Rhode Island
Rental Resource Guide

A guide to affordable rental housing options in Rhode Island

Updated: November 2025

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Introduction

This guide was produced to help Rhode Islanders find safe, healthy, and affordable rental homes.

Need help getting general social services (food, housing, job training, and more)?
United Way 2-1-1 in Rhode Island is a 24/7 social and human services helpline that offers free and confidential referrals to programs and services throughout the state. Dial 2-1-1 for immediate assistance from a specialist, or visit www.211ri.org for more information.

If you or someone you know is experiencing homelessness:
Please contact one of the regional access points for help. These access points connect individuals and families to shelter, housing support, and other services. Find contact information for each region below.
Please note: The Coordinated Entry System (CES) hotline is no longer used to access shelter.

Rhode Island Regional Access Points

Community Care Alliance	Crossroads	Newport Mental Health	OpenDoors	Warm Center
Address: 245 Main St., Woonsocket	Address: 160 Broad St. Providence	Address: 42 Valley Rd., Middletown	Address: 1139 Main St., Pawtucket	Address: 56 Spruce St., Westerly
Hours: 9am-3pm Monday-Friday	Hours: 8:30am-4:30pm Monday-Friday	Hours: Monday & Friday 8am-4:30pm Tuesday & Thursday 8am-7pm	Hours: 9am-3pm Monday-Friday	Hours: 7am-10pm Monday-Friday
Closest Bus Line: #54	Closest Bus Line: #20	Closest Bus Line: #60	Closest Bus Line: R line	Closest Bus Line: 95x
CAA.shelter@communitycareri.org	HPS@crossroadsri.org	RAP@newportmh.org	help@opendoorsri.org	info@warmcenter.org
401-445-4237	401-865-6215	401-846-1213 ext. 9105	401-214-5542	401-596-9276

For those fleeing Domestic Violence: Sojourner House
Address: 1570 Westminster St., Providence
Hours: 9am-5pm, Monday-Friday
Closest Bus Line: #19, #27
care@sojournerri.org
401-765-3232

Mobile Regional Access Point: House of Hope

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
8:30-11:00am McDonald's 59 Central St., Providence	8:30-11:00am Project Weber/Renew 124 Broad St., Pawtucket	9:00am-12:00pm Thundermist Health Center 450 Clinton St., Woonsocket	9:00am-12:00pm Thundermist Health Center 186 Providence St., West Warwick	8:30-11:00 am Cranston Street Armory 123 Dexter St., Providence

Rental Assistance Programs

Housing Choice Voucher (HCV) Program

Also known as: Section 8, Tenant-Based Rental Assistance, Mobile Voucher

The HCV Program is a federal program that provides housing assistance in the form of a "voucher" so tenants can find a home that fits their needs. Tenants are required to pay 30-40% of their gross household income in rent and utilities. This type of subsidy is tenant-based, meaning the assistance is tied to the tenant rather than the property.

Tenant-based vouchers increase affordable housing choices for very low-income families. Families with a tenant-based voucher choose and lease affordable, privately-owned rental housing. Under the HCV program, families find their own rental apartment and use the voucher to pay for all or a portion of the rent.

Centralized Waiting List

The Centralized Waiting List (CWL) for the Housing Choice Voucher Program is an online system where you can apply to different cities and towns' HCV Program waiting lists through a single application.

If you are interested in the Housing Choice Voucher Program, please visit www.waitlistcentralRI.com and select "applicant login" to create an account and apply.

Not all of Rhode Island's Public Housing Authorities (PHAs) are participating in the CWL at this time. Visit the website for more information on the participating PHAs.

Protection Against Source of Income Discrimination

Rhode Island's fair housing law prohibits housing discrimination on the basis of: age, sexual orientation, gender identity or expression, marital status, veteran or military status, status as a victim of domestic violence, and now, **source of income**.

Source of income discrimination is when a person seeking housing is discriminated against on the basis of the source of income they will be relying on to pay for their housing costs. For example, if a potential tenant reports that they have income from a federal program such as Social Security, or a housing subsidy, they cannot be excluded on that basis or treated differently than others.

If you feel you may have been discriminated against, contact the Rhode Island Commission for Human Rights:

401-222-2661 180 Westminster Street, 3rd FL, Providence, RI 02903
RICHR.ousing@richr.ro.gov www.richr.ri.gov/filecharge/index.php

Please refer to the flyer attached at the end of this document to learn more.

Deeply Subsidized Housing Developments

Also known as: Low-Income Housing, HUD Housing, Project-Based Housing, Facility-Based Housing

The following properties offer federally subsidized rental units for low-income individuals and families. Tenants are required to pay approximately 30% of their gross household income toward rent and utilities. These developments are project-based, which means that the subsidy (financial assistance) is attached to the property itself, and not the tenant.

Types of Housing/Populations Served:

E = *Elderly (Must be 62 or older)* D = *Disabled* F = *Family/Individual*

H = *Homeless* S = *Receiving Services* DV = *Domestic Violence/VAWA*

F	**Palmer Point**	401-253-2080	Barrington
F	**E. Searles Ball Housing**	401-466-2048	Block Island
E	**Benjamin Church Manor**	401-253-9221	Bristol
E	**Franklin Court Independent Living**	401-254-1010	Bristol
E D	**Ashton Court**	401-568-6200	Burrillville
E D	**Aime Forand Manor**	401-727-9090	Central Falls
E D	**Blackstone Falls**	401-725-1188	Central Falls
E D	**Chateau Anne**	401-728-1578	Central Falls
E D	**Forand Manor Annex**	401-727-9090	Central Falls
E D	**Mill River Community Apartments**	401-606-6733	Central Falls
E D	**Rand Place**	401-724-2815	Central Falls
E D	**Wilfrid Manor**	401-727-9090	Central Falls
F	**Cross Street Apartments**	401-461-8560	Central Falls
E	**Laurel Crest - Pine Meadow**	401-568-5100	Chepachet
E D	**John O'Haynes Manor**	401-828-4367	Coventry
E D	**Knotty Oak Village**	401-828-4367	Coventry
E D	**North Road Terrace Phase I & II**	401-828-4367	Coventry
F	**Riverside Landing**	401-828-4367	Coventry
F E D	**Woodland Manor**	401-821-8612	Coventry
E	**Presidential Place**	401-946-4868	Cranston
E D	**Arlington Manor**	401-944-7210	Cranston
E D	**Budlong Manor**	401-944-7210	Cranston
E D	**D'Evan Manor**	401-943-7380	Cranston
E D	**Hall Manor**	401-944-7210	Cranston
E D	**Harris House**	401-943-2446	Cranston
E D	**Jennings Manor**	401-944-7210	Cranston
E D	**Knightsville Manor**	401-944-7210	Cranston
E D	**Meshanticut Vista**	401-943-6591	Cranston
E D	**Randal Manor**	401-944-7210	Cranston
E D	**Scituate Vista**	401-942-9650	Cranston
E D	**Wentworth Apartments**	401-724-8400	Cranston
F	**Cranston Commons East**	401-641-4906	Cranston

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F	**Riverbend Apartments**	401-943-2234	Cranston
F	**Cranston Apartments**	401-846-3120	Cranston
D	**New Life Estates**	401-335-3596	Cranston
D	**Access Housing**	401-335-3596	Cumberland
E	**Jenks Woods**	401-658-2337	Cumberland
E D	**Bear Hill Village**	401-333-0030	Cumberland
E D	**Chimney Hill Apartments**	401-333-0211	Cumberland
E D	**Cumberland Manor**	401-724-8590	Cumberland
E D	**Riverside Village**	401-658-2030	Cumberland
E	**Regal Court**	401-885-3610	East Greenwich
E D	**Shoreside Apartments**	401-885-2024	East Greenwich
F	**Deadford Farm**	401-885-2610	East Greenwich
F	**Marlborough Crossing**	401-885-2610	East Greenwich
E D	**City View Manor**	401-434-7645	East Providence
E D	**Goldsmith Manor**	401-434-7645	East Providence
E D	**Harbor View Manor**	401-434-7645	East Providence
E D	**Parkway Towers**	401-434-5151	East Providence
E D	**Redfern Grove**	401-438-4190	East Providence
E D	**Riverside House**	401-433-4668	East Providence
E D	**Rumford Towers**	401-434-5961	East Providence
E D	**Taunton Plaza**	401-434-4547	East Providence
E D	**Warren Avenue Apartments**	401-434-7645	East Providence
E D	**Winslow Gardens**	401-438-7210	East Providence
F	**Evergreen Associates**	401-434-9700	East Providence
F	**Evergreen Drive Apartments**	401-434-8600	East Providence
F	**Heritage at Kent Farms**	401-438-1576	East Providence
F	**Wampanoag Village**	401-434-8599	East Providence
F	**Residences at Riverside Square**	401-455-0814	East Providence
E	**Hemlock Village**	401-647-2974	Foster
E	**Stillwater Apartments**	401-762-9062	Harrisville
E D	**New Canonchet Cliffs I**	401-539-7490	Hope Valley
E D	**New Canonchet Cliffs II**	401-539-2223	Hope Valley
E	**Saugatucket Springs**	401-941-2900	Hopkinton
E	**Jamestown Village**	603-878-2400	Jamestown
E D	**Pemberton Place**	401-423-1561	Jamestown
D	**Cara Estates (Elmhurst House)**	401-231-7555	Johnston
E	**Allegria Court**	401-941-2900	Johnston
E	**Cedar Spring Terrace**	401-231-9681	Johnston
E D	**Aime J. Forand Housing**	401-231-2007	Johnston
E D	**Cherry Hill Apartments**	401-231-2333	Johnston

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E D	**Claiborne Pell Manor**	401-231-2007	Johnston
E D	**Simmons Village I**	401-943-7131	Johnston
E D	**Simmons Village II**	401-943-7131	Johnston
E D	**Simmons Village III**	401-943-7131	Johnston
F	**Park Plaza**	401-464-4110	Johnston
E D	**Lincoln Manor**	401-724-8910	Lincoln
E D	**Manville Manor**	401-724-8910	Lincoln
E D	**Washington Hill**	401-649-0734	Lincoln
E D	**Woodland Terrace/Court**	401-724-8910	Lincoln
F	**Eagle I/II**	401-762-5533	Lincoln
F	**Eagle III**	401-739-0100	Lincoln
F E D	**Lincoln Lofts**	401-528-2020	Lincoln
D	**Freedom Apartments**	401-739-0100	Middletown
E	**Forest Farm Health Care Center**	401-849-9929	Middletown
E	**West House**	401-846-3571	Middletown
E D	**John Clarke Retirement and Nursing Center**	401-846-0743	Middletown
F	**Oxbow Farms**	401-849-4141	Middletown
E D	**Beachwood Apartments**	401-783-8985	Narragansett
E D	**South Winds Apartments**	401-789-5804	Narragansett
F	**Fieldstone Apartments**	401-783-8985	Narragansett
F	**Water's Edge (Driftwood)**	401-783-8985	Narragansett
E	**AHEPA 245 Senior Apartments**	401-849-5298	Newport
E	**AHEPA 245 II Senior Apartments**	401-846-8619	Newport
E D	**Chapel Terrace**	401-847-0185	Newport
E D	**Coddington Manor**	401-847-0185	Newport
E D	**DeBlois Street Apartments**	401-847-0185	Newport
E D	**Donavon Manor**	401-847-0185	Newport
E D	**Edgar Court**	401-847-0185	Newport
E D	**Mumford Manor**	401-849-8874	Newport
E D	**Pond Avenue**	401-847-0185	Newport
F	**Bayside Village**	401-849-0101	Newport
F	**Earl Avenue**	401-847-0185	Newport
F	**Festival Field**	401-847-0800	Newport
F	**Lawrence Apartments**	401-421-6837	Newport
F	**Newport Heights**	401-845-2550	Newport
F	**Rolling Green Village**	401-847-6200	Newport
F	**West Broadway Associates**	401-847-8151	Newport
F E D	**Chapel Terrace**	401-619-1949	Newport
H	**Fifty Washington Square**	401-846-3120	Newport
E	**Belleville House**	401-667-39-85	North Kingstown

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E D	**Essex Village**	401-884-6474	North Kingstown
F	**Kings Grant Apartments**	401-884-1801	North Kingstown
F E D	**Heritage Village I/II**	401-884-9368	North Kingstown
F E D	**Wickford Village**	401-295-8813	North Kingstown
D	**Elmhurst House**	401-231-7555	North Providence
E D	**Allendale Manor**	401-728-0930	North Providence
E D	**Brook Village**	401-231-5985	North Providence
E D	**Centredale Manor**	401-232-3770	North Providence
E D	**Charles Street Manor**	401-274-1213	North Providence
E D	**Douglas Manor**	401-353-6683	North Providence
E D	**Maple Garden II**	401-231-7273	North Providence
E D	**Marieville Manor**	401-728-0930	North Providence
E D	**Mineral Spring Gardens**	401-353-1103	North Providence
E D	**Omni Maple Gardens (Maple Gardens I)**	401-353-0296	North Providence
E D	**Spring Villa Apartments**	401-231-1444	North Providence
E D	**Sunset Terrace**	401-728-0930	North Providence
E D	**Whitehall Apartments**	401-232-2200	North Providence
F	**Andover and Elliot Street**	401-728-0930	North Providence
F	**Wentworth Avenue**	401-728-0930	North Providence
E D	**Gatewood Apartments**	401-765-0105	North Smithfield
E D	**Bradford Court**	401-568-5403	Pascoag
D	**Austin Place (AIDS Care)**	401-273-1888 Ext. 140	Pawtucket
D	**Belmont Commons**	401-475-9526	Pawtucket
D	**The Arc of Blackstone Valley**	401-739-0100	Pawtucket
D	**Garden Street**	401-365-6880	Pawtucket
E D	**Blackstone Valley Apartments**	401-280-6308	Pawtucket
E D	**Centennial Towers**	401-728-7630	Pawtucket
E D	**Geneva Plaza**	401-727-1615	Pawtucket
E D	**John F. Fogarty Housing**	401-721-6035	Pawtucket
E D	**John F. Kennedy Housing**	401-721-6034	Pawtucket
E D	**Lonsdale Senior Housing**	401-728-1870	Pawtucket
E D	**Northern Plaza**	401-722-7310	Pawtucket
E D	**Riverstone Apartments**	401-724-4401	Pawtucket
E D	**Riverview Terrace**	401-724-4401	Pawtucket
E D	**Slater House (Project 236)**	401-725-1166	Pawtucket
E D	**St. Germain Manor**	401-721-6036	Pawtucket
E D	**V.J. Doyle Manor**	401-725-7921	Pawtucket
F	**560 Prospect Street (a.k.a. ProspectHeights)**	401-214-5340	Pawtucket
F	**Galego Court**	401-725-9113	Pawtucket

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F	**Lawn Terrace**	401-724-6908	Pawtucket
F	**Pidge Manor**	401-739-0100	Pawtucket
F	**Prospect Heights I**	401-214-5340	Pawtucket
F	**Prospect Heights II**	401-214-5340	Pawtucket
F	**Renaissance at Pleasant View**	401-331-3608	Pawtucket
F	**Slater Hill**	401-725-1166	Pawtucket
F	**Towers East Apartments**	401-725-1166	Pawtucket
F	**RRIC**	401-365-6880	Pawtucket
F	**PCDC Homes**	401-365-6880	Pawtucket
F E D	**Woodlawn Gardens**	401-725-8060	Pawtucket
E D	**Center House**	401-724-9303	Pawtucket
E D	**Gerald S. Burns/Center House**	401-724-9303	Pawtucket
E D	**Anthony House**	401-683-0265	Portsmouth
E D	**Quaker Manor**	401-683-3173	Portsmouth
D	**Valerie Case Apartments**	401-739-0100	Providence
D	**Willow Street Supportive House**	401-621-4112	Providence
D	**Boucher Apartments**	401-941-2900 x137	Providence
E	**Adelante Apartments**	401-941-2900	Providence
E	**MAP Housing**	401-785-0050	Providence
E	**Olmsted Gardens**	401-274-0438	Providence
E D	**1890 House**	401-521-1031	Providence
E D	**Bridgham Manor**	401-421-7560	Providence
E D	**Cathedral Square I**	401-861-7523	Providence
E D	**Cathedral Square II**	401-861-7523	Providence
E D	**Charles Place**	401-274-1213	Providence
E D	**Charlesgate East**	401-453-9326	Providence
E D	**Charlesgate North**	401-453-9315	Providence
E D	**Charlesgate South**	401-453-9320	Providence
E D	**Cherry Briggs (f.k.a. Aaron Briggs Manor)**	401-331-2832	Providence
E D	**Colony House**	401-941-6420	Providence
E D	**Curtis Arms Apartments**	401-831-7100	Providence
E D	**Dexter Manor**	401-709-1802	Providence
E D	**Dominica Manor**	401-709-1803	Providence
E D	**East Side Apartments**	401-351-3220	Providence
E D	**Edward Cooney House**	401-601-9452	Providence
E D	**Etta Apartments**	401-351-1235	Providence
E D	**Fox Point Manor**	401-273-7417	Providence
E D	**Grace Church Apartments**	401-861-7524	Providence
E D	**Grandview Apartments**	401-276-4130	Providence
E D	**Grandview Second**	401-276-6323	Providence

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E D	**Hagan Manor**	401-331-1410	Providence
E D	**Hillcrest Village**	401-521-2070	Providence
E D	**Huntington Towers**	401-331-3131	Providence
E D	**Independence House**	401-274-8961	Providence
E D	**Kilmartin Plaza**	401-709-1822	Providence
E D	**Marvin Gardens I**	401-331-9274	Providence
E D	**Marvin Gardens II**	401-808-8008	Providence
E D	**Metcalf Court I**	401-421-4370	Providence
E D	**Metcalf Court II**	401-421-4370	Providence
E D	**Oxford Place**	401-461-2440	Providence
E D	**Parenti Villa**	401-709-3803	Providence
E D	**Park West (Charlesgate Park)**	401-453-9350	Providence
E D	**Parkis Place**	401-453-9340	Providence
E D	**Pierce Manor**	401-784-0011	Providence
E D	**Pocasset Manor**	401-943-2131	Providence
E D	**River Edge Village**	401-331-2326	Providence
E D	**Roger Williams**	401-709-1841	Providence
E D	**Saint Elizabeth Place (Westminster Place)**	401-273-1090	Providence
E D	**Shooting Star (New Start Housing)**	401-461-1230	Providence
E D	**Stratford House**	401-781-3437	Providence
E D	**Sunset Village**	401-709-4803	Providence
E D	**The Governor**	401-272-3360	Providence
E D	**Valley Apartments**	401-521-4995	Providence
E D	**Villita Apartments**	401-406-4702	Providence
F	**Beneficent House**	401-331-4755	Providence
F	**Branch Apartments**	508-996-0449	Providence
F	**Broadway Plaza**	401-421-6837	Providence
F	**Carroll Tower**	401-709-1852	Providence
F	**Chad Brown**	401-709-4802	Providence
F	**Chad Brown Admiral Terrace**	401-709-4803	Providence
F	**Chatham Village**	401-331-1410	Providence
F	**Codding Court**	401-709-1845	Providence
F	**EPN**	401-521-3390	Providence
F	**Hartford Park**	401-709-2804	Providence
F	**Harwol Court**	401-781-3437	Providence
F	**Hillside Village**	401-946-4950	Providence
F	**Historic West End Preservation II**	401 941-2900	Providence
F	**Manton Heights**	401-709-3802	Providence
F	**Maplewood Terrace Apartments**	401-351-9030	Providence
F	**Mount Hope Court Apartments**	401-273-4922	Providence

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F	**Phoenix Apartments**	401-490-2013	Providence
F	**Travelers Aid Housing**	401-521-2255	Providence
F	**Villa Excelsior**	401-941-2900 x262	Providence
F	**Wiggin Village Apartments**	401-274-6637	Providence
F	**Strive Lofts**	401-273-8010	Providence
F E D	**Braeburn Apartments**	401-351-4008	Providence
F E D	**University Heights**	401-831-1794	Providence
D H	**Dean Street Studios**	401-941-2900	Providence
E D	**Crescent Park**	401-732-3700	Riverside
E D	**Cresent Park Manor**	401-433-3100	Riverside
F	**Bullocks Point Village**	401-437-1010	Riverside
E	**Rockland Oaks**	401-647-2276	Scituate
E	**Colonial Village Apartments**	401-766-2877	Slatersville
E	**Macintosh Estates**	401-349-5500	Smithfield
E D	**Esmond Village**	401-232-1620	Smithfield
E D	**Georgiaville Manor**	401-232-2690	Smithfield
E D	**Greenville Manor**	401-949-0270	Smithfield
F	**Georgiaville Village Green**	401-618-5112	Smithfield
E	**LaCasa Apartments**	401-941-2900	South Kingstown
E	**Peace Dale House**	401-789-5359	South Kingstown
E D	**Village Gardens**	401-783-0126	South Kingstown
F	**Champagne Heights**	401-783-0126	South Kingstown
F	**Fournier Estates**	401-783-0126	South Kingstown
F	**Meadowbrook II Apartments**	401-792-9210	South Kingstown
E	**Hancock Estates**	401-624-1673	Tiverton
E D	**Tiverton Housing for the Elderly**	401-624-4748	Tiverton
E D	**Indian Run Village**	401-789-3044	Wakefield
E D	**Kickemuit Village**	401-245-7019	Warren
F	**Trafalgar East**	401-884-3555	Warwick
E	**Shalom Apartments II**	401-738-4414	Warwick
E D	**Cranberry Pond**	401-781-8018	Warwick
E D	**Greenwich Village**	401-732-3226	Warwick
E D	**Greenwood Terrace**	401-739-2315	Warwick
E D	**Hardig Brook Village**	401-738-8272	Warwick
E D	**Matthew XXV**	401-738-9064	Warwick
E D	**Meadowbrook Terrace**	401-732-8500	Warwick
E D	**Shalom Apartments I**	401-738-4414	Warwick
E D	**Shawomet Terrace**	401-732-8500	Warwick
E D	**Sparrows Point I**	401-884-9335	Warwick
E D	**Sparrows Point II**	401-884-7502	Warwick

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E D	**Sparrows Point III**	401-884-3158	Warwick
E D	**Warwick Terrace**	401-732-8500	Warwick
E D	**Warwick Terrace Annex**	401-732-8500	Warwick
E D	**West Shore Terrace**	401-732-8500	Warwick
F	**Warwick Housing Authority**	401-732-8500	Warwick
E	**Wildberry Apartments**	401-615-9129	West Warwick
E D	**Clyde Towers**	401-822-9430	West Warwick
E D	**DeAngelis Manor I**	401-828-8040	West Warwick
E D	**DeAngelis Manor II**	401-826-2190	West Warwick
E D	**Foxfire Apartments**	401-821-0304	West Warwick
E D	**Plaza Esperanza**	401-941-2900	West Warwick
E D	**West Warwick Manor**	401-822-9430	West Warwick
E D	**Westcott Terrace**	401-828-1490	West Warwick
F	**Echo Valley Apartments**	401-828-6096	West Warwick
F	**The Elms**	401-821-0361	West Warwick
F	**Arctic Mill**	401-227-9252	West Warwick
F	**Tanglewood Village**	401-828-4644	West Warwick
E D	**Babcock Village**	401-596-7574	Westerly
E D	**Chestnut Court**	401-596-4918	Westerly
E D	**Park View**	401-596-4918	Westerly
F	**Roma**	860-564-0838	Westerly
F E D	**Merchants Village**	401-596-9754	Westerly
D	**Housing Partners for Positive Living**	401941-2900	Woonsocket
E D	**Chateau Clare**	401-762-2656	Woonsocket
E D	**Crepeau Court**	401-767-8000	Woonsocket
E D	**Fairmont Heights**	401-765-1320	Woonsocket
E D	**Friendly Nursing Home**	401-769-7220	Woonsocket
E D	**Hanora Lippitt Mills**	401-766-3636	Woonsocket
E D	**Kennedy Manor**	401-767-8000	Woonsocket
E D	**Mount Vernon Apartments**	401-762-2385	Woonsocket
E D	**Park View Manor**	401-767-8000	Woonsocket
E D	**Roland Boucher Apartments**	401-941-2900	Woonsocket
E D	**Sadwin Apartments**	401-767-9011	Woonsocket
E D	**Saint Germain Manor**	401-767-8000	Woonsocket
E D	**Sutherland Apartments**	401-767-4540	Woonsocket
E D	**Waterview Apartments**	401-766-3773	Woonsocket
E D	**Woonsocket Housing Authority**	401-767-8000	Woonsocket
F	**Morin Heights**	401-767-8000	Woonsocket
F	**Plaza Village Apartments**	401-765-1315	Woonsocket
F	**Rock Ridge Apartments**	401-766-8040	Woonsocket

E = *Elderly (Must be 62 or older)* D = *Disabled* F = *Family/Individual*

H = *Homeless* S = *Receiving Services* DV = *Domestic Violence/VAWA*

F	**Temple North Apartments**	401-762-2385	Woonsocket
F	**Veterans Memorial**	401-767-8000	Woonsocket
F	**Walnut Hill Apartments**	401-765-0083	Woonsocket
F	**Woonsocket Housing Authority**	401-767-8000	Woonsocket
F E D	**Blackstone Apartments**	401-474-4501	Woonsocket

Tax Credit Developments (LIHTC)

Also known as: Affordable Housing Developments, Rent-Restricted Units/Properties

The following properties were built using a government tax subsidy and are required to provide below-market rents for low-moderate income households, persons with disabilities, and seniors. Income restrictions apply based on household size. Eligible households typically fall between 30-60% of the annual median income (approximately $32,150 - $64,260 for a family of three). Income guidelines may vary slightly. Please contact the developments for specific eligibility information.

Types of Housing/Populations Served:

E = *Elderly (Must be 62 or older)* D = *Disabled* F = *Family/Individual*

E	Barrington Cove	401-246-2409	Barrington
F	Palmer Point	401-253-2080	Barrington
F	Sweetbriar Apartments	401-253-2080	Barrington
E	Franklin Court Assisted Living	401-253-3679	Bristol
F	Living East Bay	401-253-3679	Bristol
F	The Clock Tower	401-762-5220	Burrillville
ED	Blackstone Falls	401-725-1188	Central Falls
F	Branch Blackstone	401-941-2900	Central Falls
F	Izannah Walker	401-941-2900	Central Falls
F	Shannock Falls	401-941-2900	Charlestown & Richmond
F	Coventry Meadows	401-828-4367	Coventry
F	The Crossroads Coventry	401-828-4367	Coventry
E D	Harris House	401-943-2446	Cranston
F	Cranston Commons East	401-641-4906	Cranston
E D	Bear Hill Village	401-333-0030	Cumberland
E D	Chimney Hill Apartments	401-333-0211	Cumberland
E D	Riverside Village	401-658-2030	Cumberland
F	A & H Housing	401-334-2802	Cumberland
F	Ashton Village	401- 334-2802	Cumberland
F	Berkeley Village	401- 334-2802	Cumberland
F	Lincoln Village	401-334-2802	Cumberland
F	Main & Sayles	401-334-2802	Cumberland
F	Main Street Phase III	401-334-2802	Cumberland
F	950 Main Street	401-334-2802	Cumberland
E D	Langford Estates at Reynolds Farm	401-658-0003	East Greenwich
E D	Regal Court	401-885-3610	East Greenwich
F	Brookside Terrace II	401-715-2833	East Greenwich
F	Brookside Terrace Phase I	401-715-2833	East Greenwich
F	Trafalgar East Apartments	401-884-3555	East Greenwich
F	Evergreen Drive Apartments	401-434-8600	East Providence
F	Pine View Apartments	401-941-2900 x122	Exeter
F	Canonchet Cliffs III	401-539-8200	Hopkinton
F	New Canonchet Cliffs	401-539-8200	Hopkinton

E = *Elderly (Must be 62 or older)* D = *Disabled* F = *Family/Individual*			
E D	Jamestown Village	603-878-2400	Jamestown
E D	Cherry Briggs	401-231-2333	Johnston
F	Ledges at Johnston	401-274-5389	Johnston
F	Eagle Phase III	401-739-0100	Lincoln
F E D	Lincoln Lofts	401-528-2020	Lincoln
E	Forest Farms	401-849-9929	Middletown
E	West House II		Middletown
E D	Beachwinds	401-783-8985	Narragansett
F	Fieldstone Apartments	401-783-8985	Narragansett
F	Water's Edge (Driftwood)	401-783-8985	Narragansett
E	Clarke School Apartments	401-848-7266	Newport
E	Harbor House	401-849-8874	Newport
E D	Mumford Manor	401-849-8874	Newport
F	Festival Field	401-847-0800	Newport
F	Fifty Washington Square	401-846-3120	Newport
F	Newport Heights	401-845-2550	Newport
F	Park Holm I/II	401-619-1949 x1009	Newport
F	Park Holm III	401-847-0185 x1009	Newport
E D	Essex Village	401-884-6474	North Kingstown
F	Kings Grant Apartments	401-884-1801	North Kingstown
F	Kingstown Crossings I and II	401-294-7723	North Kingstown
F	North Cove Landing	401-667-0336	North Kingstown
F	The Cove	401-334-2802	North Kingstown
F E D	Heritage Village I and II	401-884-9368	North Kingstown
F E D	Wickford Village	401-295-8813	North Kingstown
E D	Douglas Manor	401-353-6683	North Providence
E D	Mineral Spring Gardens	401-353-1103	North Providence
E D	Spring Villa Apartments	401-231-1444	North Providence
E	Colonial Village	401-766-2877	North Smithfield
E	The Meadows	401-762-0600	North Smithfield
E D	Deerfield Commons	401-769-7774	North Smithfield
E D	Gatewood Apartments	401-765-0105	North Smithfield
F	Marshfield Commons	401-762-5220	North Smithfield
E D	Bradford Court	401-568-5403	Pascoag
F	Greenridge Commons	401-762-5220	Pascoag
D	Branch Street Revival	401-365-6880	Pawtucket
E D	Lonsdale Senior Housing	401-728-1870	Pawtucket
E D	Riverstone Apartments	401-724-4401	Pawtucket
ED	Centennial Tower	401-728-7630	Pawtucket
F	Barton Street	401-941-2900 x138	Pawtucket
F	Blackstone Valley Gateways I and II	401-941-2900 x138	Pawtucket
F	Main & Sayles	401-725-8060	Pawtucket
F	Park Manor	401-721-6034	Pawtucket
F	Prospect Heights I, II and III	401-214-5340	Pawtucket
F	40-42 Park Street	401-721-6034	Pawtucket

E = *Elderly (Must be 62 or older)* D = *Disabled* F = *Family/Individual*			
E D	Anthony House	401-683-0265	Portsmouth
E D	Sakonnet View	603-878-2400	Portsmouth
E	Saint Elizabeth Assisted Living at Melrose	401-490-4646	Providence
E D	Bridgham Manor	401-421-7560	Providence
E D	Cathedral Square I	401-861-7523	Providence
E D	Cathedral Square II	401-861-7523	Providence
E D	Charles Place	401-274-1213	Providence
E D	Charlesgate East	401-453-9300	Providence
E D	Charlesgate North	401-453-9315	Providence
E D	Charlesgate South	401-453-9320	Providence
E D	Cherry Briggs	401-331-2832	Providence
E D	Colony House	401-941-6420	Providence
E D	Curtis Arms	401-831-7100	Providence
E D	Dean Street Studios	401-941-2900	Providence
E D	Etta Apartments	401-351-1235	Providence
E D	Grace Church Apartments	401-861-7524	Providence
E D	Hagan Manor	401-331-1410	Providence
E D	Hillcrest Village	401-521-2070	Providence
E D	Huntington Towers	401-331-3131	Providence
E D	Marvin Gardens I	401-331-9274	Providence
E D	Marvin Gardens II	401-781-8108	Providence
E D	Metcalf Court I	401-421-4370	Providence
E D	Metcalf Court II	401-421-4370	Providence
E D	Oxford Place	401-461-2440	Providence
E D	Park West (Charlesgate Park)	401-453-9300	Providence
E D	Parkis Place	401-453-9340	Providence
E D	Pierce Manor	401-785-8440	Providence
E D	Pocasset Manor	401-943-2131	Providence
E D	River Edge Village	401-331-2326	Providence
E D	Travelers Aid Housing	401-521-2255	Providence
E D	Valley Apartments	401-521-4995	Providence
E D	Veterans for Tomorrow	401-601-9452	Providence
E D	Charlesgate Park	401-453-9350	Providence
F	Adelaide Apartments	401-383-5763	Providence
F	Amherst Gardens	401-383-7563	Providence
F	Around Public and Friendship	401-784-6923	Providence
F	Braeburn/Chatham Village	401-331-1410	Providence
F	Broad Street Revitalization	401-383-5763	Providence
F	Carleton Court/Westside Apts.	401-739-0100	Providence
F	Cornplanter Row	401-941-2900	Providence
F	Elmwood Commons	401-406-4702	Providence
F	Elmwood Neighborhood Revitalization I and II	401-455-0814	Providence
F	Hillside Village	401-946-4950	Providence
F	Joseph Caffey Apartments and Jordan Caffey Townhomes	401-735-6561	Providence

	E = *Elderly (Must be 62 or older)* D = *Disabled* F = *Family/Individual*		
F	King Street Commons	401-455-0814	Providence
F	Lockwood Plaza Apartments	401-351-3804	Providence
F	Maplewoods	401-784-6923	Providence
F	Mount Hope Court Apartments	401-273-4922	Providence
F	Neighborhood Preservation	401-406-4702	Providence
F	Olney Village	401-383-5763	Providence
F	Olneyville Revitalization	401-383-5763	Providence
F	Omni Point Apartments	401-331-2170	Providence
F	Open Doors	401-941-2900	Providence
F	Operation Hope Renewed	401-781-8108	Providence
F	Oxford Gardens	401-461-2440	Providence
F	Paragon Mill	401-415-8589	Providence
F	Parkis Historic	401-272-5638	Providence
F	Phoenix Apartments	401-490-2013	Providence
F	Phoenix Renaissance	401-400-3600	Providence
F	Potters Avenue	401-784-6923	Providence
F	Project Renaissance	401-521-0159	Providence
F	Revitalize South Side	401-784-6923	Providence
F	Riverside Gateway	401-383-5763	Providence
F	Sankofa Apartments	401-272-5638	Providence
F	Smith Building	401-276-1155	Providence
F	Smith Hill Visions	401-521-0159	Providence
F	Smith Hill Visions II	401-521-0159	Providence
F	Southside Gateway	401-784-6923	Providence
F	Stephens Hall Apartments	401-781-8108	Providence
F	Sutterfield Apartments	401-274-4047	Providence
F	The Composition	401-784-6923	Providence
F	The Composition	401-784-6923	Providence
F	Trinity/Princeton Place	401-784-6923	Providence
F	University Heights	401-831-1794	Providence
F	Villa Victorian	401-784-6923	Providence
F	West End Preservation	401-406-4702	Providence
F	Westfield Lofts	401-272-5638	Providence
F	Williams-Wood Place	401-490-2031	Providence
F	Copley Chambers II & III		Providence
F	Tempo 4%	866-541-6801	Providence
F	1192 Westminster	401-831-9344	Providence
F E D	60 King	401-643-1075	Providence
F	Georgiaville Village Green	401-618-5112	Smithfield
F	Meadowbrook II Apartments	401-792-9210	South Kingstown
E D	Stafford Point	603-878-2400	Tiverton
F	Bourne Mills	401-625-9702	Tiverton
F	Coddington Point	401-625-9702	Tiverton
F	Sandywood Farm	401-816-0802	Tiverton
F	Solara	401-625-9702	Tiverton

	E = *Elderly (Must be 62 or older)* D = *Disabled* F = *Family/Individual*		
E D	Indian Run Village	401-789-3044	Wakefield
E D	Greenwood Terrace	401-739-2315	Warwick
E D	Hardig Brook Village	401-738-8272	Warwick
E D	Meadowbrook Terrace	401-732-8500	Warwick
F	School House Place	401-406-4702	Warwick
F	Echo Valley Apartments	401-828-6096	West Warwick
F	Parkview Terrace	401-244-6046	West Warwick
F	The Elms	401-821-0361	West Warwick
E D	Babcock Village	401-596-7574	Westerly
E D	Hanora Lippitt Mills	401-766-3636	Woonsocket
E D	Mount Vernon Apartments	401-762-2385	Woonsocket
E D	Waterview Apartments	401-766-3773	Woonsocket
F	Building the Dream	401-762-5220	Woonsocket
F	Chateau Clare	401-762-2656	Woonsocket
F	Constitution Hill Apartments	401-762-5220	Woonsocket
F	Front Street (A Prospering Community)	401-762-5220	Woonsocket
F	Glenark Apartments	401-766-2720	Woonsocket
F	Reclaiming the Vision II	401-762-5220	Woonsocket
F	Rock Ridge Homes	401-766-8040	Woonsocket
F	Saint Ann’s Apartments	401-597-6997	Woonsocket
F	Securing the Future	401-762-5220	Woonsocket
F	St Ann's	401-641-1054	Woonsocket
F E D	Woonsocket Village	401-765-1310	Woonsocket

Project Based Voucher Developments (PBV)

Like the HCV Program, the Project Based Voucher (PBV) Program provides rental assistance to privately-owned housing developments on behalf of HUD. In turn, the assisted developments must rent to low-and moderate-income households. However, PBV assistance is tied to the rental unit – not the tenant.

RIHousing administers PBV assistance to over 300 units in various privately-owned developments throughout the state of Rhode Island. Bedroom sizes vary by development and eligible families are determined based on income, household size, and composition. Each rental property may have their own preferences and tenant selection plan.

The RIHousing PBV Program also uses the centralized application process for the various development waiting lists. **If you are interested in the Housing Choice Voucher Program or the Project Based Voucher Program, please visit www.waitlistcentralRI.com and select "applicant login" to create an account and apply.**

Types of Housing/Populations Served:

E = *Elderly (Must be 62 or older)* D = *Disabled* F = *Family/Individual*
H = *Homeless* S = *Receiving Services* DV = *Domestic Violence/VAWA*

F	**Palmer Point**	Barrington
F	**Sweetbriar Apartments**	Barrington
F	**LEB Realty**	Bristol
F	**Shannock Falls**	Charlestown & Richmond
F	**Coventry Crossroads**	Coventry
S D	**Cranston Commons East**	Cranston
S	**Ashton Village**	Cumberland
F	**Sutton Place**	East Providence
E D	**Canonchet Cliffs**	Hopkinton
F	**Rockville Mill**	Hopkinton
F	**Bayside Terrace**	Jamestown
E D	**Ralph aRusso Manor**	Johnston
D	**115 Beacon Street**	Middletown
E	**Forest Farm**	Middletown
S D	**Church Community**	Middletown & Newport
D	**50 Washington Square**	Newport
D	**Cranston Apartments**	Newport
E	**Harbor House**	Newport
F	**9 Tilley Avenue (Church Community)**	Newport
F	**Coddington Point**	Newport
H	**Kingstown Crossings**	North Kingstown
E	**The Meadows**	North Smithfield
F	**Marshfield Commons**	North Smithfield
F	**NPA (Neighborhood Perseveration Apt**	Pawtucket
F	**PCFD**	Pawtucket & Central Falls
DV H D E S	**Justice Assistance**	Providence
E D	**Charlesgate Apartments**	Providence

	E = *Elderly (Must be 62 or older)* D = *Disabled*	F = *Family/Individual*
	H = *Homeless* S = *Receiving Services*	DV = *Domestic Violence/VAWA*
F	**Omni Phoenix Renaissance, L.P.**	Providence
F	**WEPA (West End Preservation)**	Providence
S	**AIDS Care Ocean State**	Providence
E D	**327 Apartments**	South Kingstown
F	**Meadowbrook**	South Kingstown
S D	**25 Amos Street**	South Kingstown
F	**Bourne Mill**	Tiverton
F	**Sandywood Farm**	Tiverton
H	**Beach Avenue Apartments**	Warwick
F	**Trafalgar East**	Warwick
H D	**Fair House (Fair St.)**	Warwick
H D	**House of Hope/Fair House**	Warwick
F	**Reclaiming the Vision**	Woonsocket
F	**Securing The Future**	Woonsocket
F	**St. Ann's Apartments**	Woonsocket
F	**A Prospering Community**	Woonsocket

Public Housing Authorities (PHA)

Rhode Island's subsidized housing programs and the Housing Choice Voucher Program (HCVP) are administered by 25 Public Housing Authorities (PHAs) throughout the state. Applicants may contact housing authorities for more specific information about the housing programs available in each jurisdiction.

Bristol Housing Authority	bristolhousingri.org	401-253-4464
Burrillville Housing Authority	burrillville.org/housing-authority	401-568-6200
Central Falls Housing Authority	cfhousing.org	401-727-9090
Coventry Housing Authority	coventryhousing.org	401-828-4367
Cranston Housing Authority	cranstonhousing.org	401-944-7210
Cumberland Housing Authority	cumberlandha.com	401-334-2678
East Greenwich Housing Authority	eghousing.com	401-885-2610
East Providence Housing Authority	ephousing.org	401-434-7645
Jamestown Housing Authority		401-423-1561
Johnston Housing Authority	johnstonhousing.org	401-231-2007
Lincoln Housing Authority	lincolnhousing.org	401-724-8910
Narragansett Housing Authority		401-789-9489
Newport Housing Authority	newporthousing.org	401-847-0185
North Providence Housing Authority	northprovidencehousing.com	401-728-0930
Pawtucket Housing Authority	pawthousing.org	401-721-6000
Providence Housing Authority	provhousing.org	401-751-6400
RIHousing*	rihousing.com	401-457-1234
Smithfield Housing Authority	smithfieldhousingauthorityri.org	401-949-0270
South Kingstown Housing Authority	southkingstownri.gov/703/Housing-Authority	401-783-0126
Tiverton Housing Authority		401-624-4748
Warren Housing Authority	warrenhousing.org	401-245-7019
Warwick Housing Authority	warwickri.gov/warwick-housing-authority	401-732-8500
West Warwick Housing Authority	westwarwickha.org	401-822-9430
Westerly Housing Authority	westerlyhousingauthority.org	401-596-4918
Woonsocket Housing Authority	woonsockethousing.org	401-767-8000

*RIHousing administers the HCV program in cities and towns that do not have their own PHA

Community Action Programs

Community Action Programs (CAPs) serve to address the needs of economically disadvantaged and working families throughout Rhode Island. CAPs generally provide employment assistance, education, youth and family support, basic needs, financial and health counseling, and senior services. CAPs also administer Low-Income Heating and Energy Assistance Program (LIHEAP) funding from October – April. For more information, contact your local CAP agency.

Blackstone Valley Community Action Program	bvcap.org	401-723-4520	Pawtucket, Central Falls, Lincoln, Cumberland, Woonsocket
Community Action Partnership of Providence	cappri.org	401-273-2000	Providence
Community Care Alliance	communitycareri.org	401-235-7000	Woonsocket
Comprehensive Community Action Program	comcap.org	401-467-9610	Cranston, Foster, Scituate, Coventry
East Bay Community Action Program - Lower Bay Region	ebcap.org	401-847-7821	Newport, Portsmouth, Tiverton, Middletown, Jamestown, Little Compton
East Bay Community Action Program - Upper Bay Region	ebcap.org	401-437-1000	East Providence, Warren, Bristol, Barrington
Tri-County Community Action Agency - Northern Region	tricountyri.org	401-351-2750	North Providence, Johnston, North Smithfield, Burrillville, Gloucester
Tri-County Community Action Agency – Southern Region	tricountyri.org	401-351-2750	Exeter, Charlestown, Narragansett, Westerly, Hopkinton, North Kingstown, South Kingstown, Richmond, West Greenwich, New Shoreham
Westbay Community Action, Inc.	westbaycap.org	401-732-4666	Warwick, West Warwick, East Greenwich

Time-Saving Tips

Time-Saver Tip #1: Only apply for developments you are ELIGIBLE for. If you are unsure, contact the property directly and ask questions.

Time-Saver Tip #2: When calling for an application, ask about PREFERENCES, which prioritize applicants on wait lists and will determine the approximate length of wait time. *Examples could include: In-town Resident, Veteran, Elderly*

Time-Saver Tip #3: All developments have a TENANT SELECTION PLAN (TSP) that details tenant eligibility criteria. Prospective applicants can request a copy of the TSP to verify eligibility before applying.

Time-Saver Tip #4: Subsidized Housing requires applicants to provide credit, criminal background, and rental history information. If you are unsure whether this information will negatively impact your application, review the property's TSP.

Time-Saver Tip #5: If you apply for subsidized housing and get a denial letter YOU MAY REQUEST AN APPEAL. This in-person discussion gives the applicant an opportunity to explain past credit, criminal background, or rental history problems. Come prepared to advocate for your need for affordable housing, and bring along a support system.

HousingSearchRI.org

www.HousingSearchRI.org is a free online rental listing website that helps people find the housing they need, including available low-income rental units across the state.

- Listings include helpful details such as contact information of the development or landlord, eligibility requirements, application information as available, population served, as well as pictures, maps, and much more
- Additional tools available such as affordability calculator and list of community resources
- Listings are continuously updated by call center and email contact with landlords/property owners
- Save searches and save time! You can receive email notifications when listings that meet your criteria are added or updated. Find the tutorial here: https://www.rihousing.com/wp-content/uploads/HSRISavedSearch-1.pdf

Help is available by a toll-free, bilingual call center at 1-877-428-8844, Mon - Fri, 9:00 am - 8:00 pm EDT.

FAIR HOUSING PRACTICES ACT

Rhode Island's Source of Income Protections

The federal Fair Housing Act prohibits discrimination in housing-related transactions because of race, color, religion, national origin, sex, disability or familial status (presence of minor children or pregnancy). Additionally, HUD now administers and enforces the Fair Housing Act to prohibit discrimination on the basis of gender identity and sexual orientation.

Rhode Island's fair housing law also prohibits housing discrimination on the basis of: age, sexual orientation, gender identity or expression, marital status, veteran or military status, status as a victim of domestic violence, and now, source of income. Source of income discrimination is when a person seeking housing is discriminated against on the basis of the source of income they will be relying on to pay for their housing costs. For example, if a potential tenant reports that they have income from a federal program such as Social Security, or a housing subsidy, they cannot be excluded on that basis or treated differently than others.

This information sheet is intended to answer some frequently asked questions about source of income discrimination and what its addition to Rhode Island's Fair Housing law means for renters and landlords. This overview is for informational purposes only. Please consult an attorney for legal questions about what constitutes source of income discrimination or any violation of federal or state fair housing laws.

What is a lawful source of income?

A lawful source of income is any income or subsidy from child support, alimony, social security, supplemental security income, or any other federal, state or local public assistance program including veterans' assistance and housing vouchers.

What actions do fair housing laws prohibit?

Fair housing laws prohibit actions such as denying housing, limiting access to housing, discouraging homeseekers, making or publishing discriminatory statements, or creating different terms, conditions, rules, fees or standards because of one's membership in a protected class.

What is a housing voucher?

A housing voucher represents a direct payment from the voucher administrator to the landlord for all or a portion of the tenant's rent. The tenant then pays the landlord the difference between the actual rent and the amount paid by the voucher program. Housing vouchers are generally administered by local public housing authorities or regional housing agencies. Different rules may apply to various housing voucher programs.

Are both homeowners and renters protected from source of income discrimination?

Rhode Island's source of income discrimination protections apply to both homebuyers and renters.

Signs of Possible Source of Income Discrimination

- You see an advertisement that says "No Section 8" for an apartment.
- A housing provider refuses to accept your housing voucher because it requires them to have their unit inspected.
- You are told the unit is no longer available after you explain that your income/benefits include a lawful source of income.

Who to Contact

If you feel you may have been discriminated against, please contact the Rhode Island Commission for Human Rights:

Phone: 401-222-2661

180 Westminster Street, 3rd Floor

Providence, RI 02903

Website: http://www.richr.ri.gov/filecharge/index.php

Email: RICHR.housing@richr.ri.gov

For other information about your fair housing rights

SouthCoast Fair Housing
1005 Main Street, Suite 1210 (second floor)
Pawtucket, RI 02860
Phone: (401) 285-2550
http://southcoastfairhousing.org/

Rhode Island Legal Services Providence
56 Pine Street, Fourth Floor
Providence, RI 02903
(401) 274-2652
(800) 662-5034

Newport
50 Washington Square
Newport, RI 02840
(401) 846-2264
(800) 637-4529

RI Center for Justice
1 Empire Plaza, Suite 410
Providence, RI 02903
401-491-1101
https://centerforjustice.org/contact/

What kind of requirements for tenant eligibility would probably be considered discriminatory on the basis of source of income?

Any requirement that would treat a tenant with a lawful source of income differently from other tenants could be considered discriminatory. Examples might include not accepting applications from tenants with certain sources of income or putting requirements on those tenants that are different from the requirements a landlord places on other tenants. Rejecting tenants based on their housing voucher or their receipt of SSI benefits, or requiring a criminal history check only for voucher holders for example would be violations.

What kinds of statements or requirements in an advertisement for an apartment might be considered discriminatory on the basis of source of income?

Requirements that treat tenants with a lawful source of income differently from other tenants could be considered discriminatory. This includes statements such as "No Section 8" and requirements such as a larger security deposit based on type of income.

Are landlords allowed to set minimum income limits for tenants using housing vouchers?

Landlords can set minimum income limit for tenants, but they must take into consideration the value of the subsidy provided by the voucher when determining whether an applicant can afford the rent. For example, if a landlord wants a tenant to demonstrate monthly income that is twice the amount of the rent, they should compare the tenants income to only the tenant's share of monthly rent, not the total rent including the part paid by the housing voucher.

If an applicant for an apartment has a housing voucher, can a landlord avoid renting to them by refusing to follow program requirements, such as having the apartment inspected?

Rhode Island's fair housing law specifically includes the requirements associated with public assistance, rental assistance or housing subsidy programs in the definition of lawful source of income. Refusing to agree to the program requirements like inspection could be considered discriminatory.

Can a landlord refuse to rent to, or evict a tenant with a lawful source of income?

A housing provider has the right to refuse rental applications or evict tenants based on non-discriminatory criteria, such as a tenant's rental history or ability to afford the rent (when taking into account all of an applicant's income or benefits). As a best practice, a housing provider should establish qualification standards, share them with anyone who applies, and apply them equally to each household.

Does a landlord have to lower the rent on their apartment if an applicant has a housing voucher and the cost of rent exceeds what they are allowed to pay for rent?

No, as long as the same rent is consistently required for all applicants regardless of source of income.

Are all apartments covered by source of income discrimination protections?

Only properties with three or fewer units, one of which is occupied by the owner, are exempt from source of income discrimination protections.

When do source of income discrimination protections go into effect?

Source of income discrimination protections went into effect on April 15, 2021.