

Housing 2030 Cover Photo

Executive Office of Housing Updates

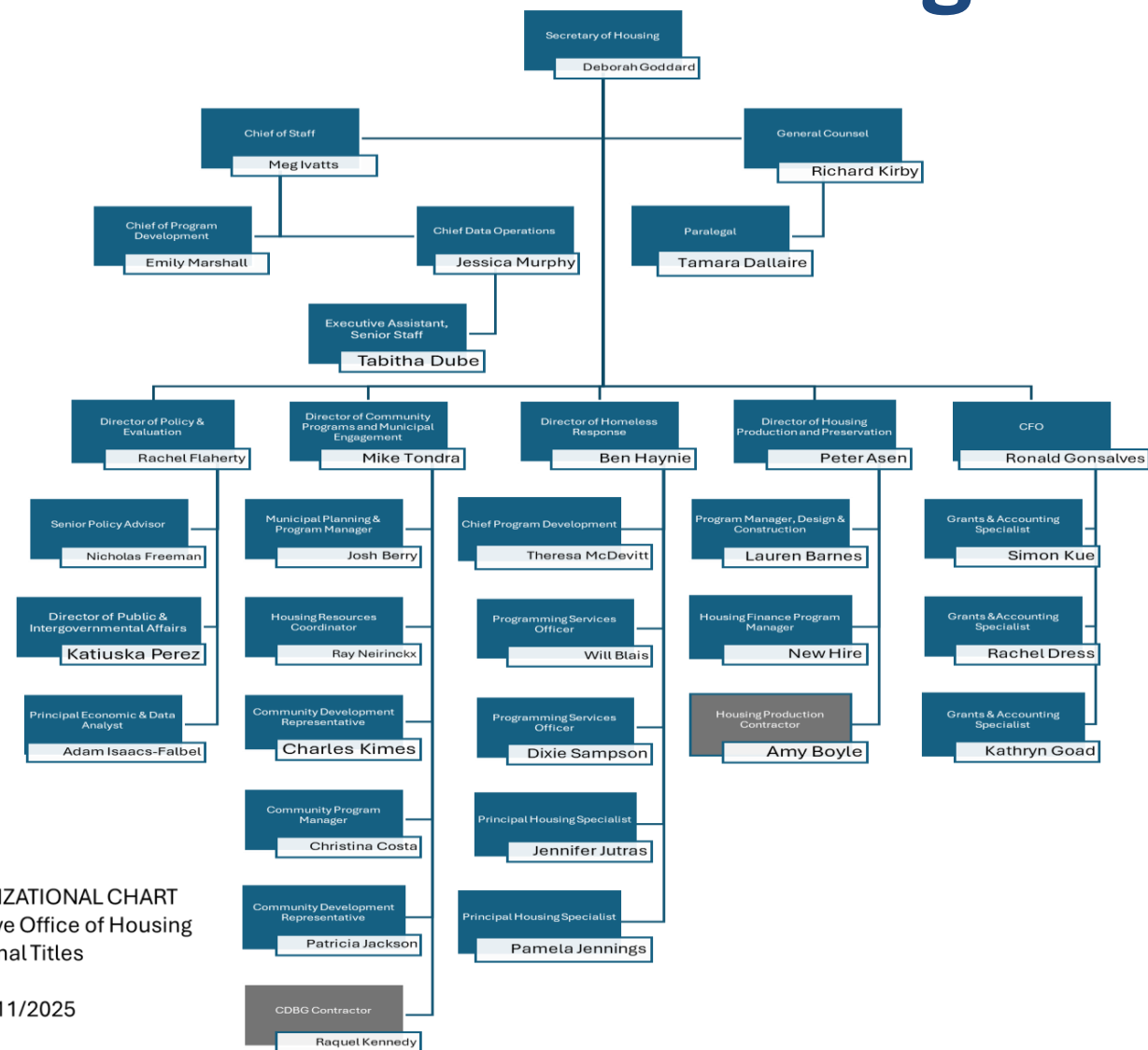


Housing Affordability Commission

September 18, 2025

**RHODE
ISLAND**

Executive Office of Housing Internal Updates



Positions To Be Filled

Principal Housing Specialist
(Policy)

Compliance Officer
(Legal)

Housing Production Project Manager
(HPP)

Housing Production Project Manager
(HPP)

ORGANIZATIONAL CHART
Executive Office of Housing
Functional Titles

As of 9/11/2025

Program Updates

Consolidated Homeless Fund

- ~\$20M tentatively awarding to 25 providers for shelters, services, and system reforms to improve access to resources.
- Ended hotel-based shelters
- Placed cost caps on beds: \$13K/bed for 24-hour, \$9K/bed for night-to-night
 - Allowed us to maintain 1,327 beds, similar to last year (1,389 beds) despite federal cuts
- Replacing CES statewide hotline with Regional Access Points (RAPs)
- RFP open for 2025–2026 Winter Response Grant with potential to add ~200 beds.
 - Overall impact depends on engagement from applicants
- Creating a housing-focused response by investing more into prevention and diversion services
 - Funding to support outreach, rapid rehousing, and housing problem-solving

CDBG

- \$3.6M awarded September 2025
 - 10 municipalities for public facility & infrastructure improvements and essential services benefiting low- and moderate-income residents.
- \$3.5M awarded in May 2025
 - To create or rehabilitate 1,000 affordable housing units statewide.
 - State's largest-ever single-year CDBG housing investment

Program Updates (cont.)

SFRF Home Repair Program

- **\$4.5M Investment**
 - As of 9/1/2025 funds fully obligated to **122 units** across **8 municipalities**.
 - In qualified census tracts, **funding serves:**
 - 50 – 1–2-unit properties
 - 18 – 3–4-unit properties
 - **Closed waitlist** for this program.

State LIHTC

- **\$30M Investment**
 - **7 projects** across **7 municipalities**
 - **570 new units + 30 preserved units**
 - **Affordability mix:**
 - 76 units < 30% AMI
 - 50 units 30–80% AMI
 - 16 units 80–120% AMI
 - 6 market-rate units
 - **Timeline:** 1 project online in 2026; others by 2028
 - **Next application round:** October 2025
 - **Next awards:** Spring 2026

\$120M Housing Bond

Bond Overview

- **\$120M**
 - **\$80M**—Production & preservation of low- and moderate-income housing.
 - **\$20M**—Increase production of low- and moderate- and middle-income housing intended for **homeownership**.
 - **\$10M**— Support **community revitalization** through property **acquisition & redevelopment**.
 - **\$5M**—Support **acquisition of properties** for **affordable & supportive housing**.
 - **\$4M**—Develop site **infrastructure** to support affordable housing development.
 - **\$1M**—Provide **assistance** to municipalities.

Bond Updates

- **Schedule:**
 - Finalizing program definitions and deadlines
 - Expect most money to be on the street by the end of the calendar year
 - More to share in coming weeks.
- **Collaboration:**
 - Working with RIHousing & other partners
 - Goal is to be efficient and streamlined while being good stewards of taxpayer dollars.

Vision Statement: *Produce and preserve housing to meet and respond to the needs of all Rhode Islanders; with a focus on creating strong communities with a diversity of housing options that are affordable and accessible.*

Housing 2030 Goals

By 2030 proposing to...



Permit 15,000 new homes



Create 1,000 low-cost homeownership units



Triple recent production of ADUs



Increase permitting of middle-market units by 100%



Permit 2,250 affordable rental units



Preserve affordable homes



Navigate towards 2030 goals

This would mean more housing options and would...

Slow housing cost growth and put Rhode Island on a path to healthier vacancy rates

Increase inventory of for sale homes that cost less than \$400k

Expand lower cost options that more families, seniors, and our workforce can afford

Building a variety of home types that meet community needs

Support low and moderate income Rhode Islanders and include 375 permanent supportive housing and 500 extremely low income homes

Maintain affordability that already exists

Complement efforts to improve education, create a healthier RI, address climate change, and build a Rhode to Prosperity

Housing 2030

Summary of Public Comment received

1. Net New Units vs. Permits

- Concern: new housing units permitted does not account for unit loss and suggested that net new units would be a better measure of housing supply gains.
- *Response:* 15,000 units considered both expected unit loss and household growth.

2. Growth Category vs. Recent Housing Production

- Concern: municipal production goals based on permitting over the past five years disproportionately impacts communities in the continued growth (lowest) category that had unusually higher growth from 2019-2023.
- *Response:* The methodology has been updated to align production goals for all 39 municipalities with the growth categories, regardless of recent production levels.

Housing 2030

Summary of Public Comment received

3. "Municipalities are not the only problem"

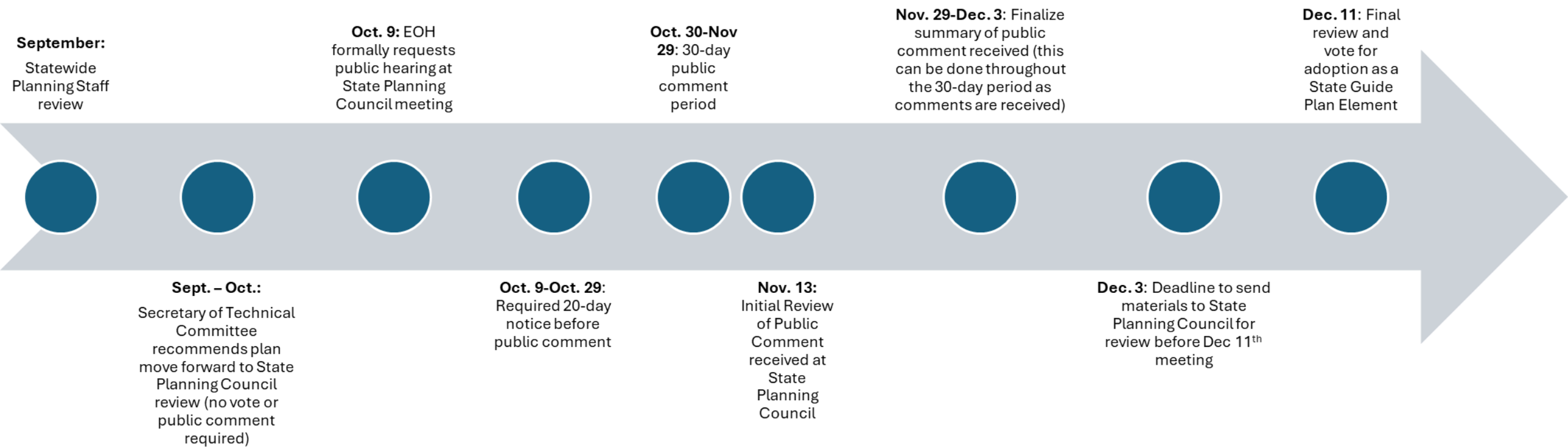
- **Concern:** Municipalities are blamed for lack of production or obstacles at the municipal level are over-emphasized while not acknowledging obstacles at the state level and other factors outside of municipal control.
- **Response:** Housing 2030 acknowledges state and federal level obstacles to housing production and other factors affecting housing production that are beyond the control of municipal government. Housing 2030 does not discount these realities but makes an effort to focus on the factors that are within state and local control.

4. Conflicts with Land Use 2025

- **Concern:** the assigned housing production numbers in the plan reverse the goals of Land Use 2025 and enforce the continued population movement toward the more rural areas.
- **Response:** EOH believes Housing 2030 compliments Land Use 2025 by (1) focusing on building housing in proximity to jobs and transit, within the urban services boundary (2) the suggested methodology change ensures that rural areas will not be expected to surpass their minimum “continued” growth category goal of 0.4% annually. This aligns with Land Use 2025’s proposal to promote higher density along transit corridors and areas where public water and sewer service is present.

Housing 2030

Timeline for formal adoption as a State Guide Plan Element



Implementation Updates

Transit Oriented Development (TOD) Program

- Currently, in the process of finalizing draft rules and regulations, which incorporate the requested legislative changes necessary for effective program implementation.

Land Bank

- RI Housing, in collaboration with EOH, will create guidelines for real estate held by the land bank that is donated or sold.

Housing Champions

- EOH is in the process of creating draft qualifications and procedures for the RI Housing Champion Designation Program to ensure alignment with Housing 2030 goals.
- RI Housing Champions designation would be valid for up to 3 years.
- Municipalities designated a Housing Champion would receive preferential access to discretionary state funding.

38% Pilot Program

- EOH plans to publicly share guidelines in advance of this pilot program's effective date of January 1, 2026.
- Moderate-income household defined as earning between 100-120% AMI
- Alternative underwriting criteria limited to no more than 38% of gross household income.
- Time limited pilot program expiring on 12/31/29

RI Housing and Conservation Trust Fund

- EOH Secretary is now an ex-officio member of the 15-member board.
- Appointments to the board must be made by December 31, 2026.