Preliminary Housing Submission:

Initial Compilation of Housing Related Data, RI 2030 Recommendations and Process Related Recommendations



The Honorable Daniel J. McKee Governor of the State of Rhode Island December 31, 2021

The Honorable K. Joseph Shekarchi Speaker of the House of Representatives

The Honorable Dominick J. Ruggerio President of the Senate

RE: Preliminary Housing Submission: Initial Compilation of Housing Related Data, RI 2030 Recommendations, and Process-related Recommendations

Dear Governor McKee, Speaker Shekarchi, and President Ruggerio,

The Executive Office of Commerce offers the enclosed preliminary submission pursuant to R.I.G.L. 42-64.19-3 (a)(4)(iv).

The enclosed document includes initial sets of housing data as well as preliminary recommendations drawn from our RI 2030 process and draft RI 2030 report. This interim submission has been assembled in consultation with the incoming Deputy Secretary, Josh Saal, who officially begins his new role in about a week's time. We should note that currently available data have some limitations, e.g., the Decennial 2020 U.S. Census data, an important source, has not yet been released. This report provides a baseline collection of information, which can serve as an initial resource for policy-related discussion and upon which the incoming Deputy Secretary will build in order to further formulate recommendations. Mr. Saal will follow up with a final report containing additional data and more crystallized and comprehensive recommendations.

Respectfully submitted,

Ate/an Injon

Stefan Pryor Secretary of Commerce

 cc: The Honorable Marvin L. Abney, Chairman of the House Committee on Finance The Honorable Ryan W. Pearson, Chairman of the Senate Committee on Finance Sharon Reynolds Ferland, House Fiscal Advisor Stephen Whitney, Senate Fiscal Advisor The Honorable Raymond A. Hull, Chairman of the House Committee of Housing and Municipal Government The Honorable Frank Lombardo, III, Chairman of the Senate Committee on Housing and Municipal Government

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Rhode Island Housing Stock

According to the 2020 Census, there are 483,474 housing units in Rhode Island of which 21,804 are ADA Compliant (approximately 4.5%). Urban centers Providence, East Providence, Pawtucket, Warwick, and Cranston have the majority of the state's housing units. On average, Rhode Island's homes are old; the median home age in Rhode Island is 60 years, ranking as second oldest in the country,ⁱ and 74% of the state's housing stock was built before 1979. Older homes that have not been substantially improved over the years pose unique health concerns as well as concerns about longevity of the housing stock itself.

Housing stock data in the report does not include accessory dwelling or mixed-use units. No known publicly available data exists for these categories.

Lead

A primary health concern with older homes is lead based paint. Lead exposure can cause a range of health impacts, including anemia, weakness, kidney and brain damage. Even at low levels it is dangerous, especially for children.ⁱⁱ Out of the homes built before 1979, only 6% are certified as lead safe by the Rhode Island Department of Health (RIDOH) or the Housing Resources Commission (HRC). This means that the majority of the state's housing stock is not certified as lead safe.ⁱⁱⁱ Lead concerns are exacerbated by COVID-19, as more people spend an increased portion of time at home.

Asthma

From 2010 to 2018 Rhode Island had a child and adult asthma rate above the national average. Asthma disproportionately impacts low-income households.^{iv} There are strong connections between asthma rates and poor building conditions. Medical research has found that asthma incidence is linked to allergens from dust mites, cockroaches, rodents, mold, and neighborhood pollution.^v While much of asthma incidence has been linked to outdoor environmental factors, improving indoor air quality and reducing pest exposure are housing centric approaches to reducing risk and incidence.

Municipality	Housing Units
Barrington	6,380
Bristol	9,629
Burrillville	6,701
Central Falls	8,191
Charlestown	5,381
Coventry	14,931
Cranston	34,182
Cumberland	15,017
East Greenwich	5,539
East Providence	22,196
Exeter	2,647
Foster	1,836
Glocester	4,213
Hopkinton	3,613
Jamestown	3,122
Johnston	12,501
Lincoln	9,525
Little Compton	2,414
Middletown	8,029
Narragansett	9,857
New Shoreham	1,818
Newport	13,466
North Kingstown	12,189
North Providence	15,932
North Smithfield	5,358
Pawtucket	33,832
Portsmouth	8,610
Providence	75,257
Richmond	3,173
Scituate	4,263
Smithfield	8,012
South Kingstown	13,771
Tiverton	7,781
Warren	5,495
Warwick	38,625
West Greenwich	2,575
West Warwick	14,414
Westerly	13,245
Woonsocket	19,754
Total	483,474
ADA Compliant	21,804
Units	

Figure 1: Source US Census 2020

Pests

Pests can spread disease, damage occupant property, and damage building structure. There is limited available pest data, which impedes ability to evaluate impact and provide recommendations. The American Housing Survey offers 2011 data on the greater Providence metropolitan area (includes Warwick and Fall River). Their data on housing conditions and pests provides some insight in the table below. Mice are by far the biggest pest concern in the area.

Home Condition/Pest Incidence	Percentage of Homes
Signs of rats in last 12 months	0.35%
Signs of mice in last 12 months	14.79%
Signs of rodents, not sure which kind in last 12 months	0.39%
Signs of cockroaches in last 12 months	2.48%
Holes in floors	0.72%
Open cracks or holes (interior)	4.95%
Broken plaster or peeling paint (interior)	2.11%
No electrical wiring	0.80%
Exposed wiring	1.49%
Rooms without electric outlets	0.68%

Figure 2: Source - American Housing Survey 2011

	Change To Housing Stock (2017 – 2019)					
	2017	2018	2019	Percentage Change from 2017 to 2018	Percentage Change from 2018 to 2019	
Total housing units	466,670	467,412	468,335	0.2%	0.2%	
Occupied housing units	412,028	410,885	410,489	-0.3%	-0.1%	
Vacant housing units	54,642	56,527	57,846	3.5%	2.3%	
Homeowner vacancy rate	1.8	1.8	1.7	0.0%	-5.6%	
Rental vacancy rate	5.8	5.7	5.7	-1.7%	0.0%	
1-unit, detached	256,707	257,154	257,372	0.2%	0.1%	
1-unit, attached	15,191	15,425	15,633	1.5%	1.4%	
2 units	52,945	51,951	51,770	-1.9%	-0.4%	
3 or 4 units	57,642	57,946	57,662	0.5%	-0.5%	
5 to 9 units	23,586	23,801	23,557	0.9%	-1.0%	
10 to 19 units	17,973	18,056	18,111	0.5%	0.3%	
20 or more units	37,490	38,245	39,617	2.0%	3.6%	
Mobile home	4,850	4,548	4,449	-6.2%	-2.2%	
Boat, RV, van, etc.	286	286	164	0.0%	-42.7%	

Figure 3: Source - 2017, 2018, and 2019 American Community Survey 5-Year Estimate

Municipality	1 Detached Unit	1 Attached Unit in Structure	2 Units in Structure	3 or 4 Units in Structure	5 to 9 Units in Structure	10 to 19 Units in Structure	20 to 49 Units in Structure	50 or More Units in Structure	Mobile Homes	Boat/RV/Van/etc.
Barrington	5,783	62	244	45	18	7	24	128	0	0
Bristol	5,563	402	1,332	829	653	289	65	246	0	0
Burrillville	4,551	183	644	425	83	113	99	149	263	0
Central Falls	530	146	1,232	3,462	859	92	123	660	0	12
Charlestown	4,525	118	133	168	86	9	0	0	179	0
Coventry	11,233	305	635	400	568	494	52	488	776	0
Cranston	20,500	946	4,221	2,322	921	1,290	1,041	1,653	75	0
Cumberland	9,488	627	1,043	974	508	369	91	965	47	0
East	3,830	189	268	366	186	115	122	350	75	0
Greenwich										
East	12,034	525	1,980	1,923	677	942	774	2,214	35	0
Providence										
Exeter	2,049	93	56	81	0	75	0	0	261	0
Foster	1,630	37	70	26	52	0	0	0	9	0
Glocester	3,698	34	136	62	34	18	9	10	154	0
Hopkinton	3,141	32	113	90	82	52	16	98	61	0
Jamestown	2,888	10	0	42	34	21	77	0	0	0
Johnston	8,193	364	1,483	612	608	544	557	655	18	0
Lincoln	5,287	180	963	765	638	494	272	250	14	0
Little	2,353	0	8	9	32	8	0	0	25	0
Compton	1761	(70	720	4.4.1	202	200	207	210	211	20
Middletown	4,764 8,339	679 320	730 380	441 216	292 230	398 293	207 190	210 50	211 74	28
Narragansett New	1,480	90	62	50	47	66	47	0	27	0
Shoreham										
Newport	4,825	804	2,141	2,402	1,192	503	500	590	25	9
North	8,226	511	598	709	303	510	345	85	304	14
Kingstown	6.0.10		4 4 5 0	1.007	0.40	1.000	4 4 5 6	1 9 5 5		0
North Providence	6,843	892	1,459	1,096	840	1,289	1,172	1,257	32	0
North Smithfield	3,690	210	335	141	106	80	129	406	0	0
Pawtucket	10,143	722	5,820	7,840	2,813	1,567	624	1,928	271	0
Portsmouth	6,581	578	277	265	92	61	296	218	275	22
Providence	17,044	2,016	14,575	22,490	5,106	2,676	2,834	6,858	50	42
Richmond	2,787	47	89	13	0	0	0	0	59	0
Scituate	3,843	133	276	50	13	46	38	0	15	15
Smithfield	5,402	485	562	235	340	332	379	352	34	0
South	10,087	417	343	311	448	341	206	369	432	15
Kingstown										
Tiverton	5,349	323	507	314	240	67	81	306	253	0
Warren	2,552	243	906	711	246	444	157	96	8	0
Warwick	27,195	1,146	1,402	1,123	778	1,948	1,729	2,007	133	7
West	1,927	59	43	0	53	148	45	16	118	0
Greenwich										
West	5,991	900	1,938	1,205	859	916	951	1,284	0	0
Warwick	0.101				-00					
Westerly	8,401	359	1,747	902	588	325	256	317	73	0
Woonsocket	4,627	446	3,019	4,547	2,932	1,169	567	1,327	63	0
Total	257,372	15,633	51,770	57,662	23,557	18,111	14,075	25,542	4,449	164

Figure 4: Source – 2019 American Community Survey 5-Year Estimate

Rental Unit Types and Characteristics

Bedrooms in Structure	Pct of Rental Units	Estimated Rental Units
Studio	6.5%	10,977
1-bed	32.2%	54,498
2-bed	36.6%	61,929
3-bed	20.4%	34,458
4-bed	3.4%	5,667
5+ bed	0.9%	1,566
Figure 5: Source – U	JS Census 2020	

Units in Structure	Pct of Renter Units	Estimated Renter Occupied
Single Family	16.2%	27,331
Two-Unit	17.7%	29,993
3- and 4-Unit	23.7%	40,103
5+ Units	42.4%	71,668
Figure 6: Source – US C	ensus 2020	

Owner Occupied Unit Types and Characteristics

Bedrooms in Structure	Pct of Owner Units	Estimated Owner Occupied
Studio	0.32%	875
1-bed	2.90%	7,885
2-bed	23.59%	64,205
3-bed	50.54%	137,553
4-bed	18.43%	50,162
5+ bed	4.23%	11,500

Figure 7: Source – US Census 2020

Units in Structure	Pct of Owner Units	Estimated Owner Occupied
Single Family	87.27%	237,530
Two-Unit	7.86%	21,384
3- and 4-Unit	3.41%	9,290
5+ Units	1.46%	3,976

Figure 8: Source – US Census 2020

Housing Characteristics	Number of Units	Percent of Total Units
HOUSING OCCUPANCY		
Total housing units	468,335	468,335
Occupied housing units	410,261	87.6%
Vacant housing units	58,074	12.4%
Homeowner vacancy rate	1.7%	
Rental vacancy rate	5.7%	
UNITS IN STRUCTURE		
Total housing units	468,335	468,335
1-unit, detached	257,584	55.0%
1-unit, attached	15,455	3.3%
2 units	51,985	11.1%
3 or 4 units	57,605	12.3%
5 to 9 units	23,417	5.0%
10 to 19 units	18,265	3.9%
20 or more units	39,808	8.5%
Mobile home	4,215	0.9%
Boat, RV, van, etc.	0	0.0%
YEAR STRUCTURE BUILT		
Total housing units	468,335	468,335
Built 2014 or later	3,278	0.7%
Built 2010 to 2013	4,215	0.9%
Built 2000 to 2009	28,568	6.1%
Built 1990 to 1999	35,593	7.6%
Built 1980 to 1989	52,922	11.3%
Built 1970 to 1979	56,669	12.1%
Built 1960 to 1969	54,327	11.6%
Built 1950 to 1959	57,605	12.3%
Built 1940 to 1949	33,252	7.1%
Built 1939 or earlier	142,374	30.4%
ROOMS		
Total housing units	468,335	468,335
1 room	11,708	2.5%
2 rooms	13,113	2.8%
3 rooms	49,644	10.6%
4 rooms	81,022	17.3%
5 rooms	96,945	20.7%
6 rooms	85,705	18.3%
7 rooms	54,327	11.6%
8 rooms	35,593	7.6%
9 rooms or more	39,808	8.5%
Median number of rooms	5.3	5.3

BEDROOMS		
Total housing units	468,335	468,335
No bedroom	12,645	2.7%
1 bedroom	64,630	13.8%
2 bedrooms	142,374	30.4%
3 bedrooms	177,967	38.0%
4 bedrooms	56,669	12.1%
5 or more bedrooms	14,050	3.0%
HOUSING TENURE		
Occupied housing units	410,489	410,489
Owner-occupied	249,577	60.8%
Renter-occupied	160,912	39.2%
Average household size of owner-occupied unit	2.63	
Average household size of renter-occupied unit	2.23	
YEAR HOUSEHOLDER MOVED INTO UNIT		
Occupied housing units	410,489	410,489
Moved in 2017 or later	34,481	8.4%
Moved in 2015 to 2016	59,110	14.4%
Moved in 2010 to 2014	101,391	24.7%
Moved in 2000 to 2009	95,233	23.2%
Moved in 1990 to 1999	53,774	13.1%
Moved in 1989 and earlier	66,910	16.3%
HOUSE HEATING FUEL		
Occupied housing units	410,489	410,489
Utility gas	222,075	54.1%
Bottled, tank, or LP gas	12,315	3.0%
Electricity	43,101	10.5%
Fuel oil, kerosene, etc.	122,736	29.9%
Coal or coke	410	0.1%
Wood	6,157	1.5%
Solar energy	0	0.0%
Other fuel	2,873	0.7%
No fuel used	1,231	0.3%
SELECTED CHARACTERISTICS	-,	
Occupied housing units	410,489	410,489
Lacking complete plumbing facilities	1,231	0.3%
Lacking complete kitchen facilities	3,694	0.9%
No telephone service available	6,157	1.5%
OCCUPANTS PER ROOM		
Occupied housing units	410,489	410,489
1.00 or less	403,100	98.2%
1.01 to 1.50	4,926	1.2%
1.51 or more	2,052	0.5%
VALUE	2,002	0.570
Owner-occupied units	249,492	249,492
Less than \$50,000	5,738	2.3%

\$50,000 to \$99,999	4,990	2.0%
\$100,000 to \$149,999	17,464	7.0%
\$150,000 to \$199,999	41,416	16.6%
\$200,000 to \$299,999	82,831	33.2%
\$300,000 to \$499,999	68,610	27.5%
\$500,000 to \$999,999	23,702	9.5%
\$1,000,000 or more	4,990	2.0%
Median value	\$261,900	

Figure 9: Source – 2019 American Community Survey 5-Year Estimate

Occupancy and Vacancy Rates by Municipality

Municipality	Censu	is 2010	20	21		2026
	Number	Percent	Number	Percent	Number	Percent
Barrington						
Total Housing Units	6,386	100.0%	6,421	100.0%	6,445	100.0%
Occupied	5,994	93.9%	5,976	93.1%	5,980	92.8%
Owner Occupied Housing Units	5,235	82.0%	5,123	79.8%	5,148	79.9%
Renter Occupied Housing Units	759	11.9%	853	13.3%	832	12.9%
Vacant Housing Units	392	6.1%	445	6.9%	465	7.2%
Bristol						
Fotal Housing Units	9,315	100.00%	9,466	100.00%	9,532	100.00%
Occupied	8,511	91.40%	8,513	89.90%	8,521	89.40%
Owner Occupied Housing Units	5,580	59.90%	5,425	57.30%	5,521	57.90%
Renter Occupied Housing Units	2,931	31.50%	3,088	32.60%	3,000	31.50%
Vacant Housing Units	804	8.60%	953	10.10%	1,011	10.60%
Burrillville						
Fotal Housing Units	6,419	100.00%	6,806	100.00%	6,931	100.0%
Occupied	5,869	91.4%	6,260	92.0%	6,406	92.4%
Owner Occupied Housing Units	4,488	69.9%	4,912	72.2%	5,097	73.5%
Renter Occupied Housing Units	1,381	21.5%	1,348	19.8%	1,309	18.9%
Vacant Housing Units	550	8.6%	546	8.0%	525	7.6%
Central Falls	220	0.070	210	0.070	020	/.0/0
Total Housing Units	7,478	100.00%	7,567	100.00%	7,598	100.0%
Occupied	6,526	87.3%	6,396	84.5%	6,379	84.0%
Owner Occupied Housing Units	1,463	19.6%	1,560	20.6%	1,644	21.6%
Renter Occupied Housing Units	5,063	67.7%	4,836	63.9%	4,735	62.3%
Vacant Housing Units	952	12.7%	1,171	15.5%	1,219	16.0%
Charlestown	,52	12.770	1,171	15.570	1,219	10.070
Total Housing Units	5,142	100.00%	5,776	100.00%	6,010	100.00%
Occupied	3,247	63.1%	3,640	63.0%	3,765	62.6%
Owner Occupied Housing Units	2,720	52.9%	3,105	53.8%	3,234	53.8%
Renter Occupied Housing Units	527	10.2%	535	9.3%	531	8.8%
Vacant Housing Units	1,895	36.9%	2,136	37.0%	2,245	37.4%
Coventry	1,095	30.970	2,130	57.070	2,245	57.470
Total Housing Units	14,310	100.00%	14,952	100.00%	15,191	100.00%
Occupied	13,432	93.9%	14,952	94.1%	14,259	93.9%
Occupied Housing Units	10,929	95.9% 76.4%	11,388	94.1% 76.2%	11,652	93.9% 76.7%
Renter Occupied Housing Units		17.5%	2,680	17.9%	2,607	
	2,503 878	6.1%	2,680	5.9%	932	17.2% 6.1%
Vacant Housing Units	8/8	0.1%	084	5.9%	932	0.1%
Cranston	22 117	100.000/	22.046	100.000/	24.069	100.000/
Total Housing Units	33,117	100.00%	33,846	100.00%	34,068	100.00%
Occupied	31,012	93.6%	31,502	93.1%	31,749	93.2%
Owner Occupied Housing Units	20,892	63.1%	21,903	64.7%	22,439	65.9%
Renter Occupied Housing Units	10,120	30.6%	9,599	28.4%	9,310	27.3%
Vacant Housing Units	2,105	6.4%	2,344	6.9%	2,319	6.8%
Cumberland	10 501	100.000/	14.450	100.000/	14 (02	100.000/
Total Housing Units	13,791	100.00%	14,470	100.00%	14,682	100.00%
Occupied	13,143	95.3%	13,769	95.2%	14,016	95.5%
Owner Occupied Housing Units	9,770	70.8%	10,333	71.4%	10,659	72.6%
Renter Occupied Housing Units	3,373	24.5%	3,436	23.7%	3,357	22.9%

Vacant Housing Units East Greenwich	648	4.7%	701	4.8%	666	4.5%
	5,403	100.00%	5,519	100.00%	5 575	100.00%
Total Housing Units					5,575	
Occupied Owner Occupied Housing Units	5,022 3,944	92.9% 73.0%	5,150	93.3% 73.6%	5,192 4,130	93.1%
Renter Occupied Housing Units		20.0%	4,062	19.7%		74.1% 19.0%
Vacant Housing Units	1,078 381	7.1%	1,088 369	6.7%	1,062 383	6.9%
East Providence	301	/.170	309	0.770	363	0.9%
Total Housing Units	21,440	100.00%	22,018	100.00%	22,321	100.00%
Occupied	20,201	94.2%	20,429	92.8%	20,705	92.8%
Owner Occupied Housing Units	11,909	55.5%	12,456	56.6%	12,813	57.4%
Renter Occupied Housing Units	8,292	38.7%	7,973	36.2%	7,892	35.4%
Vacant Housing Units	1,239	5.8%	1,589	7.2%	1,616	7.2%
Exeter	1,239	5.070	1,505	7.270	1,010	7.270
Total Housing Units	2,511	100.00%	2,642	100.00%	2,703	100.00%
Occupied	2,319	92.4%	2,410	91.2%	2,446	90.5%
Owner Occupied Housing Units	1,992	79.3%	2,105	79.7%	2,150	79.5%
Renter Occupied Housing Units	327	13.0%	305	11.5%	296	11.0%
Vacant Housing Units	192	7.6%	232	8.8%	257	9.5%
Foster		,				
Total Housing Units	1,775	100.00%	1,819	100.00%	1,834	100.00%
Occupied	1,707	96.2%	1,743	95.8%	1,761	96.0%
Owner Occupied Housing Units	1,508	85.0%	1,559	85.7%	1,586	86.5%
Renter Occupied Housing Units	199	11.2%	184	10.1%	175	9.5%
Vacant Housing Units	68	3.8%	76	4.2%	73	4.0%
Glocester						
Total Housing Units	4,025	100.00%	4,256	100.00%	4,332	100.00%
Occupied	3,683	91.5%	3,909	91.8%	3,998	92.3%
Owner Occupied Housing Units	3,214	79.9%	3,452	81.1%	3,557	82.1%
Renter Occupied Housing Units	469	11.7%	457	10.7%	441	10.2%
Vacant Housing Units	342	8.5%	347	8.2%	334	7.7%
Hopkinton						
Total Housing Units	3,458	100.00%	3,659	100.00%	3,750	100.00%
Occupied	3,196	92.4%	3,313	90.5%	3,362	89.7%
Owner Occupied Housing Units	2,551	73.8%	2,707	74.0%	2,773	73.9%
Renter Occupied Housing Units	645	18.7%	606	16.6%	589	15.7%
Vacant Housing Units	262	7.6%	346	9.5%	388	10.3%
Jamestown						
Total Housing Units	2,998	100.00%	3,159	100.00%	3,232	100.00%
Occupied	2,359	78.7%	2,481	78.5%	2,544	78.7%
Owner Occupied Housing Units	1,846	61.6%	2,008	63.6%	2,079	64.3%
Renter Occupied Housing Units	513	17.1%	473	15.0%	465	14.4%
Vacant Housing Units	639	21.3%	678	21.5%	688	21.3%
Johnston						
Total Housing Units	12,439	100.00%	12,627	100.00%	12,669	100.00%
Occupied	11,719	94.2%	11,840	93.8%	11,910	94.0%
Owner Occupied Housing Units	8,115	65.2%	8,357	66.2%	8,572	67.7%
Renter Occupied Housing Units	3,604	29.0%	3,483	27.6%	3,338	26.3%
Vacant Housing Units	720	5.8%	787	6.2%	759	6.0%
Lincoln						
Total Housing Units	9,062	100.00%	9,347	100.00%	9,436	100.00%
Occupied	8,465	93.4%	8,684	92.9%	8,786	93.1%
Owner Occupied Housing Units	5,900	65.1%	6,242	66.8%	6,410	67.9%
Renter Occupied Housing Units	2,565	28.3%	2,442	26.1%	2,376	25.2%
Vacant Housing Units	597	6.6%	663	7.1%	650	6.9%
Little Compton						
Total Housing Units	2,367	100.00%	2,541	100.00%	2,608	100.00%
Occupied	1,501	63.4%	1,609	63.3%	1,658	63.6%
Owner Occupied Housing Units	1,254	53.0%	1,381	54.3%	1,434	55.0%
Renter Occupied Housing Units	247	10.4%	228	9.0%	224	8.6%
Vacant Housing Units	866	36.6%	932	36.7%	950	36.4%
Middletown		100 000				
Total Housing Units	7,622	100.00%	7,794	100.00%	7,870	100.00%
Occupied	6,763	88.7%	6,734	86.4%	6,782	86.2%
Owner Occupied Housing Units	3,859	50.6%	4,071	52.2%	4,174	53.0%
Renter Occupied Housing Units	2,904	38.1%	2,663	34.2%	2,608	33.1%

Vacant Housing Units	859	11.3%	1,060	13.6%	1,088	13.8%
Narragansett	9,470	100.00%	9,916	100.00%	10,125	100.00%
Cotal Housing Units	9,470 6,704	70.8%	6,902	69.6%	6,981	68.9%
Occupied						
Owner Occupied Housing Units	4,208	44.4%	4,507	45.5%	4,648	45.9%
Center Occupied Housing Units	2,496	26.4%	2,395	24.2%	2,333	23.0%
Vacant Housing Units New Shoreham	2,766	29.2%	3,014	30.4%	3,144	31.1%
otal Housing Units	1,808	100.00%	1,838	100.00%	1,856	100.00%
Occupied	514	28.4%	517	28.1%	518	27.9%
Owner Occupied Housing Units	356	19.7%	372	20.2%	378	20.4%
enter Occupied Housing Units	158	8.7%	145	7.9%	140	7.5%
acant Housing Units	1,294	71.6%	1,321	71.9%	1,338	72.1%
Newport						
otal Housing Units	13,069	100.00%	13,249	100.00%	13,335	100.00%
occupied	10,616	81.2%	10,477	79.1%	10,526	78.9%
wner Occupied Housing Units	4,632	35.4%	4,989	37.7%	5,153	38.6%
enter Occupied Housing Units	5,984	45.8%	5,488	41.4%	5,373	40.3%
acant Housing Units	2,453	18.8%	2,772	20.9%	2,809	21.1%
North Kingstown						
otal Housing Units	11,327	100.00%	12,327	100.00%	12,717	100.00%
ccupied	10,436	92.1%	11,130	90.3%	11,388	89.5%
wner Occupied Housing Units	7,869	69.5%	8,426	68.4%	8,644	68.0%
enter Occupied Housing Units	2,567	22.7%	2,704	21.9%	2,744	21.6%
acant Housing Units	891	7.9%	1,197	9.7%	1,329	10.5%
North Providence						
otal Housing Units	15,372	100.00%	15,683	100.00%	15,776	100.00%
ccupied	14,399	93.7%	14,602	93.1%	14,698	93.2%
wner Occupied Housing Units	8,909	58.0%	9,251	59.0%	9,496	60.2%
enter Occupied Housing Units	5,490	35.7%	5,351	34.1%	5,202	33.0%
acant Housing Units	973	6.3%	1,081	6.9%	1,078	6.8%
North Smithfield						
otal Housing Units	5,068	100.00%	5,333	100.00%	5,420	100.00%
ccupied	4,714	93.0%	4,950	92.8%	5,045	93.1%
wner Occupied Housing Units	3,493	68.9%	3,736	70.1%	3,855	71.1%
enter Occupied Housing Units	1,221	24.1%	1,214	22.8%	1,190	22.0%
acant Housing Units	354	7.0%	383	7.2%	375	6.9%
Pawtucket	22.055	100.000/	22.545	100.000/	22 (0)	100.000/
otal Housing Units	32,055	100.00%	32,545	100.00%	32,696	100.00%
occupied	29,022	90.5%	29,165	89.6%	29,298	89.6%
wner Occupied Housing Units	13,020	40.6%	13,688	42.1%	14,126	43.2%
enter Occupied Housing Units	16,002	49.9%	15,477	47.6%	15,172	46.4%
acant Housing Units	3,033	9.5%	3,380	10.4%	3,398	10.4%
Portsmouth	9 204	100.000/	0.507	100.000/	0.724	100.000/
otal Housing Units	8,294	100.00%	8,587	100.00%	8,734	100.00%
ccupied wner Occupied Housing Units	6,988 5,191	84.3% 62.6%	7,233 5,597	84.2% 65.2%	7,379 5,762	84.5% 66.0%
enter Occupied Housing Units	1,797	62.6% 21.7%	5,597	65.2% 19.1%	5,762	18.5%
acant Housing Units						
Providence	1,306	15.7%	1,354	15.8%	1,355	15.5%
otal Housing Units	71,530	100.00%	74,144	100.00%	75,208	100.00%
ccupied	62,718	87.7%	64,114	86.5%	65,082	86.5%
wner Occupied Housing Units	21,891	30.6%	23,442	31.6%	24,428	32.5%
enter Occupied Housing Units	40,827	57.1%	40,672	54.9%	40,654	54.1%
acant Housing Units	8,812	12.3%	10,030	13.5%	10,126	13.5%
Richmond	0,012	12.370	10,050	15.570	10,120	15.570
otal Housing Units	2,952	100.00%	3,212	100.00%	3,321	100.00%
ccupied	2,932	94.1%	2,991	93.1%	3,067	92.4%
wner Occupied Housing Units	2,499	84.7%	2,723	84.8%	2,806	84.5%
enter Occupied Housing Units	280	9.5%	268	8.3%	2,800	7.9%
acant Housing Units	173	5.9%	208	6.9%	254	7.6%
Scituate	1/5	5.770	221	0.770	237	/.0/0
otal Housing Units	4,144	100.00%	4,258	100.00%	4,293	100.00%
		95.2%	4,053	95.2%	4,102	95.6%
counied	1 94 1					
Occupied Owner Occupied Housing Units	3,945 3,386	81.7%	3,530	82.9%	3,602	83.9%

Vacant Housing Units	199	4.8%	205	4.8%	191	4.4%
Smithfield	7.007	100.000/	0 200	100.000/	Q 20C	100.000/
Total Housing Units	7,906	100.00%	8,280	100.00%	8,396	100.00%
Occupied	7,532	95.3%	7,783	94.0%	7,892	94.0%
Owner Occupied Housing Units	5,897	74.6%	6,232	75.3%	6,380	76.0%
Renter Occupied Housing Units	1,635	20.7%	1,551	18.7%	1,512	18.0%
/acant Housing Units	374	4.7%	497	6.0%	504	6.0%
South Kingstown	12 210	100.000/	12.010	100.000/	14 207	100.000/
Cotal Housing Units	13,218	100.00%	13,910	100.00%	14,206	100.00%
Decupied	10,316	78.0%	10,620	76.3%	10,742	75.6%
Owner Occupied Housing Units	7,486	56.6%	7,904	56.8%	8,088	56.9%
Renter Occupied Housing Units	2,830	21.4%	2,716	19.5%	2,654	18.7%
/acant Housing Units	2,902	22.0%	3,290	23.7%	3,464	24.4%
Tiverton	7 446	100.000/	5 500	100.000/	5.00/	100.000/
Total Housing Units	7,446	100.00%	7,703	100.00%	7,826	100.00%
Decupied	6,684	89.8%	6,888	89.4%	7,012	89.6%
Owner Occupied Housing Units	5,242	70.4%	5,582	72.5%	5,736	73.3%
Renter Occupied Housing Units	1,442	19.4%	1,306	17.0%	1,276	16.3%
/acant Housing Units	762	10.2%	815	10.6%	814	10.4%
Warren						
Total Housing Units	5,149	100.00%	5,422	100.00%	5,566	100.00%
Decupied	4,645	90.2%	4,922	90.8%	5,056	90.8%
Owner Occupied Housing Units	2,696	52.4%	2,649	48.9%	2,700	48.5%
Renter Occupied Housing Units	1,949	37.9%	2,273	41.9%	2,356	42.3%
Vacant Housing Units	504	9.8%	500	9.2%	510	9.2%
Warwick						
Fotal Housing Units	37,730	100.00%	38,358	100.00%	38,675	100.00%
Decupied	35,234	93.4%	35,481	92.5%	35,592	92.0%
Owner Occupied Housing Units	25,478	67.5%	25,694	67.0%	26,103	67.5%
Renter Occupied Housing Units	9,756	25.9%	9,787	25.5%	9,489	24.5%
Vacant Housing Units	2,496	6.6%	2,877	7.5%	3,083	8.0%
West Greenwich						
Fotal Housing Units	2,370	100.00%	2,484	100.00%	2,529	100.00%
Occupied	2,219	93.6%	2,342	94.3%	2,381	94.1%
Owner Occupied Housing Units	1,788	75.4%	1,878	75.6%	1,924	76.1%
Renter Occupied Housing Units	431	18.2%	464	18.7%	457	18.1%
Vacant Housing Units	151	6.4%	142	5.7%	148	5.9%
West Warwick						
Total Housing Units	13,888	100.00%	14,113	100.00%	14,225	100.00%
Decupied	12,738	91.7%	12,819	90.8%	12,853	90.4%
Owner Occupied Housing Units	6,907	49.7%	7,000	49.6%	7,230	50.8%
Renter Occupied Housing Units	5,831	42.0%	5,819	41.2%	5,623	39.5%
/acant Housing Units	1,150	8.3%	1,294	9.2%	1,372	9.6%
Westerly						
Total Housing Units	12,320	100.00%	12,757	100.00%	12,959	100.00%
Decupied	9,666	78.5%	9,798	76.8%	9,856	76.1%
Owner Occupied Housing Units	6,322	51.3%	6,698	52.5%	6,860	52.9%
Renter Occupied Housing Units	3,344	27.1%	3,100	24.3%	2,996	23.1%
acant Housing Units	2,654	21.5%	2,959	23.2%	3,103	23.9%
Woonsocket						
Total Housing Units	19,214	100.00%	19,598	100.00%	19,721	100.00%
Decupied	17,062	88.8%	17,111	87.3%	17,194	87.2%
Owner Occupied Housing Units	6,513	33.9%	6,920	35.3%	7,197	36.5%
Renter Occupied Housing Units	10,549	54.9%	10,191	52.0%	9,997	50.7%
Vacant Housing Units	2,152	11.2%	2,487	12.7%	2,527	12.8%

Figure 10: Source - 2010 Census, ESRI 2021 and 2026 Projections

Building in Rhode Island

Building Permit Activity:

The Census conducts a monthly building permits survey disaggregated by state. Rhode Island consistently ranks last amongst New England states for building permits. Adjusting for state population's, building permits per-capita still show Rhode Island as having the fewest. This data points to the low level of current private investment in housing development. Building permit data also shows that the majority of new construction is single units (Figure 2). Lack of investment in high density housing is especially problematic for housing expansion when coupled with high land costs.

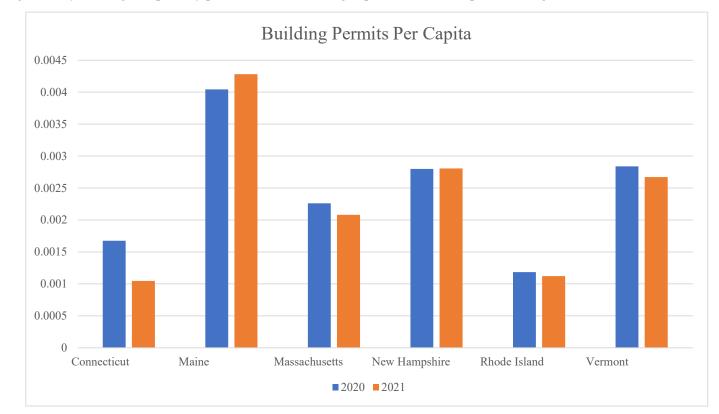


Figure 11: Source - US Census Building Permits Survey

Rhode Island Building Permits (January 2020 – September 2021) (US Census Survey)						
	Total	1 Unit	2 Units	3 and 4 Units	5 Units or More	
Total	2528	1871	268	165	224	

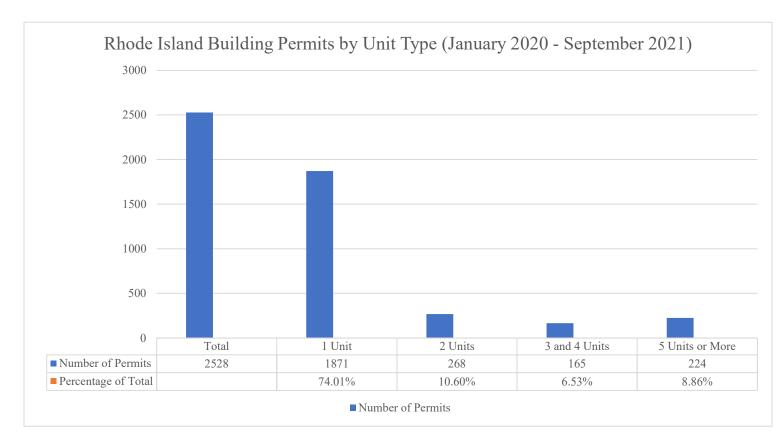


Figure 12: Source - US Census Building Permits Survey

Number of units in development	Number of units completed in past year
3,032*	Data unavailable until intercensal estimates released

*Sum of building permits from the past 24 months – US Census Building Permits Survey

Cost of Land:

A 2015 Bureau of Economic Analysis study found that an acre of land in Rhode Island costs \$133,730, the second highest cost of any state. When comparing the median cost of an acre of land to the median home cost, land comprises 51% of the total. This ratio also ranks second highest of any state.^{vi}

Low Level of Public Investment:

Rhode Island ranked last in per capita public spending on housing in New England in each of the fiscal years from 2015 to 2020. In fiscal year 2020, the state spent \$18.34 per capita, six times less than spend by Massachusetts.^{vii}

Affordable Housing and Cost Burden

The figures below present affordable monthly rent by income level as a percentage of Area Median Income (AMI). Affordable monthly rent is defined as being 30% or less of household income. The values presented in Figure 3 present an upper bound on affordable rent for a household of three. Figure 4 shows the steady increase in rent since 2017 with a slight decrease in 2021.

Rhode Island Affordable Monthly Rent by Income Level (For 3-Person Households)						
Fiscal Year	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	
2021	\$594	\$990	\$1,170	\$1,584	\$1,980	
2020	\$606	\$1,010	\$1,213	\$1,616	\$2,020	
2019	\$559	\$931	\$1,119	\$1,490	\$1,863	
2018	\$545	\$909	\$1,090	\$1,455	\$1,818	
2017	\$496	\$828	\$993	\$1,323	\$1,655	
2016	\$496	\$828	\$993	\$1,323	\$1,655	
2015	\$506	\$844	\$1,013	\$1,350	\$1,688	

Figure 13: Source – RI Housing

Percent Change from Previous Year of Affordable Monthly Rent by Income Level (For 3-Person Households)						
Fiscal Year	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	
2021	-2.1%	-2.0%	-3.5%	-2.0%	-2.0%	
2020	8.5%	8.5%	8.4%	8.5%	8.5%	
2019	2.5%	2.5%	2.6%	2.4%	2.5%	
2018	9.8%	9.8%	9.8%	10.0%	9.8%	
2017	0.0%	0.0%	0.0%	0.0%	0.0%	
2016	-2.0%	-1.9%	-2.0%	-2.0%	-1.9%	

Figure 14: Source – RI Housing

Home ownership incidence varies across racial and ethnic groups in Rhode Island. White Rhode Islanders are twice as likely to be homeowners when compared to Black Rhode Islanders. (Figure 5)

Additionally, Black and Latino homeowners experience higher levels of cost burden than their white peers.^{viii} (Figure 6) Cost burden is defined as spending more than 30% of household income on housing (either rent or mortgage payment). Severe cost burden is defined as spending more than 50% of household income on housing. Higher cost burden increases likelihood of defaulting on mortgage and subsequent loss of home ownership. These data points are evidence of the significant level of housing-related inequity in our state.

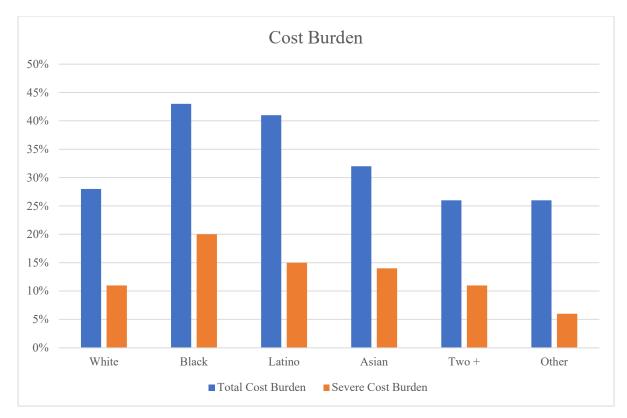


Figure 15: Source - RI Housing Works Report 2020

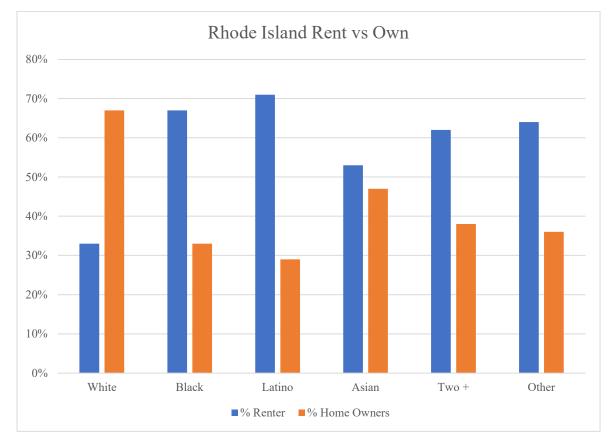


Figure 16: Source - RI Housing Works Report 2020

Affordability by Municipality

Municipality		LMIH Units	2020 Census Housing	Market Rate	Market Rate
D. 1.	Units	Percentage	Units	Units	Percentage
Barrington	211	3.3%	6,380	6,169	96.7%
Bristol	522	5.4%	9,629	9,107	94.6%
Burrillville	635	9.5%	6,701	6,066	90.5%
Central Falls	819	10.0%	8,191	7,372	90.0%
Charlestown	137	2.6%	5,381	5,244	97.5%
Coventry	749	5.0%	14,931	14,182	95.0%
Cranston	1,805	5.3%	34,182	32,377	94.7%
Cumberland	824	5.5%	15,017	14,193	94.5%
East Greenwich	245	4.4%	5,539	5,294	95.6%
East Providence	2,100	9.5%	22,196	20,096	90.5%
Exeter	140	5.3%	2,647	2,507	94.7%
Foster	36	2.0%	1,836	1,800	98.0%
Glocester	86	2.0%	4,213	4,127	98.0%
Hopkinton	239	6.6%	3,613	3,374	93.4%
Jamestown	116	3.7%	3,122	3,006	96.3%
Johnston	991	7.9%	12,501	11,510	92.1%
Lincoln	611	6.4%	9,525	8,914	93.6%
Little Compton	9	0.4%	2,414	2,405	99.6%
Middletown	355	4.4%	8,029	7,674	95.6%
Narragansett	273	2.8%	9,857	9,584	97.2%
New Shoreham	62	3.4%	1,818	1,756	96.6%
Newport	1,853	13.8%	13,466	11,613	86.2%
North Kingstown	971	8.0%	12,189	11,218	92.0%
North Providence	1,006	6.3%	15,932	14,926	93.7%
North Smithfield	413	7.7%	5,358	4,945	92.3%
Pawtucket	2,771	8.2%	33,832	31,061	91.8%
Portsmouth	204	2.4%	8,610	8,406	97.6%
Providence	10,538	14.0%	75,257	64,719	86.0%
Richmond	108	3.4%	3,173	3,065	96.6%
Scituate	33	0.8%	4,263	4,230	99.2%
Smithfield	435	5.4%	8,012	7,577	94.6%
South Kingstown	599	4.4%	13,771	13,172	95.7%
Tiverton	370	4.8%	7,781	7,411	95.2%
Warren	213	3.9%	5,495	5,282	96.1%
Warwick	2,038	5.3%	38,625	36,587	94.7%
West Greenwich	2,038	1.1%	2,575	2,547	98.9%
West Warwick	1,104	7.7%	14,414	13,310	98.976
Westerly	535	4.0%	13,245	12,710	92.3%
Woonsocket	3,048	15.4%	19,754	16,706	<u>96.0%</u> 84.6%
	37,232	7.7%		446,242	92.3%
Total	<u> </u>	/./%0	483,474	440,242	92.3%

Figure 17: Source – RI Housing

Affordable Municipal Housing Stock by Household Income Level (percentage of AMI)

The following data was taken from the American Community Survey which means that all values have a margin of error.

		Barrington	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	28	80	108
50%	109	8	117
60%	256	99	355
80%	75	338	413
100%	39	555	594
120%	84	4277	4361

		Bristol	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	415	40	455
50%	744	121	865
60%	1023	278	1301
80%	253	818	1071
100%	191	935	1126
120%	30	3397	3427
Total	2656	5589	8245

Central Falls						
Income Level	Number for Rent	Number Owner Occupied Value	Combined			
30%	1057	193	1250			
50%	2501	341	2842			
60%	1048	389	1437			
80%	208	171	379			
100%	0	65	65			
120%	0	80	80			
Total	4814	1239	6053			

		Charlestown	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	63	108	171
50%	29	55	84
60%	264	138	402
80%	94	444	538
100%	18	411	429
120%	0	1590	1590
Total	468	2746	3214

		Coventry	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	730	979	1709
50%	750	571	1321
60%	1005	2056	3061
80%	500	2233	2733
100%	54	1830	1884
120%	0	3234	3234
Total	3039	10903	13942

		Cranston	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	11,249	763	12,012
50%	2,853	1,273	4,126
60%	3,124	4,319	7,443
80%	1,012	4,515	5,527
100%	718	3,821	4,539
120%	103	5,867	5,970
Total	19,059	20,558	39,617

		Cumberland	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	726	168	894
50%	897	483	1,380
60%	901	1,156	2,057
80%	320	1,841	2,161
100%	69	1,887	1,956
120%	58	4,648	4,706
Total	2,971	10,183	13,154

		East Greenwich	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	285	62	347
50%	384	36	420
60%	211	59	270
80%	212	263	475
100%	19	292	311
120%	53	3,203	3,256
Total	1,164	3,915	5,079

		East Providence	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	1,948	356	2,304
50%	2,053	1,114	3,167
60%	2,843	2,870	5,713
80%	591	3,984	4,575
100%	162	2,016	2,178
120%	0	1,803	1,803
Total	7,597	12,143	19,740

		Exeter	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	0	72	72
50%	179	44	223
60%	53	118	171
80%	100	218	318
100%	18	325	343
120%	4	1,170	1,174
Total	354	1,947	2,301

		Foster	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	50	34	84
50%	64	76	140
60%	65	146	211
80%	10	135	145
100%	8	337	345
120%	0	677	677
Total	197	1,405	1,602

		Glocester	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	81	208	289
50%	78	71	149
60%	213	259	472
80%	59	558	617
100%	0	652	652
120%	0	1,540	1,540
Total	431	3,288	3,719

		Hopkington	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	149	41	190
50%	93	74	167
60%	169	421	590
80%	90	596	686
100%	0	530	530
120%	0	953	953
Total	501	2,615	3,116

		Jamestown	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	58	20	78
50%	0	15	15
60%	83	18	101
80%	147	25	172
100%	37	66	103
120%	51	1,764	1,815
Total	376	1,908	2,284

		Johnston	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	748	255	1,003
50%	1,062	706	1,768
60%	1,241	1,698	2,939
80%	497	1,954	2,451
100%	76	1,621	1,697
120%	22	1,537	1,559
Total	3,646	7,771	11,417

		Little Compton	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	11	36	47
50%	25	17	42
60%	108	7	115
80%	71	25	96
100%	9	69	78
120%	10	1,115	1,125
Total	234	1,269	1,503

Middletown				
Income Level	Number for Rent	Number Owner Occupied Value	Combined	
30%	205	141	346	
50%	313	33	346	
60%	1,308	100	1,408	
80%	513	248	761	
100%	386	466	852	
120%	178	2,773	2,951	
Total	2,903	3,761	6,664	

Narragansett				
Income Level	Number for Rent	Number Owner Occupied Value	Combined	
30%	190	60	250	
50%	345	46	391	
60%	494	40	534	
80%	421	170	591	
100%	140	382	522	
120%	206	3,809	4,015	
Total	1,796	4,507	6,303	

New Shoreham			
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	20	0	20
50%	55	0	55
60%	31	9	40
80%	6	0	6
100%	0	11	11
120%	0	274	274
Total	112	294	406

		Newport	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	1,559	139	1,698
50%	570	100	670
60%	1,510	197	1,707
80%	1,151	234	1,385
100%	570	279	849
120%	327	3,423	3,750
Total	5,687	4,372	10,059

North Kingstown				
Income Level	Number for Rent	Number Owner Occupied Value	Combined	
30%	685	297	982	
50%	474	103	577	
60%	771	296	1,067	
80%	343	1,033	1,376	
100%	119	1,194	1,313	
120%	9	5,018	5,027	
Total	2,401	7,941	10,342	

North Providence				
Income Level	Number for Rent	Number Owner Occupied Value	Combined	
30%	937	420	1,357	
50%	1,955	578	2,533	
60%	2,193	2,140	4,333	
80%	675	2,059	2,734	
100%	76	1,260	1,336	
120%	0	1,296	1,296	
Total	5,836	7,753	13,589	

North Smithfield				
Income Level	Number for Rent	Number Owner Occupied Value	Combined	
30%	287	82	369	
50%	159	136	295	
60%	210	255	465	
80%	236	839	1,075	
100%	59	623	682	
120%	6	1,834	1,840	
Total	957	3,769	4,726	

		Pawtucket	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	3,192	897	4,089
50%	6,736	1,529	8,265
60%	4,504	4,466	8,970
80%	767	3,379	4,146
100%	129	1,258	1,387
120%	12	1,353	1,365
Total	15,340	12,882	28,222

Portsmouth				
Income Level	Number for Rent	Number Owner Occupied Value	Combined	
30%	338	243	581	
50%	150	86	236	
60%	309	200	509	
80%	411	359	770	
100%	149	574	723	
120%	174	4,116	4,290	
Total	1,531	5,578	7,109	

		Providence	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	9,400	1,641	11,041
50%	9,888	3,754	13,642
60%	13,402	5,719	19,121
80%	3,735	3,541	7,276
100%	1,007	1,792	2,799
120%	672	5,824	6,496
Total	38,104	22,271	60,375

Richmond				
Income Level	Number for Rent	Number Owner Occupied Value	Combined	
30%	31	75	106	
50%	61	29	90	
60%	157	290	447	
80%	0	517	517	
100%	19	633	652	
120%	0	1,008	1,008	
Total	268	2,552	2,820	

		Scituate	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	6	38	44
50%	73	108	181
60%	210	199	409
80%	60	603	663
100%	99	604	703
120%	0	1,938	1,938
Total	448	3,490	3,938

		Smithfield	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	370	178	548
50%	576	255	831
60%	280	727	1,007
80%	105	1,043	1,148
100%	95	1,085	1,180
120%	126	2,798	2,924
Total	1,552	6,086	7,638

		South Kingstown	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	368	157	525
50%	387	137	524
60%	845	235	1,080
80%	635	774	1,409
100%	149	780	929
120%	144	5,387	5,531
Total	2,528	7,470	9,998

		Tiverton	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	281	163	444
50%	453	291	744
60%	441	750	1,191
80%	190	880	1,070
100%	21	851	872
120%	9	2,170	2,179
Total	1,395	5,105	6,500

		Warren	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	414	53	467
50%	737	99	836
60%	786	234	1,020
80%	67	468	535
100%	39	496	535
120%	0	1,296	1,296
Total	2,043	2,646	4,689

		Warwick	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	1,621	910	2,531
50%	1,738	2,219	3,957
60%	4,097	6,118	10,215
80%	1,786	6,457	8,243
100%	166	3,648	3,814
120%	127	5,669	5,796
Total	9,535	25,021	34,556

		West Greenwich	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	16	66	82
50%	27	29	56
60%	13	45	58
80%	87	189	276
100%	214	269	483
120%	27	1,255	1,282
Total	384	1,853	2,237

		Westerly	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	483	154	637
50%	1,089	310	1,399
60%	1,308	401	1,709
80%	413	844	1,257
100%	18	1,374	1,392
120%	93	3,163	3,256
Total	3,404	6,246	9,650

		Woonsocket	
Income Level	Number for Rent	Number Owner Occupied Value	Combined
30%	2,627	704	3,331
50%	3,792	1,188	4,980
60%	3,549	1,997	5,546
80%	299	1,285	1,584
100%	72	523	595
120%	25	361	386
Total	10,364	6,058	16,422

Figure 18: Source – 2019 American Community Survey 5-Year Estimates

LMIH Units Needed to Achieve 10%

Municipality	LMIH Units	2020 Census Housing Units	LMIH Percentage	Requirement Met	PP Away	LMIH Units Needed to Achieve 10%	Units Away
Barrington	211	6,380	3.3%	No	6.7%	638	427
Bristol	522	9,629	5.4%	No	4.6%	963	441
Burrillville	635	6,701	9.5%	No	0.5%	670	35
Central Falls	819	8,191	10.0%	Exempt	0.0%	819	0
Charlestown	137	5,381	2.6%	No	7.5%	538	401
Coventry	749	14,931	5.0%	No	5.0%	1493	744
Cranston	1,805	34,182	5.3%	Exempt	4.7%	3418	1613
Cumberland	824	15,017	5.5%	No	4.5%	1502	678
East Greenwich	245	5,539	4.4%	No	5.6%	554	309
East Providence	2,100	22,196	9.5%	Exempt	0.5%	2220	120
Exeter	140	2,647	5.3%	No	4.7%	265	125
Foster	36	1,836	2.9%	No	8.0%	184	148
Glocester	86	4,213	2.0%	No	8.0%	421	335
Hopkinton	239	3,613	6.6%	No	3.4%	361	122
Jamestown	116	3,122	3.7%	No	6.3%	312	196
Johnston	991	12,501	7.9%	No	2.1%	1250	259
Lincoln	611	9,525	6.4%	No	3.6%	953	342
Little Compton	9	2,414	0.4%	No	9.6%	241	232
Middletown	355	8,029	4.4%	No	5.6%	803	448
Narragansett	273	9,857	2.8%	No	7.2%	986	713
New Shoreham	62	1,818	3.4%	Yes	6.6%	182	120
Newport	1,853	13,466	13.8%	Exempt	N/A	1347	N/A
North Kingstown	971	12,189	8.0%	No	2.0%	1219	248
North Providence	1,006	15,932	6.3%	Exempt	3.7%	1593	587
North Smithfield	413	5,358	7.7%	No	2.3%	536	123
Pawtucket	2,771	33,832	8.2%	Exempt	1.8%	3383	612
Portsmouth	204	8,610	2.4%	No	7.6%	861	657
Providence	10,538	75,257	14.0%	Exempt	N/A	7526	N/A
Richmond	108	3,173	3.4%	No	6.6%	317	209
Scituate	33	4,263	0.8%	No	9.2%	426	393
Smithfield	435	8,012	5.4%	No	4.6%	801	366
South Kingstown	599	13,771	4.4%	No	5.7%	1377	778
Tiverton	370	7,781	4.8%	No	5.2%	778	408
Warren	213	5,495	3.9%	No	6.1%	550	337
Warwick	2,038	38,625	5.3%	Exempt	4.7%	3863	1825
West Greenwich	28	2,575	1.1%	No	8.9%	258	230
West Warwick	1,104	14,414	7.7%	Exempt	2.3%	1441	337
Westerly	535	13,245	4.0%	No	6.0%	1325	790
Woonsocket	3,048	19,754	15.4%	Exempt	N/A	1975	N/A
Total:	37,232	483,474	7.7%		2.3%	48,347	11,115

Figure 19: Source – 2020 US Census

Municipality	Total Households	Total Cost Burdened	Percent Cost Burdened
Barrington	6,095	1,689	27.7%
Bristol	8,420	2,885	34.3%
Burrillville	6,055	1,490	24.6%
Central Falls	6,330	3,085	48.7%
Charlestown	3,200	765	23.9%
Coventry	13,975	4,025	28.8%
Cranston	30,755	10,240	33.3%
Cumberland	13,510	3,550	26.3%
East Greenwich	5,005	1,470	29.4%
East Providence	19,670	6,545	33.3%
Exeter	2,420	635	26.2%
Foster	1,695	474	28.0%
Glocester	3,750	1,110	29.6%
Hopkinton	3,150	750	23.8%
Jamestown	2,255	440	19.5%
Johnston	11,615	3,115	26.8%
Lincoln	7,900	2,155	27.3%
Little Compton	1,610	515	32.0%
Middletown	6,825	2,395	35.1%
Narragansett	6,680	2,279	34.1%
New Shoreham	430	215	50.0%
Newport	10,545	3,570	33.9%
North Kingstown	10,410	2,745	26.4%
North Providence	13,675	4,945	36.2%
North Smithfield	4,560	1,335	29.3%
Pawtucket	28,195	11,275	40.0%
Portsmouth	7,265	2,060	28.4%
Providence	61,640	25,175	40.8%
Richmond	2,835	640	22.6%
Scituate	4,075	840	20.6%
Smithfield	7,815	2,065	26.4%
South Kingstown	10,315	3,050	29.6%
Tiverton	6,710	1,990	29.7%
Warren	5,040	1,910	37.9%
Warwick	34,745	10,570	30.4%
West Greenwich	2,235	610	27.3%
West Warwick	12,875	4,805	37.3%
Westerly	9,670	2,930	30.3%
Woonsocket	16,940	6,585	38.9%

Figure 20: Source - RI Housing

Financing Sources 2020

Funding Source	Source Type	Amount Expended	Percent of All Funding
Capital Magnet Fund (CMF)	Public - Federal	\$1,544,493	2%
HOME Investment Partnership Program (HOME)	Public - Federal	\$2,479,798	3%
Low-Income Housing Tax Credits (LIHTC)	Public - Federal	\$66,381,897	74%
Acquisition and Revitalization Program (ARP)	Public - State	\$1,000,000	1%
Building Homes Rhode Island (BHRI)	Public – State	\$12,155,203	13%
Housing Trust Fund (HTF)	Public - Federal	\$6,690,129	7%
Total		\$90,251,520	100%

Figure 21: Source – RI Housing

Preliminary Recommendations

Summary: As Rhode Island's population and economy continue to grow, we must accurately assess and meet the housing needs of Rhode Islanders. Our preliminary recommendations are in two parts: a brief set of process-related next steps and points drawn from the RI 2030 plan. Here is a bit more explanation about these two segments (in reverse order): The RI 2030 plan, a draft working document, includes housing recommendations broken out into objectives and actions. To enable the development of these RI 2030 recommendations into crystallized and actionable strategies, we have included process-related recommendations that describe the next steps that will be undertaken by the Deputy Secretary and our team.

Process-related Recommendations:

1. The Deputy Secretary and team will meet with housing-related stakeholder groups, non-profit organizations, developers, real estate professionals, municipal leaders, homebuilders, labor representatives, tenant advocates, and others to review these initial recommendations and obtain input on strategies.

2. The Deputy Secretary and team will meet with the Housing Resources Commission (HRC), Rhode Island Housing, the Office of Housing and Community Development, the Executive Office of Health and Human Services, the Continuum of Care, the Office of Revenue Analysis, and legislative leaders, among state government agencies and officials, to review these initial recommendations and obtain input on strategies.

3. The Deputy Secretary and team will seek additional housing data from relevant state agencies, municipalities, and federal sources. When available, 2020 U.S. Census data will be incorporated. The Deputy Secretary and team will formulate plans for future rounds of housing investment consistent with emerging strategies, priorities, production and preservation targets, and equity goals.

4. Among the focal points of these plans will be policies and action steps that aim to accomplish the following:

- Supporting population growth and encouraging equitable growth including initiatives that advance the creation of new affordable housing, workforce housing, and market-rate housing opportunities
- Promoting supportive and accessible housing, including expanding options for seniors and persons experiencing homelessness
- Stabilizing households that are at risk of involuntary displacement
- Strengthening neighborhoods and improving existing housing stock to create more livable communities.

5. The Deputy Secretary and team will develop plans for the evolution of Rhode Island's housing-related organizational structure including the configuration and interrelationship of the governmental and quasi-governmental agencies involved, the articulation of reporting lines and opportunities for strengthened partnerships, the enhancement of capacity to carry out housing production and preservation work, the bolstering of collaboration with municipalities and their development-related offices, and more.

Rhode Island 2030 Plan Recommendations

Objectives:

- 1. Establish a target level of housing production, drawing from pre-2008 levels as a reference point and through the development of a statewide housing plan informed by stakeholder and community input, to approach and meet the level of demand demonstrated across the array of income levels and communities.
- 2. Reduce the percent of families in Rhode Island that are housing cost burdened.
- 3. Reduce the disparity of homeownership rates for Rhode Island households of color.

4. Increase the accessibility of Rhode Island's housing stock to seniors and those with disability challenges and reduce housing conditions contributing to health issues.

Short-Term Actions

- 5. Decrease the housing disparities by race and ethnicity that are currently common in the state.
- 6. Increase the availability and ease of applying for financing for projects that advance the state's housing goals and would otherwise not be funded.
- 7. Explore ways in which former commercial real estate can be creatively converted into residential housing.
- 8. Decrease the housing disparities by race and ethnicity that are currently common in the state.
- 9. Increase the availability and ease of applying for financing for projects that advance the state's housing goals and would otherwise not be funded.
- 10. Explore ways in which former commercial real estate can be creatively converted into residential housing.

Long-Term Actions:

- 11. Increase housing production overall
 - a. Establish a statewide plan for increasing housing production and meeting the needs of Rhode Islanders in all 39 cities and towns, drawing upon stakeholder and community input.
 - b. Work with interested cities and towns across the state to create a more favorable planning, zoning, and development environment.
 - c. Invest in infrastructure so that more and denser housing can be built where there is demand while paying particular attention to current and future transit locations and economic development plans.
 - d. Support builders in conducting workforce development and help them find and train the carpenters, plumbers, electricians, and others who will build the housing we need.
 - e. Work with builders and educational institutions to invest in the construction workforce by creating internship opportunities for those interested in going into the trades.
- 12. Increase affordable housing production in particular
 - a. Increase funding for affordable and supportive housing to levels that are, on a proportionate basis, equal to or exceed our neighboring states.
 - b. Utilize publicly owned property to develop affordable housing. Doing so may require legislative changes to property disposition processes as well as proactive analysis, technical assistance, and investments in preparing sites for development.
 - c. Explore innovative models to enable the acquisition of properties for development or conversion to affordable housing and accelerate their development.
 - d. Streamline the application process for affordable housing financing and development. Reduce the number of forms and application processes and explore unified or "one-stop" solutions.
 - e. Engage interested municipalities in a robust dialogue about how to reach the state's affordable housing goals and how municipalities can help achieve these goals. To be successful, cities and towns need the tools to focus on zoning within their local context so that more housing can be built in areas where there is demand and land. Work with municipalities on thoughtful reforms to land use, permitting, and code enforcement processes. Explore ways to increase incentives for interested municipalities to provide affordable housing to meet municipal and statewide goals, including measures such as accessory dwelling units (ADUs).
 - f. Invest in increased staff capacity at state, municipal, nonprofit, and development partners.
- 13. Decrease homeownership racial disparities
 - a. Invest in significant levels of down-payment and other assistance to help bridge the racial and incomebased divide in homeownership.
 - b. Expand opportunities for financial literacy and homebuyer training, homeowner counseling, and mortgage assistance products that take into consideration non-traditional income and credit histories, in multiple languages.
- 14. Prevent homelessness

- a. Create a centralized diversion assistance initiative to help households remain housed and to prevent homelessness.
- b. Expand funding for rental assistance programs as well as services delivered through permanent supportive housing.
- c. Increase availability of housing-based solutions in addition to shelter-based solutions and supportive solutions.
- 15. Support healthy and accessible housing
- 16. Increase funding for property owners to make improvements to existing housing, including weatherization, lead abatement, and disability access.

iii RI Housing Works Report 2020 - ACS 5 Year Estimate -

ⁱ Source: US Census - https://housemethod.com/home-warranty/median-home-age-us/

ⁱⁱ CDC Guidance on Lead - https://www.cdc.gov/niosh/topics/lead/health.html

https://www.housingworksri.org/Portals/0/Uploads/Documents/HFB%202020%20.pdf?ver=rTG6SYyeSj0xHMLlmEq1TQ%3D%3D ^{iv} https://health.ri.gov/data/asthma/

v https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3281289/

^{vi} Larson, William. "New Estimates of Value of Land of the United States". BEA. 2015.

https://www.bea.gov/system/files/papers/WP2015-3.pdf

^{vii} Housing Works RI Report 2021. https://www.housingworksri.org/Portals/0/Uploads/Documents/FINALHFB21-revised_2021-11-02.pdf?ver=s3DdsTMeA07Fq-D28P9x1A%3d%3d

^{viii} RI Housing Works Report 2020: U.S. Census Bureau, American Community Survey (ACS), Five-Year Public Use Microdata Sample (PUMS), 2014-2018.