

## Executive Office of Housing

Expenditures By Program	FY2025	FY2026	FY2026	Change from		FY2027	Change from	
	Actual	Enacted	Revised	Enacted		Governor	Enacted	
Central Management	\$103.8	\$45.1	\$164.7	119.7	265.5%	\$52.4	\$7.3	16.2%
<b>Total</b>	<b>\$103.8</b>	<b>\$45.1</b>	<b>\$164.7</b>	<b>\$119.7</b>	<b>265.5%</b>	<b>\$52.4</b>	<b>\$7.3</b>	<b>16.2%</b>
<b>Expenditures By Source</b>								
General Revenue	\$5.2	\$6.5	\$7.7	1.2	18.4%	\$8.3	\$1.9	29.1%
Federal Funds	93.3	15.6	117.0	101.4	650.10%	19.3	3.7	23.8%
Restricted Receipts	5.2	23.0	39.8	16.8	72.94%	23.0	-	-
Other Funds	-	-	0.3	0.3	-	1.7	1.7	-
<b>Total</b>	<b>\$103.8</b>	<b>\$45.1</b>	<b>\$164.7</b>	<b>\$119.7</b>	<b>265.5%</b>	<b>\$52.4</b>	<b>\$7.3</b>	<b>16.2%</b>
Authorized FTE Levels	38.0	38.0	38.0	-	-	38.0	-	-

*\$ in millions. Totals may vary due to rounding.*

The Department of Housing was established by a series of authorizing statues enacted by the General Assembly in 2021 and 2022. Prior to 2021, statewide coordination of housing-related planning, policy, and programming was decentralized, with pieces of it occurring in several quasi-public agencies and commissions, including the Executive Office of Commerce (EOC) with its Secretary in a central role.

With Rhode Island experiencing chronic affordable-housing shortages, persistent homelessness, and a significant influx of housing-related federal pandemic-relief funding, the 2021 General Assembly established a new state-level housing capacity centered around a Deputy Secretary of Commerce for Housing within the EOC. This new “Housing Czar” was charged with overseeing all housing initiatives in the State; developing a statewide housing plan; coordinating interagency implementation, policy development, and other housing-related activities; and developing a comprehensive annual report on the status and needs of housing in the State.

Reinforcing this priority in 2022, the General Assembly authorized the creation of a new Department of Housing, launched on January 1, 2023, and led by a new cabinet-level secretary. The Deputy Secretary position was elevated to the position of Secretary of Housing (Secretary) taking with it all of the responsibilities of the previous position. In addition, the Secretary is charged with developing a State Housing Reorganization Plan assessing housing governance and making recommendations regarding the Department of Housing structure and interagency relationships and functions.

Since the enabling legislation was cursory in nature, Article 6 of the FY2024 Budget as clarified the authority of the Secretary of Housing and the Department, providing the agency with powers and duties that are mostly consistent with other cabinet-level directors and departments. These include more detailed regulatory, administrative, operational, and programmatic authorities. Article 9 of the FY2026 Budget updated the Department of Housing into an Executive Office of Housing.

### MAJOR ISSUES AND TRENDS

The Budget includes \$52.4 million in all funds for the Executive Office of Housing. This includes \$8.3 million in general revenue, \$19.3 million in federal funds, and \$23.0 million in restricted receipt funding. General revenue funding increases by \$1.9 million, or 29.1 percent, relative to the FY2026 Budget as Enacted. The increase reflects additional costs associated with operating and managing state-owned homelessness and housing properties.

The Budget also includes funding for 31.6 of the 38.0 FTE positions authorized for FY2027, or 83.2 percent. As of January 24, 2026, EOH had 30.0 FTE positions filled (79.0 percent).

**Affordable Housing Bonds**

Article 6 of the Governor’s FY2027 Budget includes a \$120.0 million general obligation bond authorization to be placed on the November 2026 ballot to “increase and preserve the availability of affordable and accessible housing” and to “support community revitalization through the redevelopment of existing structures, new construction, property acquisition, and infrastructure improvements. At least \$25.0 million is to be reserved for the development of housing designated for home ownership. Assuming full issuance in bond year 1 and 5.0 percent interest, annual debt service payments are estimated to be \$9.6 million. Total debt service over a 20-year term would be \$192.6 million, including \$72.6 million in interest payments.

<b>Bond Year</b>	<b>Housing Bonds Status</b>	
	<b>Amount</b>	<b>Status</b>
2006	\$50.0	Exhausted
2012	25.0	Exhausted
2016	50.0	Exhausted
2020	65.0	Fully committed, \$10.6M left to spend
2024	120.0	\$106M obligated, \$14M left to obligate

*\$ in millions*

According to the Executive Office of Housing (EOH), this bond initiative build upon efforts supported by the 2024 housing bond and will “fill gaps in the system and create opportunities for a broader array of housing development” as informed by the EOH, partners and stakeholders. EOH explains that setting aside \$25.0 million for the development of housing designated for home ownership is part of a strategy to prevent rental and homeownership projects from competing.

In 2024 voters approved a \$120.0 million housing bond. The bond was more prescriptive than the one currently proposed, with the following categories and budgets outlined:

<b>November 2024 Affordable Housing Bond</b>	
Affordable Housing	\$90.0
Acquisition and Revitalization	10.0
Homeownership	10.0
Site Acquisition	5.0
Housing Related Infrastructure	4.0
Municipal Planning	1.0
<b>Total</b>	<b>\$120.0</b>

*\$ in millions*

According to the EOH, \$106.0 million of the 2024 bond has been released through competitive solicitations. This includes:

- \$66.0 million has been incorporated into a joint One Stop development funding application process with RI Housing.
  - EOH indicates that \$176 million in funding was requested by developer applicants under the One Stop process.
- \$8.0 million for housing-related infrastructure was released in an RFP in October 2025.
- \$1.0 million for municipal architecture and engineering was released in an RFP in October 2025.
- \$6.0 million for home repair was awarded to the Providence Revolving Fund to administer. The program was announced in November 2025.
- An RFP to select an administrator for the \$5.0 million Site Acquisition Program was released in October 2025. The EOH is currently in negotiations for a vendor.
- An RFP for the \$10 million affordable homeownership funds was released in February 2026

- EOH released \$10 million for Public Development in February 2026

EOH anticipates that \$100.00 million from the 2024 bond will be awarded by the end of 2026.

**State Housing Plans**

The EOH is required to develop a singular statewide comprehensive housing plan to assess current and future housing needs, consider barriers to home ownership and affordability, and identify services needed for increased investments toward disproportionately impacted individuals and communities. The EOH contracted with Abt Associates as a consultant for the statewide housing plan, entitled *Housing 2030*. The plan was developed throughout 2025 and was approved by the State Planning Council on December 11, 2025.

The EOH also delivered its first Integrated Housing Report in December of 2023, with support from Abt Associates through the Statewide Housing Plan SFRF project. The FY2025 Budget as Enacted shifted the deadline for the Integrated Housing Report from December 3 annually to April 15. The most recent report was published on April 15, 2025, and integrated recommendations from the *Housing 2030* plan. The FY2025 Budget as Enacted also added the following requirements to the report:

- Requires every three years, beginning in 2026, and contingent upon funding, an assessment of the suitability of existing housing stock in meeting accessibility need of residents;
- Requires every three years, beginning in 2026, a projection of the number of units required to meet estimated population growth based on household formation rates;
- Requires data on the disparities in mortgage loan financing by race and ethnicity;
- Requires the annual median gross rent for each of the previous five years by municipality; and,
- Requires the annual growth in median owner-occupied home values for each of the previous five years by municipality.

**CENTRAL MANAGEMENT**

<b>Central Management</b>	<b>General Revenue</b>
FY2026 Enacted	\$6,464,465
<i>Target and Other Adjustments</i>	
Emergency Shelter Operations	130,960
Low-Income Housing Tax Credit Program	1,748,192
<b>FY2027 Governor</b>	<b>\$8,343,617</b>
<b>Central Management</b>	<b>Other Funds</b>
Non-ARPA SFRF Federal Grants (federal funds)	\$3,704,694
ARPA SFRF Housing and Homelessness Initiatives (federal funds)	Informational
Housing Resources and Homelessness Fund (restricted receipts)	Informational
Housing Production Fund (restricted receipts)	Informational

**Emergency Shelter Operations** **\$1.7 million**

The Governor includes \$1.7 million in general revenue in FY2027 to support the Office’s increased operational costs accompanying the recently acquired homelessness and affordable housing properties. The state owns three housing/homelessness related properties: 100 Randall Street (Charlesgate), 1 Victor Street, and 662 Hartford Avenue, all in Providence. According to EOH, these properties have ongoing (and increasing) gas, electricity, and other property management costs that require sustained funding.

**Low Income Housing Tax Credit Program** **Informational**

The General Assembly first authorized the state’s Low-Income Housing Tax Credit program in 2023. The program allows the Secretary of Housing to grant up to \$30.0 million in tax credits annually for five years

to promote development of affordable, low-income housing. The General Assembly also established a Low-Income Housing Tax Credit (LIHTC) restricted receipt fund within the Department for the purpose of paying for the redemption of credits or reimbursing the state for credits applied to tax liabilities. In FY2024, an initial investment of \$28.0 million in general revenue was made in this restricted receipt account. A \$4.0 million appropriation in FY2025 brought cumulative fund deposits to \$32.0 million. According to the EOH, seven projects have been awarded credits to date across the same number of municipalities. The projects support the development of 600 new affordable units and the preservation of another 30.

**Non-ARPA SFRF Federal Grants (federal funds)**

**\$3.7 million**

The Budget includes a net \$3.7 million increase in non-ARPA SFRF federal grant programs in FY20267.

Non-ARPA SFRF Federal Grants	FY2026		Change	FY2027	
	Enacted	Supplemental		Governor	Change
CDBG Program	\$10.0	\$13.4	\$3.4	\$9.9	(\$0.1)
Shelter Funding	2.7	3.4	0.7	2.6	(0.1)
Housing Opportunities for Persons with AIDS	0.4	0.6	0.3	0.4	-
Recovery Housing Program	2.0	3.2	1.2	5.4	3.4
Affordable Housing	0.5	1.0	0.5	1.0	0.5
<b>Total</b>	<b>\$15.6</b>	<b>\$21.7</b>	<b>\$6.1</b>	<b>\$19.3</b>	<b>\$3.7</b>

\$ in millions

- **CDBG Program:** The Budget includes a \$97,368 decrease in Community Development Block Grant (CDBG) Funds for FY2027. Grant fund expenditures for CDBG projects are calculated at different times and it can take several years to complete the drawdown of funds. The FY2026 Budget included increases in Project Year 2021 and Project Year 2022 grants to reflect updated project funding needs and balance estimates. The FY2027 Budget includes no additional funding from the FY2015, FY2016, and FY2019 and a decrease in CDBG administration funding.
- **Shelter Funding:** The Budget includes \$2.6 million in standard federal shelter and homelessness funding in FY2027, a \$130,977 decrease as compared to the FY2026 enacted level. This funding is received from the U.S. Housing and Urban Development (HUD) Emergency Shelter Grant (ESG) program. Additional funds from CDBG and SFRF are also used for shelter funding.
- **Housing Opportunities for Persons with AIDS:** The Budget includes \$350,000 in federal Housing Opportunities for Persons with AIDS (HOPWA) funding in FY2027, equal to the FY2026 enacted level. The program funds supportive services and housing for low-income people living with HIV/AIDS.
- **Recovery Housing Program:** The Budget includes \$5.4 million in FY2027 for the Recovery Housing Program (RHP), a \$3.4 million increase as compared to FY2026. The increase represents an amended distribution plan including carryforward funding of previously unspent funds. This HUD initiative supports stable, transitional housing for individuals in recovery from a substance use disorder. RHP eligible activities include public facility improvements; site acquisition; lease, rent, and utilities payments; rehabilitation and construction of housing; clearance and demolition; and relocation.
- **Affordable Housing:** The Budget includes \$1.0 million in FY2027 for a new federal Department of Housing and Urban Development grant, \$500,000 more than the enacted level. The multi-year grant totals \$3.8 million and is provided to identify and remove barriers to affordable housing production and preservation.

**ARPA SFRF Housing and Homelessness Initiatives (federal funds)**

**Informational**

The Governor recommends the reappropriation of \$95.3 million in federal American Rescue Plan Act (ARPA) State Fiscal Recovery Funds (SFRF) in FY2026 within the Executive Office of Housing. Between FY2022 and FY2024 the General Assembly authorized the creation of 16 housing and homelessness

programs and appropriated \$332.2 million in SFRF funds to support them. The General Assembly was compelled to appropriate all of the State’s ARPA allocations in FY2024 to meet U.S. Treasury obligation and spending deadlines. Because many of the housing and homelessness programs take several years to complete, the General Assembly required that any unspent ARPA funds at the end of any given fiscal year be reappropriated for the same purposes. The status of these various projects may be found at the state’s Pandemic Recovery Office’s reporting page here: [SFRF Quarterly Reports](#). The following table summarizes the reappropriations.

ARPA SFRF Initiative	FY2022 Actual*	FY2023 Actual*	FY2024 Actual	FY2025 Actual	FY2026 Enacted	FY2026 Revised	Total Appropriation
Development of Affordable Housing	\$14.7	\$0.0	\$25.2	\$20.1	\$0.0	\$40.0	\$100.0
Homelessness Infrastructure	-	3.7	23.7	13.4	-	4.2	45.0
Targeted Housing Development	-	-	-	8.0	-	18.0	26.0
Down Payment Assistance	-	10.0	20.0	-	-	-	30.0
Site Acquisition	6.0	9.0	10.0	-	-	0.0	25.0
Home Repair and Community Revitalization	-	-	7.0	7.8	-	9.7	24.5
Homelessness Assistance Programs	-	5.6	10.1	14.1	-	9.0	38.8
Workforce and Middle-Income Housing	-	-	3.7	8.0	-	8.3	20.0
Affordable Housing Predevelopment Program	-	2.5	7.5	-	-	-	10.0
Housing Related Infrastructure	-	-	-	1.1	-	1.9	3.0
Municipal Homelessness Support	-	-	0.3	1.2	-	0.7	2.2
Municipal Planning	-	-	-	0.3	-	1.7	2.3
Statewide Housing Plan	-	-	0.0	0.9	-	1.0	2.0
Predevelopment and Capacity Building	0.1	0.5	0.6	0.2	-	0.0	1.5
Proactive Housing Development	-	-	-	0.7	-	0.7	1.4
Preservation of Affordable Housing Units	-	-	-	0.5	-	-	0.5
<b>Total</b>	<b>\$20.8</b>	<b>\$31.3</b>	<b>\$108.2</b>	<b>\$76.2</b>	<b>-</b>	<b>\$95.3</b>	<b>\$332.2</b>

\$ in millions. Total may vary due to rounding.

\* FY2022 and FY2023 levels reflect the amount included for the Office of Housing and Community Development

### **Housing Resources and Homelessness Fund (restricted receipts)**

**Informational**

The Governor includes \$19.7 million in Housing Resources and Homelessness Fund restricted receipt expenditures in both FY2026, and FY2027. In 2024, the General Assembly renamed the “Housing Resources Commission” account the “Housing Resources and Homelessness Fund” and transferred oversight of the account to the Department of Housing in consultation with the Housing Resources Commission. The Housing Resources Commission (HRC) was established under Rhode Island General Law 42-128, the RI Housing Resources Act of 1998. The HRC is comprised of 28 members who meet monthly, representing a variety of stakeholders and intended to serve as the State’s planning, policy, standards, and program agency for housing issues. The majority of the HRC funding is allocated through the Consolidated Homeless Fund (CHF) which supports homeless shelter operations, outreach, rapid re-housing rental assistance, and other system supports. Additional resources are directed towards the centralized wait list for subsidized properties, lead hazard mitigation, and predevelopment and capacity building.

The FY2026 Budget as Enacted added two dedicated revenue streams for the Housing Resources and Homelessness Fund. The state’s 5.0 percent rental tax was extended to include whole-home short-term rentals, with 50.0 percent of the revenue directed to the fund (the remaining 50.0 percent is split evenly between municipalities and tourism districts). The FY2026 Budget as Enacted also increased the real-estate conveyance tax and dedicated the revenue collected on sale value over \$800,000 to the fund.

### **Housing Production Fund (restricted receipts)**

**Informational**

The FY2022 Budget as Enacted established a new fund to finance housing programs in the State. The Housing Production Fund (HPF) is a restricted receipt fund that provides “financial assistance by loan, grant, or otherwise for the planning, production, or preservation of affordable housing in Rhode Island for households earning not more than 80.0 percent of area median income”. The fund may also be used to support technical and financial assistance for municipalities to support increased local housing production.

It is administered by RIHousing. The authorizing legislation directs RIHousing to prioritize households either experiencing homelessness or earning not more than 30.0 percent of area median income.

The FY2022 Budget also provided a dedicated revenue stream for the fund. Article 14 increased the State’s real estate conveyance tax on the portion of real estate value over \$800,000, with the marginal new revenue to be deposited into the HPF and used to support increased affordable housing opportunities in the State. The 2021 General Assembly Budget also provided \$25.0 million in one-time general revenue to capitalize the HPF. The FY2026 Budget added a new dedicated revenue stream for the HPF resulting from increasing both the first- and second-tier real-estate conveyance tax to 0.75 percent.

The following table shows expenditures and revenues for the Housing Production Fund.

	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026*</b>
Beginning Balance	\$25.0	\$26.4	\$16.0	\$16.9	\$18.8
RECT Receipts	1.4	3.6	3.9	4.8	4.5
Obligations/Expenditures	-	(14.0)	(3.0)	(3.0)	(14.1)
Ending Balance	\$26.4	\$16.0	\$16.9	\$18.8	\$9.2

*\$ in millions*

*\* FY2026 RECT receipts is an Senate Fiscal Office estimate.*

According to RIHousing, \$35.2 million in HPF funds has been obligated and \$8.2 million has been spent. The status of these funds is summarized below.

<b>Category</b>	<b>Committed</b>	<b>Expended</b>	<b>Status</b>
Housing Production	\$22,473,833	\$5,572,385	Financed the development or preservation of 13 developments/714 units, of which 612 are deed restricted
Extremely Low Income	\$9,375,000	\$0	Provided funding for operating support of 127 units in 15 developments serving households earning no more than 30% AMI.
Technical Assistance	\$3,342,875	\$2,610,257	Funded 38 projects in 32 municipalities, with 23 completed and the rest still in progress. Funded projects involve updating zoning ordinances to comply with land use laws, update of housing elements in comprehensive plans, and infrastructure assessments.
<b>Total</b>	<b>\$35,191,708</b>	<b>\$8,182,642</b>	