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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

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A N A C T

RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING

Introduced By: Senators Gu, Bissailon, Murray, Burke, Mack, DiMario, and Kallman

Date Introduced: February 27, 2026

Referred To: Senate Housing & Municipal Government

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 45-53-14 of the General Laws in Chapter 45-53 entitled "Low and
2 Moderate Income Housing" is hereby amended to read as follows:

3 ~~45-53-14. Database of low-income rental units~~ **Database of low- or moderate- income**
4 **rental units.**

5 (a) The executive office of housing established pursuant to § 42-167-1 or the Rhode Island
6 housing and mortgage finance corporation established pursuant to § 42-55-4 (the "corporation")
7 shall ~~maintain~~ host an online database ("database") of residential developments that meet the
8 definition of low- or moderate-income housing under § 45-53-3 ~~low-income housing tax credit~~
9 ~~developments that are designated only for households at or below sixty percent (60%) of area~~
10 ~~median income, adjusted for household size and subsidized housing developments, as referenced~~
11 ~~in the corporation's Rhode Island resource guide, which are designated only for households at or~~
12 ~~below eighty percent (80%) of area median income, adjusted for household size (collectively "low-~~
13 ~~income rental units")~~ in the state on the executive office of housing or the corporation's website.
14 ~~The corporation shall place an emphasis on~~ To the extent possible, the database ~~containing~~ shall
15 contain the following:

16 (1) Current, updated information on the existing inventory of low- or moderate-income
17 ~~rental units~~ housing in the state;

18 (2) The contact person or entity and contact information pertaining to individual
19 developments;

1 (3) ~~To the extent the information is available, a~~ A copy of the application to apply for
2 housing in individual developments; and

3 (4) Information pertaining to any special populations, including, but not limited to, elderly,
4 disabled, homeless individuals, and victims of domestic violence, served by individual
5 developments.

6 (5) To the extent possible, the database shall allow individuals to identify the different
7 types of affordable housing they are interested in and be alerted when developments that meet that
8 criteria become available for lease or sale.

9 (b) This database shall be accessible to the public by July 1, 2023.

10 SECTION 2. Chapter 45-53 of the General Laws entitled "Low and Moderate Income
11 Housing" is hereby amended by adding thereto the following section:

12 **45-53-14.1. Listing by owners of low- or moderate-income housing.**

13 (a) Any owner of a property qualifying as low- or moderate-income housing, as defined by
14 § 45-53-3, shall list that property on the database referenced in § 45-53-14.

15 (b) For developments completed after January 1, 2027, the property should be listed prior
16 to or concurrently with the opening of the property for lease-up, accepting applications or, in the
17 case of homeownership units, listing units for sale.

18 (c) Notwithstanding subsections (a) and (b) of this section, low- or moderate-income
19 homeownership units shall only be listed on the database prior to their initial sale and prior to or
20 concurrently with listing the property for re-sale.

21 SECTION 3. This act shall take effect on January 1, 2027.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
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RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING

1 This act would amend the current law on low-income housing to include moderate-income
2 housing and would eliminate the income percentages used to determine qualifications for low- or
3 moderate-income housing. The act would also add the executive office of housing to the
4 government office that is required to host a database containing rental or sale of residential units.
5 Additionally, the act would require owners of property qualifying as low- or moderate-income
6 housing, to list the property on the database with certain exceptions.

7 This act would take effect on January 1, 2027.

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