtucket	1947	Woonsocket	1952

Source: 2024 American Community Survey 5-Year Estimates, table B25035

According to the National Center for Healthy Housing’s 2025 fact sheet for Rhode Island, one in four Rhode Island homes has elevated levels of radon in their indoor air, with much higher rates in Exeter and Richmond. Further, this fact sheet shares that carbon monoxide exposure was responsible for 53 emergency department visits in the state in 2022.¹ Both carbon monoxide and radon are additional risks to healthy housing that can be mitigated with proper ventilation and investment. EOH has a variety of resources available to support homeowners and landlords in making upgrades to their properties in order to decrease health risks. For instance, in late 2025 EOH launched the Statewide Home Repair Program, funded through the 2024 housing bond. This program followed a narrower program funded by the State Fiscal Recovery Fund that targeted certain distressed areas. The new \$6 million bond-funded program targets assistance to lower-income residents to address urgent repairs, maintain safe living conditions, and avoid homes falling into disrepair. The Community Development Block Grant (CDBG) program, which is federally funded, may also have available resources from time to time. Additional information and resources on healthy housing are available from the RI Department of Health.

Accessible Housing Stock

Pursuant to R.I.G.L. § 42-167-4(4)(ii)

No comprehensive data analysis is available to identify how many housing units in Rhode Island would be considered accessible to people with mobility impairments.

EOH and Rhode Island Housing (RIHousing) are working together to incorporate accessibility considerations into projects that receive state funding. EOH and RIHousing incentivize Type A units by awarding two additional points for developments with no less than 10% accessible units (as defined by the Uniform Federal Accessibility Standards) in the State’s Qualified Allocation

¹ https://nchh.org/resource-library/fact-sheet_state-healthy-housing_ri.pdf

Plan, which is used to issue funding awards for affordable housing developments. Further, in 2024, RIHousing undertook a comprehensive update to the Design and Construction Standards and included a range of new accessibility features. RIHousing is currently finalizing an analysis of the impact different increased accessibility requirements would have on housing developments of different types.

II. Municipal Activity

2025 Residential Permitting Activity

Pursuant to R.I.G.L. § 42-167-4(4)(v), (xi), and (xii)

Figure 2.1 demonstrates that Rhode Island made significant progress with a large increase in the number of permits issued for new residential units in calendar year 2025. The total of 3,778 units permitted in 2025 is a more than 40% increase over 2024, and a more than 150% increase over 2021. This figure is also the largest number of new units permitted in a single year since the late 1980s. Figure 2.2 shows permitting over time to put this result in historical context. This year's results indicate that the state has momentum toward increasing the housing supply and reducing the impact of the housing crisis. The recommendations section below includes strategies for how to continue to remove obstacles to the development of housing.

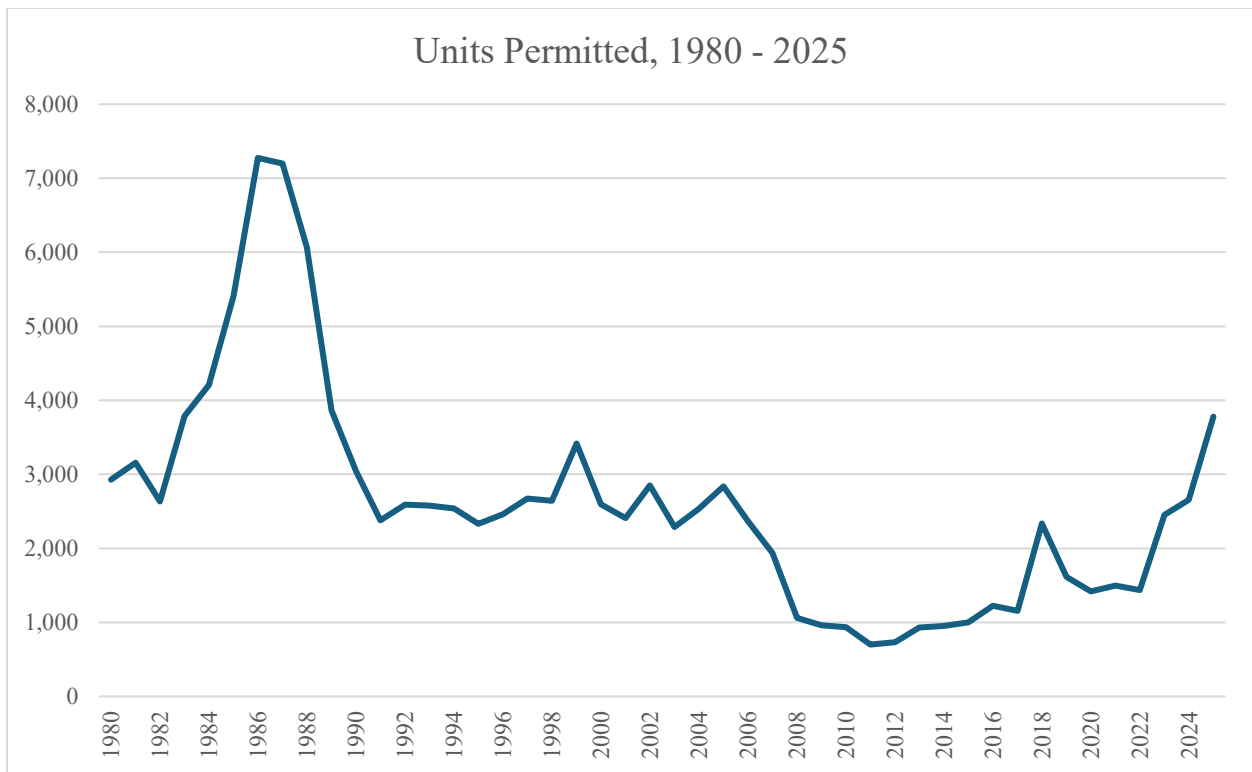
Figure 2.1

Municipality	1-Unit		2-Units		3-4 Units		5+ Units		Total Units
	Buildings	Units	Buildings	Units	Buildings	Units	Buildings	Units	
Barrington	16	16	1	2	0	0	0	0	18
Bristol	12	12	0	0	0	0	1	127	139
Burrillville	30	30	0	0	0	0	0	0	30
Central Falls	11	11	0	0	1	3	6	78	92
Charlestown	39	39	1	2	1	4	0	0	45
Coventry	49	49	0	0	0	0	0	0	49
Cranston	39	44	2	5	2	6	2	103	158
Cumberland	31	31	1	2	0	0	2	56	89
East Greenwich	4	4	1	1	0	0	0	0	5
East Providence	35	35	0	0	6	22	4	211	268
Exeter	30	30	1	2	0	0	0	0	32
Foster	8	11	0	0	0	0	0	0	11
Glocester	13	13	2	4	0	0	0	0	17
Hopkinton	12	12	0	0	0	0	0	0	12
Jamestown	9	9	0	0	0	0	0	0	9
Johnston	57	57	2	4	2	7	0	0	68
Lincoln	15	15	10	20	0	0	5	202	237
Little Compton	12	12	0	0	0	0	0	0	12
Middletown	36	36	0	0	1	3	3	94	133
Narragansett	15	0	0	0	0	0	0	0	15
New Shoreham	12	0	0	0	0	0	0	0	12
Newport	14	14	0	0	0	0	3	45	59

Municipality	1-Unit		2-Units		3-4 Units		5+ Units		Total Units
	Buildings	Units	Buildings	Units	Buildings	Units	Buildings	Units	
North Kingstown	53	53	0	0	12	48	2	77	178
North Providence	7	7	0	0	0	0	0	0	7
North Smithfield	5	5	0	0	0	0	1	30	35
Pawtucket	42	43	5	10	0	0	1	137	190
Portsmouth	33	33	0	0	1	4	1	54	91
Providence	90	90	124	248	12	38	19	402	778
Richmond	5	5	1	2	1	4	0	0	11
Scituate	25	25	0	0	0	0	0	0	25
Smithfield	17	30	0	0	0	0	0	0	30
South Kingstown	64	64	4	8	0	0	0	0	72
Tiverton	15	15	1	2	0	0	0	0	17
Warren	22	46	1	2	1	4	0	0	52
Warwick	85	85	17	34	0	0	5	297	416
West Greenwich	10	10	0	0	0	0	0	0	10
West Warwick	7	7	19	38	6	22	9	100	167
Westerly	38	38	1	2	0	0	0	0	40
Woonsocket	17	17	2	3	1	6	5	123	149
Statewide Total	1,034	1,053	195	390	48	172	69	2,136	3,778

Source: Executive Office of Housing Municipal Survey, February – March, 2026

Figure 2.2



Source: HousingWorks RI, Executive Office of Housing, Census Building Permit Survey

Note: For years 1980 through 2018, the data presented comes from the Census Building Permit Survey. For years 2018 through 2025, the data presented comes from the municipal survey conducted by HousingWorks RI and now by the Executive Office of Housing. This data is used as it is more accurate than the Census survey.

Figure 2.3 shows survey results for the reported number of building permit applications submitted across all permit types (not just for housing purposes) and for applications that included new residential units. Results are not available by unit type or affordability level. Municipalities were also surveyed about the number of building permits denied, appealed, and approved upon appeal (including the justification for that approval). Results of this survey were inconsistent, with only two municipalities indicating that any permits had been appealed or approved upon appeal. Multiple municipalities indicated that they do not deny building permits; one indicated they work with applicants until the permit is able to be approved, another indicated that permits may not move forward due to missing documents but that they are not technically denied. Based on the inconsistent and incomplete responses to these questions, no data is published here for those topics.

Figure 2.3

Municipality	Total Building Permit Applications Submitted	Total Building Permit Applications Submitted (New Units Only)
Barrington	692	9
Bristol	624	13

Municipality	Total Building Permit Applications Submitted	Total Building Permit Applications Submitted (New Units Only)
Burrillville	1,250	30
Central Falls	219	17
Charlestown	1,539	39
Coventry	*	*
Cranston	2,059	83
Cumberland	304	16
East Greenwich	533	5
East Providence	1,169	45
Exeter	208	36
Foster	225	8
Glocester	339	28
Hopkinton	266	12
Jamestown	355	11
Johnston	*	*
Lincoln	670	30
Little Compton	247	10
Middletown	654	40
Narragansett	2,622	38
New Shoreham	435	12
Newport	1,111	17
North Kingstown	1,012	39
North Providence	*	*
North Smithfield	*	*
Pawtucket	1,174	47
Portsmouth	2,595	35
Providence	12,285	316
Richmond	788	4
Scituate	709	22
Smithfield	592	21
South Kingstown	1,493	54
Tiverton	697	15
Warren	*	*
Warwick	2,900	1,180
West Greenwich	264	10
West Warwick	714	40
Westerly	1,181	39
Woonsocket	51	123
Statewide Total	26,733	2,048

Source: Executive Office of Housing Municipal Survey, February – March, 2026

* indicates that a municipality did not complete the required survey prior to report publication

2025 Certificate of Occupancy Activity

Pursuant to R.I.G.L. § 42-167-4(4)(v)

Figure 2.4 shows the number of certificates of occupancy (COs) issued by municipalities in calendar year 2025, based on responses to a municipal survey conducted by EOH. COs help to inform stakeholders about the number of residential units that have actually been created and placed into service. This metric has not been tracked in the past, so there is no historical data available for comparison.

Figure 2.4

Municipality	1-Unit		2-Units		3-4 Units		5+ Units		Total Units
	Buildings	Units	Buildings	Units	Buildings	Units	Buildings	Units	
Barrington	1	1	0	0	0	0	0	0	1
Bristol	3	3	0	0	0	0	0	0	3
Burrillville	23	24	1	2	0	0	0	0	26
Central Falls	5	5	3	6	0	0	1	6	17
Charlestown	34	34	0	0	0	0	0	0	34
Coventry	67	67	0	0	0	0	0	0	67
Cranston	41	43	2	5	0	0	0	0	48
Cumberland	11	11	0	0	0	0	0	0	11
East Greenwich	11	11	5	9	0	0	4	113	133
East Providence	0	0	0	0	0	0	0	0	0
Exeter	15	15	1	2	0	0	0	0	17
Foster	0	0	0	0	0	0	0	0	0
Glocester	1	23	5	9	0	0	0	0	32
Hopkinton	17	15	2	4	0	0	0	0	19
Jamestown	16	16	0	0	0	0	1	12	28
Johnston	35	35	1	2	0	0	0	0	37
Lincoln	22	22	9	18	2	6	4	31	77
Little Compton	28	28	0	0	0	0	0	0	28
Middletown	16	16	0	0	1	3	0	0	19
Narragansett	11	11	0	0	0	0	0	0	11
New Shoreham	5	5	0	0	0	0	0	0	5
Newport	12	14	4	8	1	3	6	51	76
North Kingstown	47	47	0	0	10	40	1	17	104
North Providence	7	7	0	0	0	0	0	0	7
North Smithfield	5	5	0	0	0	0		3	8

Municipality	1-Unit		2-Units		3-4 Units		5+ Units		Total Units
	Buildings	Units	Buildings	Units	Buildings	Units	Buildings	Units	
Pawtucket	13	13	1	1	0	0	0	0	14
Portsmouth	5	5	0	0	0	0	0	0	5
Providence	60	60	84	168	9	29	16	470	727
Richmond	4	4	2	6	0	0	0	0	10
Scituate	8	8	0	0	0	0	0	0	8
Smithfield	21	21	0	0	0	0	0	0	21
South Kingstown	50	50	6	12	0	0	0	0	62
Tiverton	3	3	0	0	0	0	0	0	3
Warren	2	2	1	2	0	0	0	0	4
Warwick	85	85	0	34	0	0	0	0	119
West Greenwich	9	9	0	0	0	0	0	0	9
West Warwick	6	6	17	34	1	3	2	140	183
Westerly	35	35	0	0	0	0	0	5	40
Woonsocket	17	17	1	2	2	7	5	123	149
Statewide Total	751	776	145	324	26	91	40	971	2,162

Source: Executive Office of Housing Municipal Survey, February – March, 2026

III. Housing Affordability

The affordability of the existing housing stock is of critical concern. It dictates where and how Rhode Islanders can live, the lives they are able to lead, and the opportunities available to them. Statewide, nearly 50% of renters and over 20% of homeowners are cost-burdened, meaning that they spend more than 30% of their income on housing costs. Cost-burdened Rhode Islanders must make difficult decisions on whether to pay for housing, put food on the table, manage their health, or take care of their children and families. These rates of cost burden are driven by sizable increases in both median gross rents and median home values over the past several years, making housing much less affordable across the income spectrum.

By statute, this report must provide information on different types of units based on how many are affordable to people at different incomes. That data is presented in the following section, finding that the majority of units are affordable to Rhode Islanders who earn up to 80% of the area median income, based on the monthly cost of the unit. This is true across both rental and owner-occupied units. That does not mean, however, that the units are necessarily occupied by low-income households, nor does it mean that the people living in those units are not cost-burdened. It does demonstrate that the development of housing at all income levels will help to increase housing affordability in the state by increasing supply and reducing competition for these lower-cost units, especially at the lower end of the income spectrum.

This data is presented with several important caveats. First, the data is only available at the statewide level, so does not capture nuances in different communities across the state, which have highly variable levels of incomes and housing costs. Second, the data does not account for who is living in the unit, and whether the monthly cost is affordable to the current resident. For instance, a two-person household may be living in a three-bedroom unit, paying rent that would be affordable to a larger household, but they are still cost-burdened. Alternatively, a household that has been living in the same unit for a long time may still be paying a relatively low rent, despite a significant increase in their income, but they have chosen not to move either for personal reasons or due to a lack of available units of the size and cost that they are seeking.

For the purposes of the first two subsections, data from ACS PUMS was analyzed to determine the monthly housing cost (including utilities) for each housing unit in the sample, based on gross rent paid and selected monthly owner costs. In order to determine which affordability category the unit fell into, the Housing Affordability Data System methodology from the U.S. Department of Housing and Urban Development (HUD) was utilized to make adjustments to income by the number of bedrooms in the unit.² The relevant monthly payment limits by number of bedrooms and additional details about the methodology can be found in Appendix A.

² https://www.huduser.gov/datasets/hads/hads_doc.pdf; Number of Bedrooms Adjustments to Income multipliers can be found in Table 5 on page 11

Ownership Units by Affordability Level

Pursuant to R.I.G.L. § 42-167-4(4)(xiii)(A) and (C)

This section provides information specific to owner-occupied units. Figures 3.1 and 3.2 show the number and percent of owner-occupied units affordable to each income band, respectively, based on the number of bedrooms and the affordable monthly costs listed in Appendix A. A total of 204,264 units are affordable to households in the Low Income category or lower, approximately 73% of the total 281,717 owner-occupied units.

Figures 3.3 and 3.4 show the average and median costs, respectively, of the units within each bedroom/affordability category. These data points help to add some context to the expected monthly costs of ownership units affordable to each income band.

Figure 3.1

Bedrooms	Extremely Low Income (<30% AMI)	Very Low Income (31 - 50% AMI)	Low Income (51 - 80% AMI)	Moderate Income (81 - 100% AMI)	Above Moderate Income (100+% AMI)	Total
0	201	95	90	0	321	707
1	1,712	3,013	3,371	1,017	1,645	10,758
2	10,254	16,750	21,624	6,898	9,061	64,587
3	27,242	32,505	45,328	18,103	17,433	140,611
4	7,067	11,064	18,465	8,694	10,818	56,108
5	1,137	1,521	2,825	978	2,485	8,946
Total	47,613	64,948	91,703	35,690	41,763	281,717

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 3.2

Bedrooms	Extremely Low Income (<30% AMI)	Very Low Income (31 - 50% AMI)	Low Income (51 - 80% AMI)	Moderate Income (81 - 100% AMI)	Above Moderate Income (100+% AMI)
0	28.4%	13.4%	12.7%	0.0%	45.4%
1	15.9%	28.0%	31.3%	9.5%	15.3%
2	15.9%	25.9%	33.5%	10.7%	14.0%
3	19.4%	23.1%	32.2%	12.9%	12.4%
4	12.6%	19.7%	32.9%	15.5%	19.3%
5	12.7%	17.0%	31.6%	10.9%	27.8%
Total	16.9%	23.1%	32.6%	12.7%	14.8%

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 3.3

Average Monthly Cost, Ownership Units					
Bedrooms	Extremely Low Income (<30% AMI)	Very Low Income (31 - 50% AMI)	Low Income (51 - 80% AMI)	Moderate Income (81 - 100% AMI)	Above Moderate Income (100+% AMI)
0	\$334	\$1,037	\$1,188	N/A	\$2,922
1	\$426	\$938	\$1,526	\$1,945	\$3,382
2	\$592	\$1,043	\$1,724	\$2,357	\$3,535
3	\$693	\$1,235	\$2,018	\$2,771	\$3,993
4	\$788	\$1,410	\$2,243	\$3,074	\$4,486
5	\$927	\$1,513	\$2,468	\$3,349	\$5,660

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 3.4

Median Monthly Cost, Ownership Units					
Bedrooms	Extremely Low Income (<30% AMI)	Very Low Income (31 - 50% AMI)	Low Income (51 - 80% AMI)	Moderate Income (81 - 100% AMI)	Above Moderate Income (100+% AMI)
0	\$334	\$1,037	\$1,188	N/A	\$2,767
1	\$481	\$978	\$1,547	\$1,970	\$2,866
2	\$613	\$1,028	\$1,722	\$2,329	\$3,340
3	\$712	\$1,220	\$2,008	\$2,778	\$3,759
4	\$808	\$1,428	\$2,223	\$3,072	\$4,037
5	\$881	\$1,479	\$2,480	\$3,375	\$4,883

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Renter Units by Affordability Level

Pursuant to R.I.G.L. § 42-167-4(4)(xiii)(A) and (C)

This section provides information specific to renter-occupied units. Figures 3.5 and 3.6 show the number and percent of renter-occupied units affordable to each income band, respectively, based on the number of bedrooms and the affordable monthly costs listed in Appendix A. A total of 133,334 units are affordable to households in the Low Income category or lower, approximately 84% of the total 159,018 renter-occupied units. Figure 3.7 shows the percent and number of renter-occupied units that are at or below the Fair Market Rent (FMR) for the Providence-Fall River metropolitan area, as determined by HUD.³ FMR is only established for units with up to four bedrooms, so all larger units are excluded from this analysis. FMR is not an indication of whether or not a unit is affordable, but simply a figure used by HUD to determine standard

³ According to HUD, the Providence-Fall River Metropolitan Area covers 33 out of the 39 municipalities in Rhode Island (all except Hopkinton, Middletown, New Shoreham, Newport, Portsmouth, and Westerly). PUMS data is not available at the municipal level, so the Providence-Fall River FMR was used statewide for this analysis.

payment amounts for certain federal rental assistance programs, such as the Housing Choice Voucher program.

Figures 3.8 and 3.9 show the average and median costs, respectively, of the units within each bedroom/affordability category. These data points help to add some context to the monthly expenses that renters in each income band generally pay each month. Figures 3.10 and 3.11 provide the average and median costs, respectively, for units at or below FMR and above FMR.

Figure 3.5

Bedrooms	Extremely Low Income (<30% AMI)	Very Low Income (31 - 50% AMI)	Low Income (51 - 80% AMI)	Moderate Income (81 - 100% AMI)	Above Moderate Income (100+% AMI)	Total
0	3,416	1,447	2,295	461	3,044	10,663
1	18,524	11,328	17,942	4,317	1,866	53,977
2	6,490	14,156	28,291	7,209	3,805	59,951
3	2,170	9,762	12,542	2,355	1,188	28,017
4	957	823	2,044	111	1,328	5,263
5	630	158	359	0	0	1,147
Total	32,187	37,674	63,473	14,453	11,231	159,018

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 3.6

Bedrooms	Extremely Low Income (<30% AMI)	Very Low Income (31 - 50% AMI)	Low Income (51 - 80% AMI)	Moderate Income (81 - 100% AMI)	Above Moderate Income (100+% AMI)
0	32.0%	13.6%	21.5%	4.3%	28.5%
1	34.3%	21.0%	33.2%	8.0%	3.5%
2	10.8%	23.6%	47.2%	12.0%	6.3%
3	7.7%	34.8%	44.8%	8.4%	4.2%
4	18.2%	15.6%	38.8%	2.1%	25.2%
5	54.9%	13.8%	31.3%	0.0%	0.0%
Total	20.2%	23.7%	39.9%	9.1%	7.1%

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 3.7

Bedrooms	FMR	At or Below FMR (Providence-Fall River MSA)	% of Total Units	Total Units
0	\$1,233	6,508	61.0%	10,663
1	\$1,319	37,332	69.2%	53,977
2	\$1,614	30,387	50.7%	59,951
3	\$1,945	17,782	63.5%	28,017
4	\$2,359	3,219	61.2%	5,263

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates, HUD Fair Market Rent Documentation System

Figure 3.8

Average Cost					
Bedrooms	Extremely Low Income (<30% AMI)	Very Low Income (31 - 50% AMI)	Low Income (51 - 80% AMI)	Moderate Income (81 - 100% AMI)	Above Moderate Income (100+% AMI)
0	\$371	\$850	\$1,226	\$1,847	\$2,374
1	\$364	\$937	\$1,408	\$1,960	\$3,034
2	\$422	\$1,137	\$1,739	\$2,332	\$3,137
3	\$650	\$1,296	\$1,955	\$2,685	\$3,622
4	\$797	\$1,239	\$2,185	\$2,987	\$4,235
5	\$805	\$1,396	\$2,389	N/A	N/A

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 3.9

Median Cost					
Bedrooms	Extremely Low Income (<30% AMI)	Very Low Income (31 - 50% AMI)	Low Income (51 - 80% AMI)	Moderate Income (81 - 100% AMI)	Above Moderate Income (100+% AMI)
0	\$310	\$850	\$1,202	\$1,870	\$2,400
1	\$340	\$950	\$1,360	\$1,900	\$2,800
2	\$420	\$1,170	\$1,720	\$2,290	\$2,990
3	\$710	\$1,320	\$1,970	\$2,692	\$3,235
4	\$920	\$1,130	\$2,170	\$2,860	\$4,200
5	\$750	\$1,590	\$2,350	N/A	N/A

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates

Figure 3.10

Average Cost		
Bedrooms	At or Below FMR	Above FMR
0	\$673	\$2,168
1	\$709	\$1,818
2	\$1,102	\$2,141
3	\$1,365	\$2,436
4	\$1,469	\$3,658

Figure 3.11

Median Cost		
Bedrooms	At or Below FMR	Above FMR
0	\$610	\$2,280
1	\$670	\$1,700
2	\$1,210	\$1,992
3	\$1,420	\$2,240
4	\$1,340	\$4,170

Source: 2024 American Community Survey Public Use Microdata Sample 1-Year Estimates, HUD Fair Market Rent Documentation System

Units to Meet 10%

Pursuant to R.I.G.L. § 42-167-4(4)(xiii)(B)

Each municipality in Rhode Island aims to achieve a stock of low- or moderate-income housing (LMIH) in excess of 10% of its year-round housing units.⁴ Each municipality that exceeds the

⁴ For the definition of Low- or Moderate-Income Housing, see R.I. Gen. Laws § 45-53-3

10% threshold which also has an inclusionary zoning ordinance which complies with R.I.G.L. § 45-24-46.1 has a higher level of autonomy in approving or denying the construction of LMIH units through the comprehensive permit process. The LMIH chart is published annually by Rhode Island Housing, a responsibility being transferred to EOH beginning in 2027. The LMIH chart is calculated by dividing the total number of LMIH units by the total number of year-round housing units reported in the latest decennial census (currently, 2020). According to the 2024 LMIH chart (the most recent final data as of the publication of this report), eight municipalities reached the 10% threshold, and another three municipalities were eligible for relief from the comprehensive permit process by reaching an alternative rental-based standard. The alternative standard was later repealed by the General Assembly during the 2025 session, effective January 1, 2026.

Figure 3.12 presents data from the 2024 LMIH chart and whether or not the municipality met the 10% requirement (or the alternative formula). For those municipalities below 10%, the last column demonstrates how many LMIH units they are short of the 10% benchmark. Please note that an affordability breakdown or the average and median costs of the new units needed to reach 10% are not available. All units that meet the statutory criteria as LMIH are counted toward the 10%, regardless of the income band to which the units are deed-restricted to be affordable.

Figure 3.12

Municipality	Total LMIH Units	2020 Census Year-Round Housing Units	LMIH%	Requirement Met in 2024?	Units Needed to Reach 10%
Barrington	233	6,264	3.72%	No	393
Bristol	670	9,292	7.21%	No	259
Burrillville	663	6,507	10.19%	Yes	0
Central Falls	1,451	8,172	17.76%	Yes	0
Charlestown	148	3,712	3.99%	No	223
Coventry	978	14,710	6.65%	No	493
Cranston	2,122	34,045	6.23%	Yes (Alt. Formula)	1,283
Cumberland	975	14,938	6.53%	No	519
East Greenwich	394	5,464	7.21%	No	152
East Providence	2,347	22,062	10.64%	Yes	0
Exeter	197	2,569	7.67%	No	60
Foster	38	1,816	2.09%	No	144
Glocester	102	4,022	2.54%	No	300
Hopkinton	265	3,534	7.50%	No	88
Jamestown	110	2,622	4.20%	No	152
Johnston	1,140	12,465	9.15%	No	107
Lincoln	761	9,492	8.01%	No	189
Little Compton	11	1,702	0.65%	No	159
Middletown	460	7,507	6.13%	No	291
Narragansett	334	7,256	4.60%	No	392

Municipality	Total LMIH Units	2020 Census Year-Round Housing Units	LMIH%	Requirement Met in 2024?	Units Needed to Reach 10%
New Shoreham	54	730	7.40%	No	19
Newport	2,046	11,850	17.27%	Yes	0
North Kingstown	1,066	11,831	9.01%	No	117
North Providence	1,291	15,877	8.13%	Yes (Alt. Formula)	297
North Smithfield	439	5,315	8.26%	No	93
Pawtucket	3,517	33,771	10.41%	Yes	0
Portsmouth	268	7,663	3.50%	No	498
Providence	12,442	74,982	16.59%	Yes	0
Richmond	107	3,097	3.45%	No	203
Scituate	56	4,236	1.32%	No	368
Smithfield	463	7,916	5.85%	No	329
South Kingstown	664	11,610	5.72%	No	497
Tiverton	450	7,482	6.01%	No	299
Warren	373	5,370	6.95%	No	164
Warwick	2,202	38,090	5.78%	Yes (Alt. Formula)	1,607
West Greenwich	45	2,542	1.77%	No	209
West Warwick	1,520	14,338	10.60%	Yes	0
Westerly	706	10,949	6.45%	No	389
Woonsocket	3,371	19,728	17.09%	Yes	0
Statewide Total	44,478	465,528	9.55%		10,291

Source: Rhode Island Housing 2024 Low- and Moderate-Income Housing Chart, EOH calculations

Housing Cost Burden

Pursuant to R.I.G.L. § 42-167-4(4)(xiii)(D)

A household is considered “cost burdened” if they spend more than 30% of their annual income on housing costs, which includes utilities. When a household is cost burdened, it means that they have less discretionary income to spend on other basic needs (e.g., food or healthcare). Figure 3.13 shows the rate of cost burden among renter households, and Figure 3.14 shows the same information for owner-occupied households. The population equivalent in both tables is calculated by multiplying the number of cost burdened households by the average household size in that municipality. It is interesting to compare these figures with the data presented above about the number of housing units affordable to each income band, as a high level of housing cost burden does not necessarily align logically with the number of units affordable to each income band. One interpretation of this non-alignment is there is a level of mismatch in the housing market, where people may be living in larger units than they can afford, or that higher-income people are living in relatively lower-cost units, crowding out the lower-income people who may need lower rents.

Figure 3.13

Municipality	Total Renter Households	Cost Burdened Renter Households	Total Share Cost Burdened	Estimate of Population Equivalent
Barrington	644	357	55.4%	982
Bristol	2,871	1,087	37.9%	2,766
Burrillville	1,067	342	32.1%	927
Central Falls	5,503	3,119	56.7%	9,216
Charlestown	257	156	60.7%	360
Coventry	2,412	1,241	51.5%	3,072
Cranston	10,029	4,744	47.3%	12,117
Cumberland	3,264	1,564	47.9%	4,028
East Greenwich	759	374	49.3%	1,007
East Providence	7,888	3,823	48.5%	8,675
Exeter	376	342	91.0%	1,018
Foster	114	75	65.8%	226
Glocester	330	213	64.5%	562
Hopkinton	661	346	52.3%	853
Jamestown	306	155	50.7%	343
Johnston	2,638	1,004	38.1%	2,566
Lincoln	2,409	974	40.4%	2,532
Little Compton	88	67	76.1%	154
Middletown	2,863	1,342	46.9%	3,126
Narragansett	1,387	912	65.8%	2,111
New Shoreham	35	9	25.7%	17
Newport	5,374	2,947	54.8%	6,634
North Kingstown	2,775	1,180	42.5%	2,811
North Providence	4,924	2,104	42.7%	4,801
North Smithfield	1,021	343	33.6%	869
Pawtucket	14,793	6,797	45.9%	16,859
Portsmouth	1,375	684	49.7%	1,600
Providence	39,724	19,074	48.0%	51,160
Richmond	98	0	0.0%	0
Scituate	451	269	59.6%	673
Smithfield	1,437	820	57.1%	2,298
South Kingstown	2,404	1,271	52.9%	3,588
Tiverton	1,191	374	31.4%	866
Warren	1,865	1,019	54.6%	2,207
Warwick	9,181	4,874	53.1%	11,244
West Greenwich	242	115	47.5%	304
West Warwick	6,066	2,637	43.5%	5,724
Westerly	2,538	1,182	46.6%	2,627
Woonsocket	10,587	4,944	46.7%	12,213

Municipality	Total Renter Households	Cost Burdened Renter Households	Total Share Cost Burdened	Estimate of Population Equivalent
Statewide Total	151,947	72,880	48.0%	181,849

Source: 2024 American Community Survey 5-Year Estimates, table DP04 and DP05

Figure 3.14

Municipality	Total Owner Households	Cost Burdened Owner Households	Total Share Cost Burdened	Estimate of Population Equivalent
Barrington	5,490	1,266	23.1%	3,481
Bristol	5,775	1,697	29.4%	4,319
Burrillville	4,894	1,088	22.2%	2,950
Central Falls	1,965	1,021	52.0%	3,017
Charlestown	3,182	653	20.5%	1,505
Coventry	11,876	2,902	24.4%	7,184
Cranston	21,929	6,546	29.9%	16,719
Cumberland	10,887	2,158	19.8%	5,558
East Greenwich	4,510	878	19.5%	2,365
East Providence	12,421	3,210	25.8%	7,284
Exeter	1,941	450	23.2%	1,340
Foster	1,373	383	27.9%	1,153
Glocester	3,509	886	25.2%	2,338
Hopkinton	2,692	748	27.8%	1,844
Jamestown	2,131	508	23.8%	1,125
Johnston	8,822	2,109	23.9%	5,389
Lincoln	6,340	1,408	22.2%	3,660
Little Compton	1,461	345	23.6%	794
Middletown	4,137	1,416	34.2%	3,298
Narragansett	4,493	1,264	28.1%	2,925
New Shoreham	335	153	45.7%	289
Newport	5,500	1,815	33.0%	4,086
North Kingstown	8,679	1,680	19.4%	4,002
North Providence	9,499	2,638	27.8%	6,019
North Smithfield	3,886	1,174	30.2%	2,975
Pawtucket	15,218	4,564	30.0%	11,320
Portsmouth	6,074	1,377	22.7%	3,222
Providence	29,401	9,680	32.9%	25,963
Richmond	2,872	762	26.5%	2,070
Scituate	3,659	870	23.8%	2,176
Smithfield	6,474	1,532	23.7%	4,293
South Kingstown	8,537	1,953	22.9%	5,514
Tiverton	5,619	1,112	19.8%	2,574
Warren	3,140	662	21.1%	1,434

Municipality	Total Owner Households	Cost Burdened Owner Households	Total Share Cost Burdened	Estimate of Population Equivalent
Warwick	26,281	7,088	27.0%	16,351
West Greenwich	2,194	702	32.0%	1,856
West Warwick	8,187	2,313	28.3%	5,021
Westerly	7,837	1,894	24.2%	4,210
Woonsocket	6,521	1,651	25.3%	4,078
Statewide Total	279,741	74,556	26.7%	186,031

Source: 2024 American Community Survey 5-Year Estimates, table DP04 and DP05

Percentage and Number of Home Financing Sources

Pursuant to R.I.G.L. § 42-167-4(4)(xiii)(E)

Figure 3.15 shows the percentage and number of home purchase loan originations by financing source. Home Mortgage Disclosure Act (HMDA) data is available statewide and by county, but no data is available at the municipal level. This figure shows only first liens with the purpose of a home purchase. Conventional loans are the standard mortgages one might get from a bank without any backing from the federal government. The Federal Housing Administration (FHA) and the U.S. Department of Veterans Affairs (VA) back loans for certain eligible borrowers. Farm Service Agency (FSA) and Rural Housing Service (RHS) loans are backed by programs under the U.S. Department of Agriculture. Most home loans in this dataset across the state are conventional loans, with a sizable number of FHA loans, a small number of VA loans, and only two RHS or FSA loans in the entire state.

Figure 3.15

County	Conventional		FHA		VA		RHS or FSA		Grand Total
	Number	%	Number	%	Number	%	Number	%	
Bristol	568	87%	46	7%	36	6%	0	0%	650
Kent	2,033	71%	593	21%	223	8%	1	0%	2,850
Newport	941	85%	68	6%	100	9%	0	0%	1,109
Providence	5,682	68%	2,264	27%	366	4%	1	0%	8,313
Washington	1,570	88%	117	7%	98	5%	0	0%	1,785
Statewide Total	10,794	73%	3,088	21%	823	6%	2	0%	14,707

Source: 2024 Home Mortgage Disclosure Act State Dataset

Mortgage Loan Financing Disparities

Pursuant to R.I.G.L. § 42-167-4(4)(xiii)(F)

Figures 3.16 and 3.17 present additional information from the HMDA dataset to evaluate any racial or ethnic disparities in the approval process. For the purposes of these two charts, the dataset was once again filtered to only include home purchase loans, but includes both first and

subordinate lien applications. The data show that disparities do exist, with White applicants seeing a higher approval rate than any other racial group, and people who did not identify as Hispanic or Latino seeing a higher approval rate than those that did identify as Hispanic or Latino.

Figure 3.16

Applicant Race	Approved		Denied		Withdrawn		Incomplete		In Progress		Total
	#	%	#	%	#	%	#	%	#	%	
American Indian or Alaska Native	27	56.3%	7	14.6%	12	25.0%	2	4.2%	0	0.0%	48
Asian	433	72.2%	42	7.0%	101	16.8%	22	3.7%	2	0.3%	600
Black or African American	739	68.0%	135	12.4%	191	17.6%	18	1.7%	4	0.4%	1,087
Native Hawaiian or Other Pacific Islander	20	57.1%	9	25.7%	4	11.4%	2	5.7%	0	0.0%	35
White	7,424	77.0%	673	7.0%	1,328	13.8%	198	2.1%	23	0.2%	9,646
2 or more minority races	14	63.6%	3	13.6%	5	22.7%	0	0.0%	0	0.0%	22
Race Not Available	4,217	83.8%	237	4.7%	498	9.9%	75	1.5%	8	0.2%	5,035

Source: 2024 Home Mortgage Disclosure Act State Dataset

Figure 3.17

Applicant Ethnicity	Approved		Denied		Withdrawn		Incomplete		In Progress		Total
	#	%	#	%	#	%	#	%	#	%	
Hispanic or Latino	1,538	71.1%	248	11.5%	324	15.0%	51	2.4%	1	0.0%	2,162
Not Hispanic or Latino	7,413	76.9%	646	6.7%	1,357	14.1%	197	2.0%	23	0.2%	9,636
Ethnicity Not Available	3,923	83.9%	212	4.5%	458	9.8%	69	1.5%	13	0.3%	4,675

Source: 2024 Home Mortgage Disclosure Act State Dataset

Note: in Figures 3.16 and 3.17, Approved includes "Loan originated", "Application approved but not accepted", and "Purchased loan"; Denied includes "Application denied" and "Preapproval request denied"; Withdrawn includes "Application withdrawn by applicant"; Incomplete includes "File closed for incompleteness"; and In Progress includes "Preapproval request approved but not accepted".

Median Gross Rent Growth

Pursuant to R.I.G.L. § 42-167-4(4)(xiii)(G)

Figure 3.18 shows median gross rent growth from 2020 – 2024, based on ACS data. It demonstrates the extreme rise in rents in some communities in our state over the past five years,

helping to explain the current housing affordability crisis we are experiencing. For the state as a whole, ACS data demonstrates that gross rents increased by more than 30% over the time period.

Figure 3.18

Municipality	Median Gross Rent					2020 - 2024 Percentage Change
	2020	2021	2022	2023	2024	
Barrington	\$1,390	\$1,434	\$1,670	\$1,794	\$1,943	39.8%
Bristol	\$1,141	\$1,170	\$1,276	\$1,352	\$1,579	38.4%
Burrillville	\$968	\$969	\$1,117	\$1,150	\$1,206	24.6%
Central Falls	\$884	\$955	\$1,052	\$1,118	\$1,200	35.7%
Charlestown	\$1,211	\$1,292	\$1,445	\$1,499	\$1,374	13.5%
Coventry	\$998	\$1,051	\$1,184	\$1,172	\$1,206	20.8%
Cranston	\$1,107	\$1,185	\$1,270	\$1,332	\$1,375	24.2%
Cumberland	\$993	\$1,023	\$1,129	\$1,251	\$1,379	38.9%
East Greenwich	\$1,032	\$1,038	\$962	\$1,116	\$1,276	23.6%
East Providence	\$988	\$1,055	\$1,186	\$1,262	\$1,288	30.4%
Exeter	\$1,628	*	\$1,538	\$1,176	\$1,317	-19.1%
Foster	\$798	\$828	\$952	\$1,525	\$1,509	89.1%
Glocester	\$1,104	\$896	\$1,231	\$1,208	\$1,417	28.4%
Hopkinton	\$965	\$1,094	\$1,159	\$1,211	\$1,040	7.8%
Jamestown	\$1,492	\$1,642	\$1,623	\$1,932	\$1,629	9.2%
Johnston	\$1,015	\$1,032	\$1,167	\$1,242	\$1,275	25.6%
Lincoln	\$1,183	\$1,203	\$1,205	\$1,233	\$1,468	24.1%
Little Compton	\$1,494	\$1,717	\$2,658	\$2,523	*	68.9%
Middletown	\$1,427	\$1,475	\$1,652	\$1,906	\$1,990	39.5%
Narragansett	\$1,380	\$1,345	\$1,681	\$1,690	\$1,712	24.1%
New Shoreham	\$818	\$1,139	\$1,259	\$1,422	*	73.8%
Newport	\$1,326	\$1,400	\$1,527	\$1,612	\$1,698	28.1%
North Kingstown	\$1,010	\$1,103	\$1,161	\$1,210	\$1,268	25.5%
North Providence	\$1,064	\$1,146	\$1,236	\$1,326	\$1,405	32.0%
North Smithfield	\$1,050	\$1,048	\$1,153	\$1,340	\$1,282	22.1%
Pawtucket	\$933	\$1,007	\$1,081	\$1,152	\$1,208	29.5%
Portsmouth	\$1,554	\$1,595	\$1,731	\$1,577	\$1,719	10.6%
Providence	\$1,015	\$1,098	\$1,214	\$1,333	\$1,408	38.7%
Richmond	\$1,043	\$1,215	\$1,256	\$1,185	\$1,580	51.5%
Scituate	\$1,357	\$1,345	\$1,612	\$1,533	\$1,489	9.7%
Smithfield	\$890	\$890	\$988	\$990	\$1,016	14.2%
South Kingstown	\$1,192	\$1,210	\$1,334	\$1,324	\$1,368	14.8%
Tiverton	\$1,020	\$1,119	\$1,190	\$1,228	\$1,247	22.3%
Warren	\$931	\$1,032	\$1,138	\$1,253	\$1,363	46.4%
Warwick	\$1,168	\$1,240	\$1,295	\$1,299	\$1,363	16.7%
West Greenwich	\$2,220	\$2,004	\$1,995	\$1,977	\$2,414	8.7%

Municipality	Median Gross Rent					2020 - 2024 Percentage Change
	2020	2021	2022	2023	2024	
West Warwick	\$1,038	\$1,045	\$1,154	\$1,249	\$1,303	25.5%
Westerly	\$1,063	\$1,153	\$1,246	\$1,235	\$1,257	18.3%
Woonsocket	\$921	\$974	\$1,066	\$1,116	\$1,161	26.1%
Statewide Total	\$1,031	\$1,097	\$1,195	\$1,273	\$1,342	30.2%

Source: 2024 American Community Survey 5-Year Estimates, table B25031

* indicates that data was not available due to insufficient sample size. For Little Compton and New Shoreham, the percentage change in the righthand column represents 2020 – 2023

Median Home Value Growth

Pursuant to R.I.G.L. § 42-167-4(4)(xiii)(H)

Figure 3.19 showcases the growth in median owner-occupied home values over the past five years, utilizing ACS data. An increase in home values contributes to growing financial equity for current homeowners, helping to grow generational wealth. At the same time, the high rate of increases across the state within a short time frame has contributed to the housing affordability crisis, and made it harder for Rhode Islanders to afford to buy a home. Statewide, the median owner-occupied home value rose by 46.1% over five years. While this dataset contemplates home values, those may not necessarily align with home sale prices, which are influenced by a wide variety of market impacts, including mortgage interest rates.

Figure 3.19

Municipality	Median Owner-Occupied Home Value					2020 - 2024 Percentage Change
	2020	2021	2022	2023	2024	
Barrington	\$437,700	\$461,100	\$549,800	\$591,700	\$644,100	47.2%
Bristol	\$347,300	\$363,200	\$426,000	\$447,500	\$485,000	39.6%
Burrillville	\$283,700	\$298,100	\$343,900	\$361,300	\$384,400	35.5%
Central Falls	\$176,300	\$187,300	\$244,100	\$300,500	\$352,100	99.7%
Charlestown	\$351,100	\$363,900	\$418,500	\$467,700	\$525,500	49.7%
Coventry	\$245,500	\$258,500	\$298,100	\$323,100	\$356,200	45.1%
Cranston	\$257,400	\$275,400	\$326,000	\$348,800	\$378,300	47.0%
Cumberland	\$309,300	\$327,700	\$370,600	\$394,600	\$431,000	39.3%
East Greenwich	\$457,700	\$471,200	\$568,700	\$612,100	\$671,700	46.8%
East Providence	\$233,100	\$242,100	\$286,400	\$322,100	\$365,500	56.8%
Exeter	\$356,100	\$365,900	\$435,800	\$470,200	\$509,200	43.0%
Foster	\$331,200	\$343,500	\$375,200	\$390,900	\$425,300	28.4%
Glocester	\$318,700	\$333,300	\$382,600	\$386,600	\$396,500	24.4%
Hopkinton	\$276,000	\$303,300	\$353,700	\$344,700	\$404,300	46.5%
Jamestown	\$664,900	\$701,900	\$736,600	\$752,300	\$842,400	26.7%
Johnston	\$238,800	\$254,800	\$290,100	\$326,100	\$355,500	48.9%

Municipality	Median Owner-Occupied Home Value					2020 - 2024 Percentage Change
	2020	2021	2022	2023	2024	
Lincoln	\$338,400	\$358,200	\$384,900	\$406,100	\$450,600	33.2%
Little Compton	\$581,500	\$607,800	\$723,000	\$726,200	\$783,400	34.7%
Middletown	\$386,400	\$420,900	\$480,100	\$536,600	\$563,300	45.8%
Narragansett	\$454,300	\$492,000	\$600,200	\$665,800	\$743,500	63.7%
New Shoreham	\$900,700	\$983,900	\$983,700	\$936,200	\$1,301,100	44.5%
Newport	\$495,000	\$529,900	\$622,800	\$669,500	\$746,900	50.9%
North Kingstown	\$376,300	\$394,700	\$444,200	\$488,300	\$543,700	44.5%
North Providence	\$237,200	\$256,400	\$290,000	\$318,400	\$355,900	50.0%
North Smithfield	\$319,300	\$339,800	\$382,700	\$420,600	\$457,200	43.2%
Pawtucket	\$213,700	\$228,500	\$266,300	\$286,200	\$325,500	52.3%
Portsmouth	\$391,000	\$405,500	\$483,700	\$536,200	\$597,000	52.7%
Providence	\$225,200	\$248,900	\$293,000	\$322,800	\$362,200	60.8%
Richmond	\$295,300	\$343,600	\$395,100	\$418,500	\$435,800	47.6%
Scituate	\$316,500	\$329,400	\$371,800	\$398,700	\$449,300	42.0%
Smithfield	\$303,300	\$327,900	\$371,400	\$408,700	\$446,400	47.2%
South Kingstown	\$379,800	\$402,400	\$467,400	\$512,100	\$560,200	47.5%
Tiverton	\$281,900	\$288,700	\$333,800	\$367,400	\$411,900	46.1%
Warren	\$297,900	\$318,700	\$356,300	\$363,900	\$395,700	32.8%
Warwick	\$238,300	\$253,100	\$294,400	\$322,000	\$354,600	48.8%
West Greenwich	\$360,800	\$374,000	\$447,100	\$500,500	\$535,400	48.4%
West Warwick	\$223,600	\$238,000	\$276,100	\$293,100	\$330,800	47.9%
Westerly	\$320,900	\$341,200	\$390,600	\$420,700	\$466,600	45.4%
Woonsocket	\$191,500	\$208,400	\$241,000	\$268,000	\$311,000	62.4%
Statewide Total	\$276,600	\$292,600	\$343,100	\$368,800	\$404,200	46.1%

Source: 2024 American Community Survey 5-Year Estimates, table B25077

IV. Regional Funding Comparison

Pursuant to R.I.G.L. § 42-167-4(4)(viii)

Rhode Island, Massachusetts, and Connecticut have all utilized state bond funding in recent years to invest in housing production and supports. Rhode Island voters have passed five housing bonds over the past twenty years, totaling \$310 million, most recently a \$120 million bond in 2024. Governor McKee has also proposed an additional \$120 million bond in his Fiscal Year 2027 recommended budget, which would be presented to voters in November 2026 if approved by the General Assembly. In addition to this bond funding, Rhode Island allocated \$219 million of State Fiscal Recovery Funds from the federal appropriation under the American Rescue Plan for the production and preservation of housing units. Further, the new state Low Income Housing Tax Credit (LIHTC) program with authorizations of up to \$30 million per year through fiscal year 2028. Other federal funding is utilized to support housing in Rhode Island through the

federal LIHTC program, the Community Development Block Grant (CDBG) program, the HOME Investment Partnership Program, the Housing Trust Fund, and additional funding made available for homelessness supports.

Our neighboring states in Connecticut and Massachusetts have access to the same federal resources through LIHTC, CDBG, and the other programs mentioned above. Many of the federal programs award funding based on a per capita formula, meaning Rhode Island receives a smaller amount of total resources. The federal LIHTC program is an exception, as it has a small-state minimum that provides a small boost to Rhode Island over what the state would get on a strictly per-capita basis.

Further, Massachusetts and Connecticut have also authorized significant bond funding in recent years. Massachusetts approved up to \$5.16 billion in borrowing through the Affordable Homes Act, passed in August 2025. While not all of that will necessarily be converted into available funds, so far \$2.28 billion has been budgeted as of the FY 2026 – 2030 Capital Investment Plan.⁵ In the 2025 session, Connecticut lawmakers allocated \$1.074 billion in bond funds for housing development and assistance.⁶ The below Figure 4.1 shows each state’s recent bond funding per capita, using state populations as of the 2024 ACS.

Figure 4.1

State	Total Bond Funding Since 2024	2024 Population	Bond Funding per Capita
Massachusetts	\$2,280,000,000	7,136,171	\$319
Connecticut	\$1,074,000,000	3,675,069	\$292
Rhode Island	\$120,000,000	1,112,308	\$108

Source: see footnotes 5 and 6; 2024 American Community Survey 1-Year Estimates, table S0101

V. 38% Pilot Program

Pursuant to R.I.G.L. § 42-128-8.1(i)

Updated during the 2025 General Assembly session, R.I.G.L. § 42-128-8.1(i) authorizes the Secretary of Housing to develop a four-year pilot program to explore alternative underwriting criteria to aid in the development of affordable homes for sale to moderate income households under the Rhode Island Low- and Moderate-Income Housing (LMIH) Act. Under this pilot program, developers are allowed to set the maximum sales price of a property for moderate income household earning between 100% and 120% of Area Median Income using 38% of gross household income on front-end housing debt rather than the traditional 30%. The pilot program began on January 1, 2026, and will sunset on December 31, 2029 unless extended by state law.

⁵ <https://massbudget.org/2025/11/19/aha-at-one-year/>

⁶ <https://pschousing.org/housing-resources-in-connecticuts-biennial-budget-2026-2027/>

Any property sold under these criteria must be deed-restricted, with the same requirements applied to any subsequent resale for a minimum of 30 years from initial occupancy, in accordance with the LMIH Act. Additionally, monitoring agents must be engaged to ensure properties participating in the program remain in compliance with all program requirements.

For several months prior to the program's launch, staff at EOH consulted with key stakeholders, including the Rhode Island Builders Association, Rhode Island Housing, monitoring agents, and mortgage bankers, to gather input from industry leaders and partners. This feedback, along with other industry best practices, informed the development of program guidelines and eligibility criteria. One key component of the program guidelines is that EOH added requirements to protect borrowers that the buyer's total debt to income ratio must not exceed 43% of their income, in alignment with guidance from the Consumer Financial Protection Bureau. EOH also created a purchase price calculator to simplify the process of determining the maximum allowable sales price. The calculator is based on a front-end debt ratio of 38% of gross income at the applicable Area Median Income.

With a program start date of January 1, 2026, the 38% Pilot Program has not yet been utilized, thus no outcomes are available to report for this reporting period. Additional information, including the program guidelines and purchase price calculator, and ongoing updates can be found at <https://housing.ri.gov/programs/38-pilot-program>.

VI. Housing Incentives for Municipalities Program

Pursuant to R.I.G.L. § 42-128.3-7(b)

Rhode Island General Laws § 42-128.3 creates the Housing Incentives for Municipalities Program (HIMP) to be administered in conjunction with the Housing Production Fund (HPF) created in § 42-128-2.1. Among the listed purposes of the program are: 1) to foster and maintain strong collaborations with municipalities in the state, and 2) to support and assist municipalities in promoting housing production that adequately meets the needs of Rhode Island's current and future residents. Guidelines for the HPF, including the amounts available to HIMP, were approved by the Housing Resources Commission in March 2022.

To date, \$5 million has been made available to HIMP out of HPF resources. This funding has been administered by Rhode Island Housing (RIHousing) through the Municipal Technical Assistance Program (MTAP). To administer the program, RIHousing created a list of approved consultants to support municipal activities, and then accepted funding applications once municipalities had engaged with these consultants to receive a scope of work, budget, and timeline. As of December 2025, a total of \$4.48 million had been awarded to MTAP projects across two phases. As of the publication of this report, a total of \$3.02 million had been disbursed across two rounds of funding. 34 different municipalities have received awards, and RIHousing used a small amount of the funding (just over \$200,000) to work with a consultant to

create zoning templates and municipal guidance based on recent legislative changes. Additional information about the MTAP and a full list of projects awarded can be viewed at <https://www.rihousing.com/mtap/>.

HIMP allows for the creation of housing incentive districts, which are overlay districts that could be adopted by a municipality in alignment with minimum requirements established by EOH. No housing incentive districts have been created. HIMP also allows for school impact offset payments for increased municipal costs of educating students who live in a new dwelling unit within a housing incentive district. No school impact offset payments have been issued; EOH is working with a consultant to publish a report that generally evaluates the impact of new housing construction on municipal finances, including school costs.

VII. Recommendations

Pursuant to R.I.G.L. § 42-167-4(4)(xv)

The data presented in this report demonstrates that Rhode Island continues to face many of the same housing constraints and consequential challenges as were considered in *Housing 2030*, the state guide plan housing element. *Housing 2030*'s vision statement is to “Produce and preserve housing to meet and respond to the needs of all Rhode Islanders to create strong communities with a diversity of housing options that are affordable and accessible”. The central recommendation at the heart of *Housing 2030* is to build more housing of all types, across different kinds of structures (e.g., duplexes, triplexes, townhomes, and accessory dwelling units) and different income affordability levels. The data analyzed for this report back up this recommendation, and indicate that significant progress is already being made. By far exceeding recent historical numbers of new residential units permitted in 2025, Rhode Island has momentum toward reaching our housing goals. An increase in the size of the housing stock across all municipalities will help to increase vacancy rates to a healthier level, lower levels of cost burden for renters and homeowners, and create the conditions for future economic growth.

Housing 2030 also proposes strategies to resolve issues that provide an impediment to the development of housing. These strategies include: 1) establishing municipal housing production goals and strengthening incentives for municipalities; 2) addressing zoning and regulatory barriers; 3) strategically investing in infrastructure, housing production, and preservation; 4) building and sustaining key partnerships; and 5) supporting homeownership and housing stability. The strategies were identified during the development of *Housing 2030* and developed in partnership with external stakeholders. They are designed to address obstacles that were identified with input from stakeholders during the *Housing 2030* process such as zoning and regulatory barriers, the rising cost of construction due to material cost increases and construction workforce shortages, and a lack of sufficient development sites that include water and wastewater infrastructure.

In addition to these proposed strategies, EOH recognizes that housing is fundamentally expensive to build, and that increasing the supply of affordable housing will require significant state funding investments. In order to keep the momentum going as we tackle the housing supply and affordability crisis, we encourage the General Assembly to support another \$120 million housing bond as proposed in Governor McKee's Fiscal Year 2027 budget. This housing bond, designed with flexibility in mind to give EOH the tools needed to respond to demand and signals from the housing market, will enable the state to continue its progress and increase our ability to reach the goals established in *Housing 2030*.

Appendix A. Monthly Housing Payment Limits

Bedrooms	Extremely Low Income (30% AMI)	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (100% AMI)
0	\$625	\$1,041	\$1,666	\$2,083
1	\$669	\$1,116	\$1,785	\$2,231
2	\$803	\$1,339	\$2,142	\$2,678
3	\$928	\$1,547	\$2,475	\$3,094
4	\$1,035	\$1,726	\$2,761	\$3,451
5	\$1,142	\$1,904	\$3,046	\$3,808
6	\$1,250	\$2,083	\$3,332	\$4,165

Methodology: In order to determine which affordability category the unit fell into, the [Housing Affordability Data System](#) (HADS) methodology from the U.S. Department of Housing and Urban Development (HUD) was utilized to make adjustments to income by the number of bedrooms in the unit. HADS identifies multipliers to the 4-person income limit based on the number of bedrooms in the units. This allows an analyst to identify whether a unit is affordable regardless of the household size currently in the unit. To calculate the above table, the FY2025 statewide income limits for four-person households, as published by RIHousing, were multiplied by the appropriate adjustment factor, and then divided by 12 and multiplied by 0.3 to calculate the applicable monthly rent limit.

Appendix B. Attestation Regarding Methodology



Rhode Island Department of Revenue
Office of Revenue Analysis

Deborah Goddard, Secretary
Rhode Island Executive Office of Housing
One Capitol Hill
Providence, RI 02908

April 14, 2026

Dear Secretary Goddard,

R.I. Gen. Laws § 42-167-4(4)(xv) requires the Chief of the Office of Revenue Analysis (ORA) to review the data and methodologies presented in the Executive Office of Housing's annual Integrated Housing Report. The relevant section of statute provides that "[a]ll data and methodologies used to present evidence are subject to review and approval of the chief of revenue analysis, and that approval shall include an attestation of approval by the chief to be included in the report."

ORA has reviewed the draft report submitted to the office on April 9, 2026. The report is mainly derived from publicly available data from sources such as the U.S. Census Bureau. Some of the data is derived from surveys conducted by the Executive Office of Housing (ORA was not involved in the administration of these surveys). ORA has examined the original data to verify that the data was obtained from reputable data sources and performed spot-checks to verify the data is presented accurately.

Pursuant to this review, I approve the data and methodologies in the 2025 Integrated Housing Report. As directed by statute, this approval is limited to the data and methodologies included in the report. This approval does not comment on the completeness of the report or the recommendations contained therein.

Sincerely yours,

Matthew McCabe
Chief, Office of Revenue Analysis

Cc: Jane E. Cole, Interim Director, Department of Revenue

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