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NORTHEAST

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SOUTHEAST

RHODE ISLAND

2017

HOUSING FACT BOOK

HousingWorksRI
at Roger Williams University



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WHO IS HOUSINGWORKS RI AT RWU?

HousingWorks RI at Roger Williams University is a clearinghouse of information about housing in Rhode Island. We conduct research and analyze data to inform public policy. We develop communications strategies and promote dialogue about the relationship between housing and the state's economic future and residents' well-being.

HousingWorks RI at Roger Williams University envisions a Rhode Island in which communities embrace a variety of housing choices so that residents, regardless of income, can live in healthy, quality homes in vibrant and thriving neighborhoods.

ORIGINS & FUNDERS

With funding from the Rhode Island Foundation, Rhode Island Housing, and the United Way of Rhode Island, HousingWorks RI began as a campaign to educate the public and business community about a rapidly emerging economic development problem: the lack of affordable housing options for the state's workforce. HousingWorks RI has since evolved to serve as the foremost clearinghouse for information on housing affordability in Rhode Island and to connect this information with other issue areas including economic development, education, and health.

Roger Williams University has long valued a campus-wide commitment to the greater community and in 2014 integrated HousingWorks RI as a research center. As part of Roger Williams University, HousingWorks RI at RWU acts as a bridge for the University and provides a "think and do" laboratory that faculty, students, and staff can leverage to better all of Rhode Island.

ACKNOWLEDGEMENT & THANKS

The 2017 Housing Fact Book would not have been possible without the dedication, input, and energy of the following people: Stephen Antoni, Jeanne Cola, Amy Rainone, June Speakman, Scott Wolf; and all of our dedicated Advisory Board members. We also appreciate the assistance of Vincent Flood, RI Division of Planning; Per Fjelstad, Ph.D.; and Sarah Ingle, RIPTA.

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Rhode Island Housing



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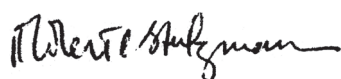


Dear Reader:

This year's Housing Fact Book aims to create a complete picture of housing in Rhode Island at our state, municipal and regional levels. Not only do we seek to create a reliable index of state indicators that you can turn to each year, but for the first time we are taking a map-based look at the regions that were featured in *Projecting Future Housing Needs Report* (2016), commissioned by Rhode Island Housing. We also continue to deepen our analysis of the impact of housing on quality of life by tracking economic, health and education indicators.

HousingWorks RI at Roger Williams University continues to be grateful to our major funders and numerous partners in supporting our ambitious agenda. In 2017, we are launching an upgraded website that also features newly created online learning modules. This year, we have become the new home for the Rhode Island Alliance for Healthy Homes (RIAHH). RIAHH is a coalition of state agencies and non-profits which work together to transform the current system of silos into a streamlined integrated resource that delivers services to Rhode Island families so that they may live in safe, healthy, energy efficient homes.

In the upcoming year, we look forward to building our research portfolio with Issue Briefs, Biannual Housing Market Reports, and other Special Reports. In addition, we will continue to work with our partners to promote safe, healthy, affordable homes for all Rhode Islanders.



Robert I. Stolzman, Esq.
Board Chair, HousingWorks RI at RWU



Brenda Clement
Director, HousingWorks RI at RWU

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EXECUTIVE SUMMARY



Rhode Island continued its slow recovery from the Great Recession through 2016. The number of units authorized by building permits rose 23 percent, including multifamily permits issued in three of Rhode Island's most rural municipalities; the median value of a single family home increased more than five percent; and unemployment, at 4.9 percent at the close of Q4-2016, returned to pre-recession levels.

Building permits issued in 2016 were 1,226; 25 percent of those were for multifamily units. Less than half of Rhode Island's municipalities issued building permits for multifamily buildings at all. In only three municipalities will multifamily production represent more than 50 percent of building activity.

Increased housing prices and rents have meant a substantial decrease in the number of municipalities where buyers and renters with incomes under \$50,000 may expect to **find homes they can afford**. Only Central Falls and Providence (without East Side) reliably offer homes for sale that fit this budget. Similarly, renters with incomes under \$50,000 can expect to find a two-bedroom apartment in only six municipalities, down from 11 in 2015. Moreover, Rhode Island renters' median income is \$30,934, and there is no municipality where that is sufficient to meet the cost of the average two-bedroom

apartment. Even homebuyers with an income of \$70,000 have seen the number of municipalities with median home prices they can afford dwindle from 16 in 2015 to 12 in 2016. Halfway through 2017, the trends appear to be continuing, with another 7.5 percent increase in the median single family home price over 2016.

While the affordability gap grew, so did **foreclosures**: 2016 shows a 32 percent increase over 2015. Within the 1,561 foreclosure deeds issued, 311 were for multifamily homes; this represented a loss of approximately 750-900 homes. Rhode Island's rate for seriously delinquent loans is ninth highest in the United States.

More than one in three mortgage holders and more than one in two renters in Rhode Island are **housing cost-burdened**, meaning they are spending more than 30 percent of their income on housing. At the lowest end of the income scale, these numbers jump to nine out of ten mortgage holders and nearly seven in ten renters. When households spend a disproportionate amount of their income on housing, state and local economies feel the impact through a decrease in spending on other goods and services.

As Rhode Island's housing stock continues to age, the need for safe homes that Rhode Islanders can afford becomes even more urgent. Older homes tend to have

more accessibility challenges and higher maintenance, upgrading, or rehabilitation costs. Accessibility greatly impacts the health and safety of vulnerable residents such as the elderly or disabled, and the high cost of maintenance or upgrading impacts quality of life for everyone. The **federal programs** that currently provide the funding to develop new or rehabilitate existing stock, such as HOME Investment Partnerships and Low Income Housing Tax Credits, are at risk in the federal FY18 budget cycle and may be impacted by tax reform.

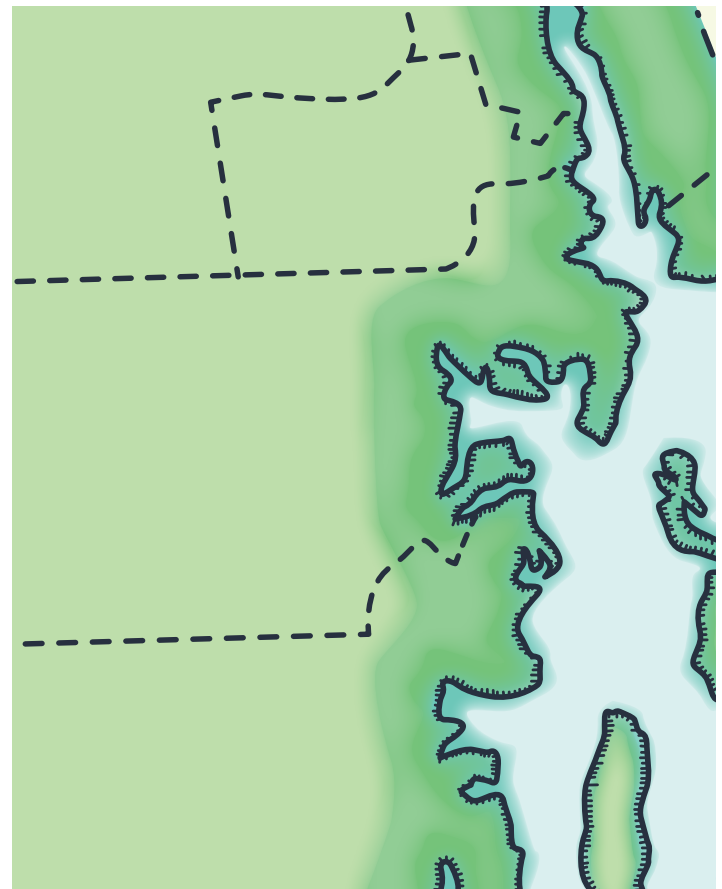
Housing affordability also has implications for **health and education** outcomes throughout the lifespan. According to research by Enterprise Community Partners, housing is one of the most important social determinants of health. Housing affordability allows seniors to age in their communities and provides stability for children by bolstering their health and educational outcomes. For families, stable housing provides protection against student mobility and associated chronic absenteeism. Some Rhode Island school districts have mobility rates higher than 25 percent and chronic absenteeism at the high school level at 40 percent or higher. In addition, the number of students experiencing homelessness has risen five percent since the 2013-2014 School Year.

As noted in the **Projecting Future Housing Needs Report** (2016), commissioned by Rhode Island Housing, over the next ten years there is an anticipated need for more than 34,000 new homes. Demand is for more than 27,000 of those to be multifamily and able to serve households with incomes less than 80 percent of area median income (\$40,400 to \$68,000 for households of one to four across the state). To keep pace with anticipated demand, issuance of building permits needs to triple on a yearly basis as does the proportion of multifamily developments.

While a number of municipalities have made strides toward adding to their **long-term affordable housing** stock in 2016, some of the largest gains were in homeownership

rather than rental. Five municipalities also added much needed special needs housing. The race to maintain the state's existing affordable rental stock also continued with more than 440 units preserved.

The last section of the 2017 Housing Fact Book features a place-based examination of Rhode Island's geography analyzing **regional characteristics** that impact quality of life. The state's small size combined with its several cities, numerous villages, forests and coastline contribute to a unique blend of regions that each provide a wide range of housing choices with access to jobs, transportation, schools, hospitals, open space and recreation. Building on our annual analysis of each city and town, this year we present a regional view highlighting the interconnectedness of Rhode Island's communities across municipal boundaries.



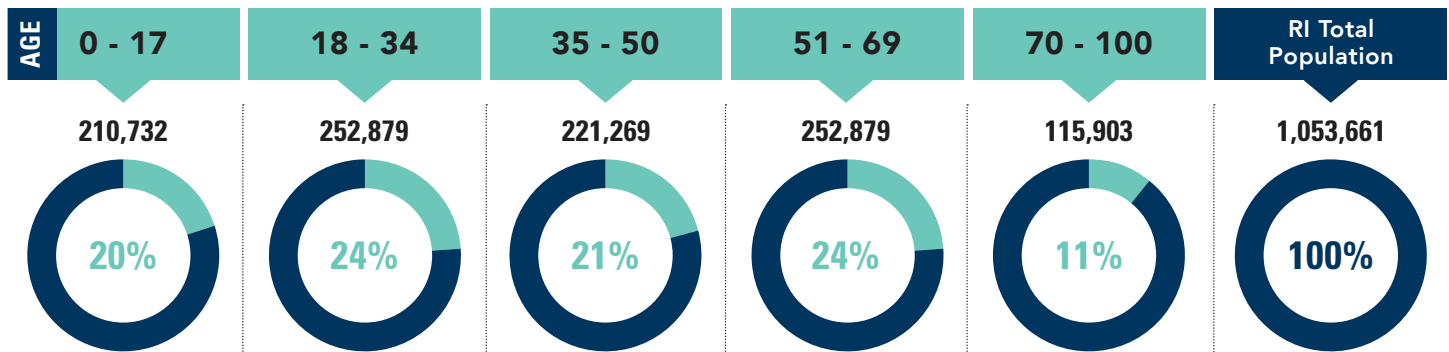


STATEWIDE HOUSING INDICATORS

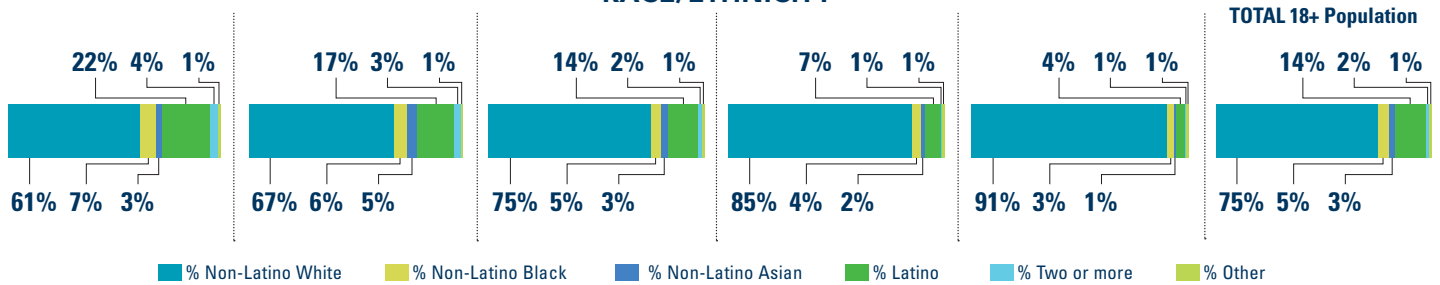
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RHODE ISLAND POPULATION

AGE (IN 2015)



RACE/ETHNICITY

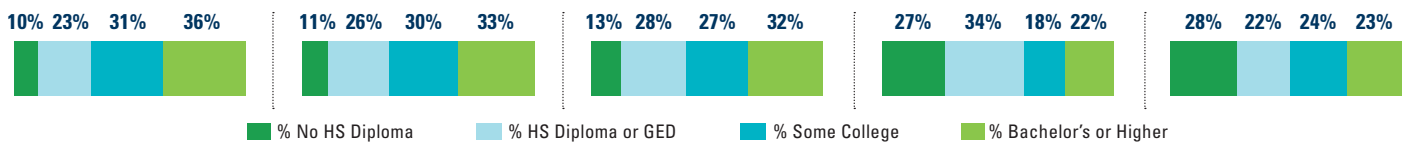


SHARE OF RI HOUSEHOLDS BY GENERATION

OWNER HOUSEHOLDS VS. RENTER HOUSEHOLDS



EDUCATIONAL ATTAINMENT



MEDIAN PERSONAL INCOME



RHODE ISLAND HOUSING STOCK

In order to have healthy economic and population growth, it is imperative that Rhode Island have a diverse range of accessible housing options. This includes single family and multifamily homes, affordable at all income levels, for Rhode Island's existing residents and to attract new residents to the state.

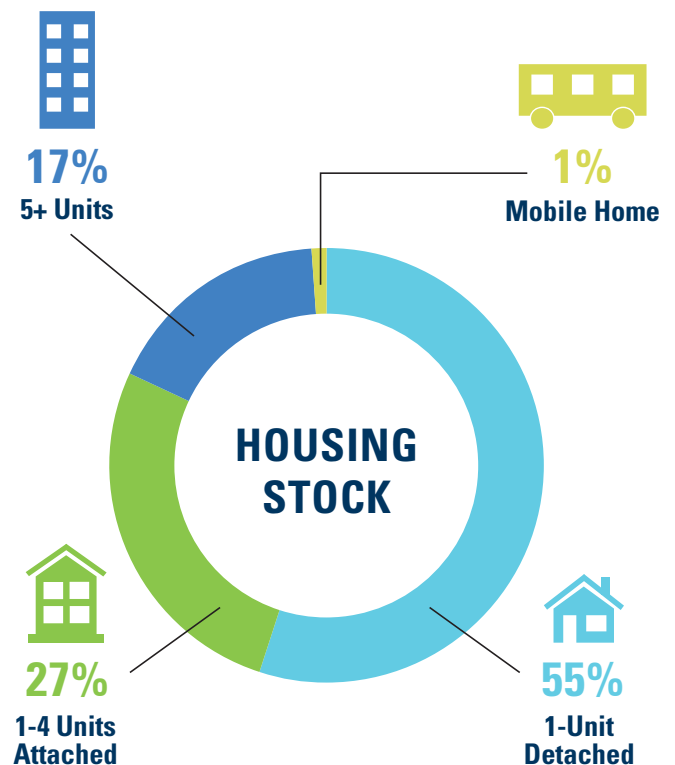
Rates of Homeownership and Renter Households

At 60 percent, Rhode Island has the lowest rate of homeownership among the six New England states, and ranks 46th nationally. Across race and ethnicity, homeownership rates in Rhode Island show great disparity. White residents have a homeownership rate of 65 percent, while Latino, Black, and Asian household rates are 28 percent, 31 percent and 50 percent, respectively.



Diversity of Housing Stock

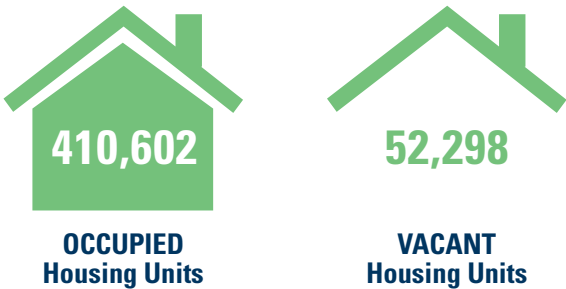
While Rhode Island has a range of housing stock, the majority is single family homes. With the constraint of declining household income and an increased preference for multifamily homes projected over the next ten years, investment in diversifying the housing stock is necessary to meet the housing needs of our growing population. New construction and housing rehabilitation add to the stock of accessible housing units, which is of growing importance due to the high growth rate of the elderly population in the state. Accessible housing units are those that incorporate Universal Design elements in compliance with the Americans with Disability Act (ADA). Increasing the amount of accessible housing units benefits Rhode Island residents of all ages and ability. A component of Rhode Island's existing housing stock often overlooked are the mobile home communities throughout the state. While these communities are only 1 percent of the state's housing stock, they represent 2-13 percent of the stock in some rural communities that generally lack affordable rental housing.



Housing Occupancy

Housing occupancy is a key measure of how competitive a real estate market is. A “tight” market means higher prices, while a “soft” market equates to lower prices. Typical industry vacancy rates for rental and ownership markets are 6-7 percent and 1.5-2 percent respectively. HUD’s Office of Policy Development & Research’s Housing Market Profile for Rhode Island for 2016 noted the state’s rental market as “tight” with a vacancy rate of 2.3 percent, and homeownership market as “slightly soft” at 2 percent.¹

HOUSING UNITS²

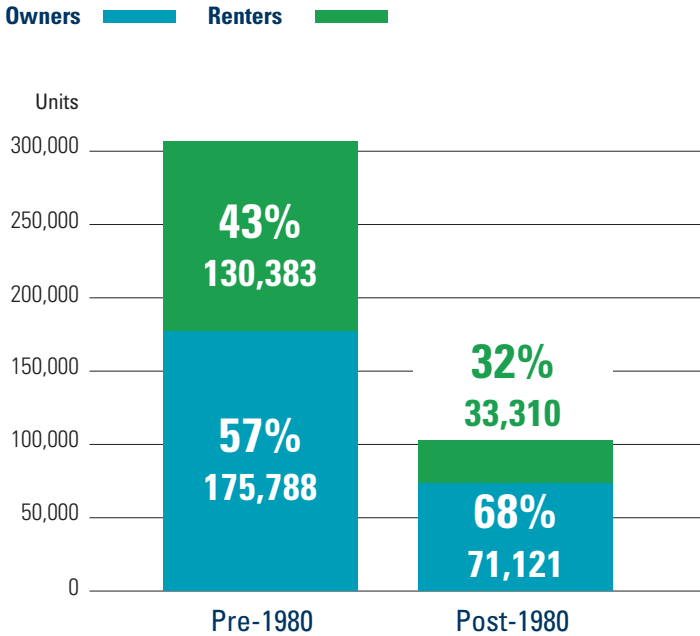


Rhode Island’s overall housing vacancy is 11 percent, an undetermined portion of which is abandoned. Much of the vacant and abandoned housing stock in the state, especially in urban areas, is due to the foreclosure crisis. Vacant properties can lead to an increased crime rate, increased risk to health and welfare, and lowering property values.³ Many municipalities are working to address their vacant and abandoned properties through ordinances and tracking. Providence, for example, reports approximately 450 vacant/abandoned properties, a third of which are registered under the City’s new Vacant Property Ordinance; Pawtucket works with its Water Supply Board and Code Enforcement officials to identify vacant/abandoned properties; and Central Falls formed a Nuisance Properties Task Force comprised of relevant department heads, including code enforcement and public safety, that convenes twice a month to review problem properties.

Aging Housing Stock

Rhode Island’s historic buildings are an important part of the state’s cultural heritage and economy. Nationally, Rhode Island is tied with Massachusetts as having the third oldest housing stock in the country.⁴ Housing built prior to 1978 is known to contain high levels of hazardous materials such as lead. Exposure to lead paint, which is found in both the paint on old houses and in the soil surrounding old homes, has catastrophic effects on children’s health and development. Older housing also typically lacks accessibility features, which poses problems for our growing senior population. With 80 percent of rental housing units built before 1980, Rhode Island has invested in training for landlords and funding for remediation of lead hazards. The Rhode Island Department of Health and the Rhode Island Housing Resources Commission oversee the compliance with state regulations, and organizations such as Rhode Island Alliance for Healthy Homes advocate for healthy homes across the state.

TENURE BY YEAR BUILT⁵



EXISTING PROGRAMS & FUTURE NEEDS

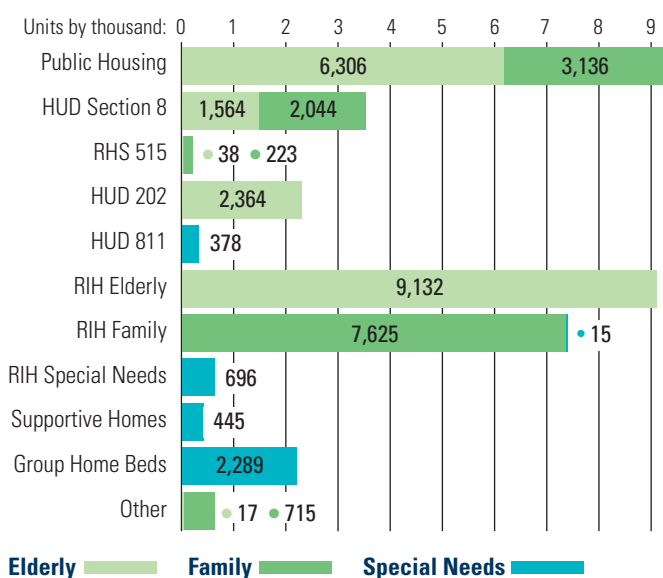
A housing stock that is affordable to low- and moderate-income households is difficult to ensure due to market volatility. While the housing market provides some affordability in a few communities, there is not enough housing affordability for those at the lower end of the income spectrum.

In many cases, households with low incomes are forced to rent substandard housing units, experience high rates of housing instability, and increased exposure to toxic stress. Housing instability is known to negatively affect health and well-being, as well as educational achievement and employment.⁶

Low- and Moderate-Income Housing Programs, 2016

Maintaining a stock of housing that remains affordable for thirty years or more helps provide a certain level of housing security for low- and moderate-income Rhode Islanders. The state's Low- and Moderate-Income Housing Act (LMIH) provides that each municipality should aim for at least 10 percent of its housing units as long-term affordable. However, the number of programs and funding that provide subsidies for the creation of such homes has dwindled significantly over the years and state investment is now more critical than ever.⁷

2016 LOW- AND MODERATE-INCOME HOUSING⁸



Rental Vouchers

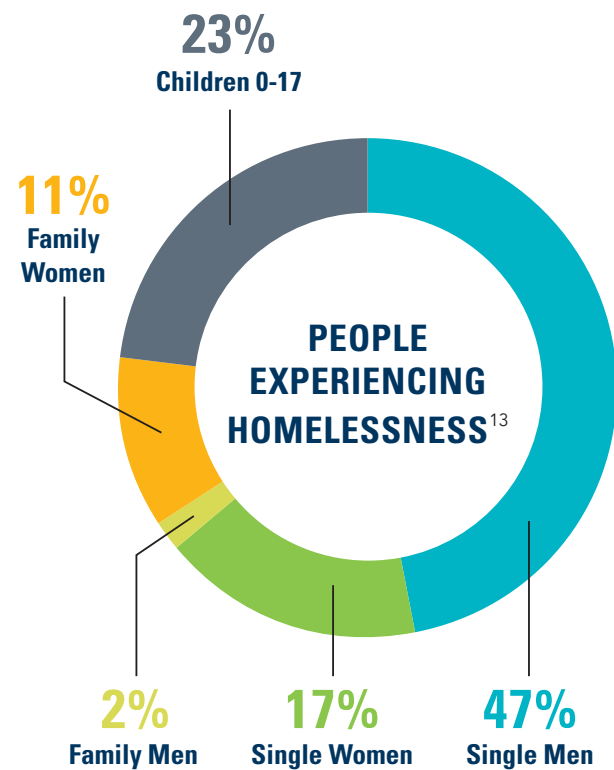
Another vital program that provides low-income households with access to housing affordable to them is Housing Choice Vouchers (also called Tenant Based Vouchers or Section 8 Vouchers). The Housing Choice Voucher program allows eligible households to pay only 30 percent of their income toward a Fair Market Rent unit, and the remainder is subsidized. Vouchers do not represent a fixed unit, as they are portable from one community to the other, and therefore do not contribute to a municipality's stock of long-term affordable homes. However, they are a lifeline to many Rhode Island families struggling to find housing they can afford. According to national estimates, only one in four families that are eligible for housing subsidies receive rental assistance.⁹

Nearly 73 percent of Rhode Island's voucher holders fall within the Extremely Low Income category,¹⁰ meaning a family of three with an income of up to \$20,420. Despite the availability of over 10,500 vouchers,¹¹ the decline in household incomes statewide has created a growing need for housing supports. Many of the wait lists for vouchers throughout the state have been closed for many years, and those who are on wait lists can wait anywhere from 2 to 7 years.¹²

In addition to those who are already housed through existing programs, there are Rhode Islanders who are not housed at all or who are at-risk of homelessness due to eviction. When considering how many more long-term affordable homes are needed, these two populations must be taken into consideration.

People Experiencing Homelessness

More than 4,200 Rhode Islanders spent at least one night in a shelter bed or transitional program in 2016—nearly a quarter of whom were children under the age of 18. Rather than housing people in emergency circumstances, Rhode Island, like other states, is striving to establish Permanent Supportive Housing (PSH), which provides wraparound supportive services to help the most vulnerable residents stay housed and live a more productive life within the community. While there are many causes of homelessness, people with addiction issues have faced the additional barrier of maintaining sobriety or entering treatment before being housed. Rhode Island is among a number of states that have adopted the Housing First model, which provides for immediate placement and support regardless of addiction issues. Studies have shown that both PSH and the Housing First program provide cost savings on emergency services.^{14, 15}



Evictions

The rate of eviction in any community is an indicator of housing and economic instability. Nationally, it is known that low-income communities are experiencing an eviction crisis.¹⁶ The high rate of eviction destabilizes families that already struggle with economic and employment challenges, and greatly impacts children and local schools.

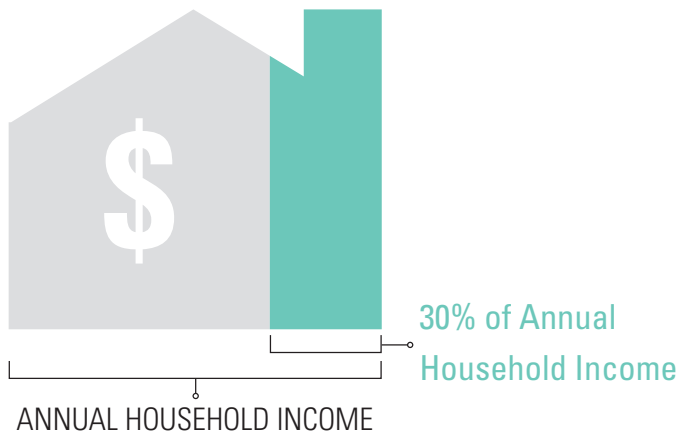
2016 saw nearly 8,500 eviction cases filed in Rhode Island. Of those, more than 83 percent were for non-payment of rent and nearly three-quarters of the rulings were against the tenants; this most likely led to eviction of more than 5,000 households.¹⁷

HOUSING COST BURDENS

What Do Cost Burdens Mean?

A household is considered cost burdened if it spends more than 30 percent of its annual income on housing costs. For example, for a Rhode Island household earning \$50,000, housing and utility costs combined should not exceed \$15,000 annually or about \$1,250 monthly. The 30 percent rule was established by the Federal Government and adopted by housing and mortgage agencies.¹⁸ Households spending no more than 30 percent of their income on housing gives residents the ability to afford food, healthcare, transportation, and childcare.

The 30 Percent Rule for Housing Affordability



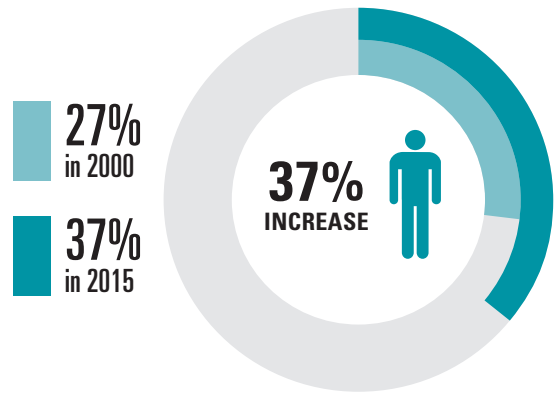
Households spending more than 50 percent of their income on housing are considered severely housing cost burdened.

High housing cost burdens make it difficult for lower-income workers to save money, purchase a home, or invest in education as a way to move out of poverty.

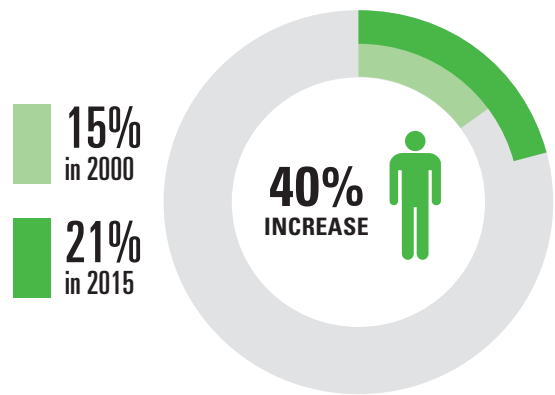
From 2000 to 2015, the percent of both homeowner and renter households that are considered cost burdened have increased in Rhode Island. As of 2015, half of all Rhode Island renter households, more than 1 in 3 homeowner households with a mortgage, and 1 in 5 homeowner households without a mortgage are cost burdened.

CHANGE IN COST BURDENED RI HOUSEHOLDS 2000 - 2015¹⁹

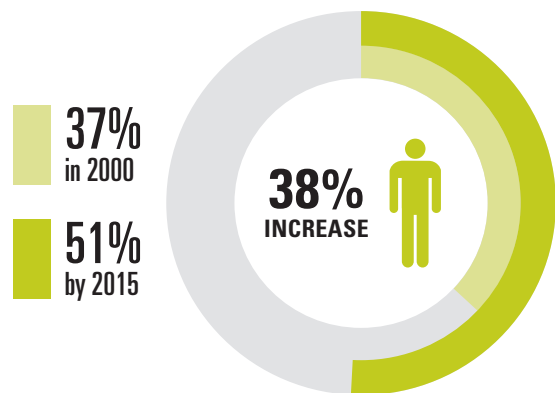
Cost Burdened Homeowner Households with a Mortgage



Cost Burdened Homeowner Households without a Mortgage



Cost Burdened Renter Households

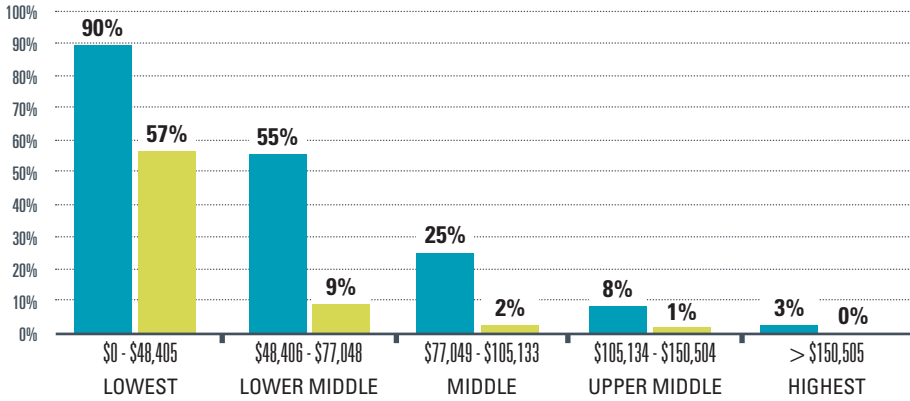


Cost Burdens and Severe Cost Burdens by Income²⁰

Three categories of Rhode Island households—homeowners with a mortgage, homeowners without a mortgage, and renters—are presented below. Each category is divided into five equally sized income groups to illustrate the percent of households that are cost burdened or severely cost burdened. In total, across all income categories, nearly 159,000 Rhode Island households spend more than 30 percent of their income on housing costs.

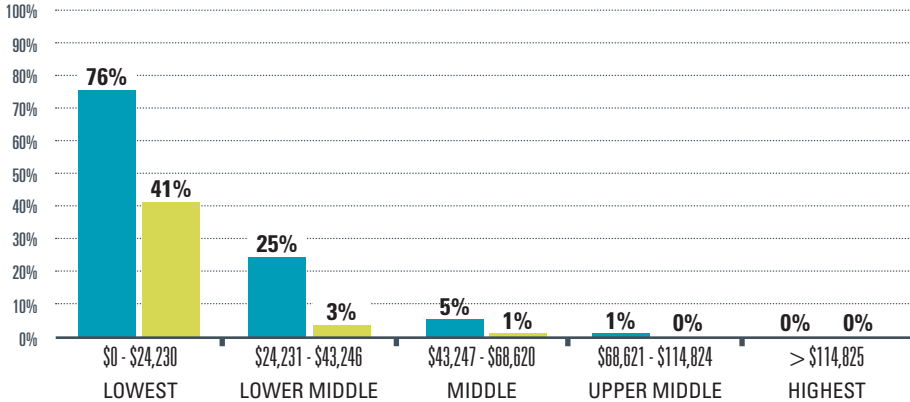
Cost Burdened Homeowner Households with a Mortgage

Ninety percent of the lowest income owner households with a mortgage—more than 32,000 households—spend 30% or more of their income on housing costs.



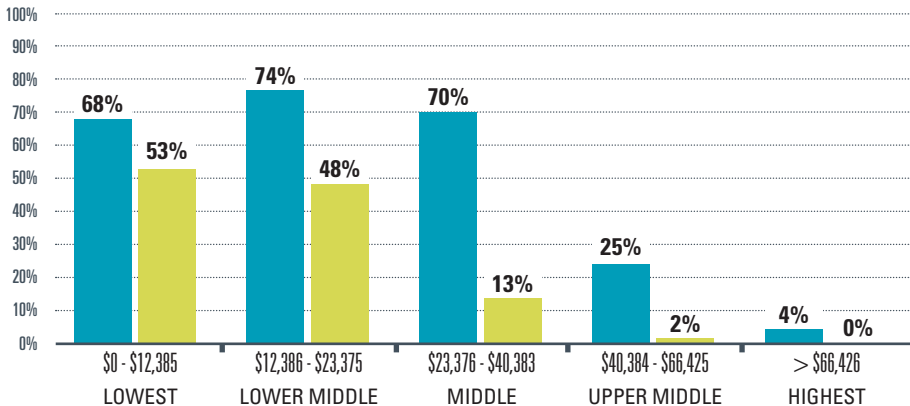
Cost Burdened Homeowner Households without a Mortgage

Even after paying off a mortgage, some homeowner households are still burdened by housing costs such as utilities, insurance, and property taxes. More than three-quarters of the lowest income homeowners without a mortgage—more than 11,000 households—spend 30% or more of their income on housing costs. This group includes seniors on fixed incomes.



Cost Burdened Renter Households

Nearly 70 percent of the lowest income renter households—more than 22,000 households—spend more than 30% of their income on housing costs. Of these households, approximately 17,500 are actually severely cost burdened by spending more than 50% of their income.



■ Cost Burdened ■ Severely Cost Burdened

Where Is It Affordable to Own?

Based on 2016 median single family home prices, a household earning the state's median household income of \$56,852 would be able to afford to buy in four of Rhode Island's cities and towns. What income might you need to afford to purchase a median priced single family home in your community? How do your neighboring communities compare?

HOUSEHOLDS EARNING: ≤ \$30,000

In 2016, Rhode Island households earning \$30,000 or less could not affordably buy a median priced single family home in any Rhode Island city or town.

HOUSEHOLDS EARNING: ≤ \$50,000

HOUSEHOLDS EARNING: ≤ \$70,000

HOUSEHOLDS EARNING: ≤ \$100,000

HOUSEHOLDS EARNING: > \$100,000

Median household income²¹
\$56,852

Median owner household income²²
\$80,080

City/Town	Annual income needed to affordably purchase a median priced home in this community	≤ \$30,000	≤ \$50,000	≤ \$70,000	≤ \$100,000	> \$100,000
CENTRAL FALLS	\$41,603					
PROVIDENCE (without East Side)	\$44,131					
WOONSOCKET	\$51,702					
PAWTUCKET	\$51,932					
WEST WARWICK	\$57,860					
WARWICK	\$58,649					
EAST PROVIDENCE	\$61,071					
CRANSTON	\$61,403					
COVENTRY	\$62,505					
NORTH PROVIDENCE	\$64,922					
JOHNSTON	\$65,318					
BURRILLVILLE	\$66,401					
TIVERTON	\$70,231					
NORTH SMITHFIELD	\$72,661					
WARREN	\$73,396					
HOPKINTON	\$73,684					
SMITHFIELD	\$74,095					
CUMBERLAND	\$74,652					
WESTERLY	\$74,975					
GLOCESTER	\$75,989					
EXETER	\$79,555					
SCITUATE	\$79,720					
BRISTOL	\$80,740					
RICHMOND	\$81,481					
FOSTER	\$83,841					
SOUTH KINGSTOWN	\$85,373					
LINCOLN	\$86,900					
CHARLESTOWN	\$88,640					
PORTSMOUTH	\$95,670					
MIDDLETOWN	\$95,815					
WEST GREENWICH	\$98,917					
NORTH KINGSTOWN	\$99,340					
NARRAGANSETT	\$104,029					
BARRINGTON	\$107,640					
NEWPORT	\$113,419					
LITTLE COMPTON	\$115,599					
EAST GREENWICH	\$125,034					
JAMESTOWN	\$135,731					
PROVIDENCE (East Side)	\$136,794					
NEW SHOREHAM	\$248,487					

Where Is It Affordable to Rent?

Based on 2016 average 2-bedroom apartment prices, a household earning the state's median renter household income of \$30,934 could not affordably rent in Rhode Island. What income might you need to affordably rent an average priced 2-bedroom apartment in your community? How do your neighboring communities compare?

HOUSEHOLDS EARNING: \leq \$30,000

In 2016, Rhode Island households earning \$30,000 or less could not affordably rent an average priced 2-bedroom apartment in any Rhode Island city or town.

HOUSEHOLDS EARNING: \leq \$50,000

HOUSEHOLDS EARNING: \leq \$70,000

HOUSEHOLDS EARNING: \leq \$100,000

HOUSEHOLDS EARNING: $>$ \$100,000

Median household income
\$56,852

Median renter household income²³
\$30,934

City/Town	Annual income needed to affordably rent a 2-bedroom apartment in this community	\leq \$30,000	\leq \$50,000	\leq \$70,000	\leq \$100,000	$>$ \$100,000
CENTRAL FALLS	\$39,320					
WOONSOCKET	\$44,240					
PAWTUCKET	\$46,960					
PROVIDENCE (without East Side)	\$48,120					
EAST PROVIDENCE	\$49,000					
CRANSTON	\$49,840					
JOHNSTON	\$50,200					
BURRILLVILLE	\$50,320					
CHARLESTOWN	\$50,320					
NORTH PROVIDENCE	\$50,920					
NORTH SMITHFIELD	\$50,960					
WARREN	\$51,240					
LINCOLN	\$51,280					
NARRAGANSETT	\$51,560					
WEST WARWICK	\$51,560					
CUMBERLAND	\$51,680					
WESTERLY	\$52,600					
BARRINGTON	\$53,080					
BRISTOL	\$53,080					
COVENTRY	\$53,080					
SOUTH KINGSTOWN	\$53,760					
NORTH KINGSTOWN	\$56,240					
MIDDLETOWN	\$56,280					
PROVIDENCE (East Side)	\$57,240					
TIVERTON	\$57,280					
WARWICK	\$59,440					
SCITUATE	\$60,240					
NEWPORT	\$60,320					
EAST GREENWICH	\$61,520					
JAMESTOWN	\$66,040					
PORTSMOUTH	\$68,560					
EXETER	N/A					
FOSTER	N/A					
GLOCESTER	N/A					
HOPKINTON	N/A					
LITTLE COMPTON	N/A					
NEW SHOREHAM	N/A					
RICHMOND	N/A					
SMITHFIELD	N/A					
WEST GREENWICH	N/A					

N/A: Insufficient data

HOUSING & THE RHODE ISLAND ECONOMY

The development of housing has economic impact from the pre-occupancy stages of planning, construction, and real estate sales through the moment residents move in. Furthermore, residents continue to contribute to the economy with property maintenance and household purchases. Whether developed through the private, public or non-profit sector, all housing generates revenue for the state and bolsters the economy.

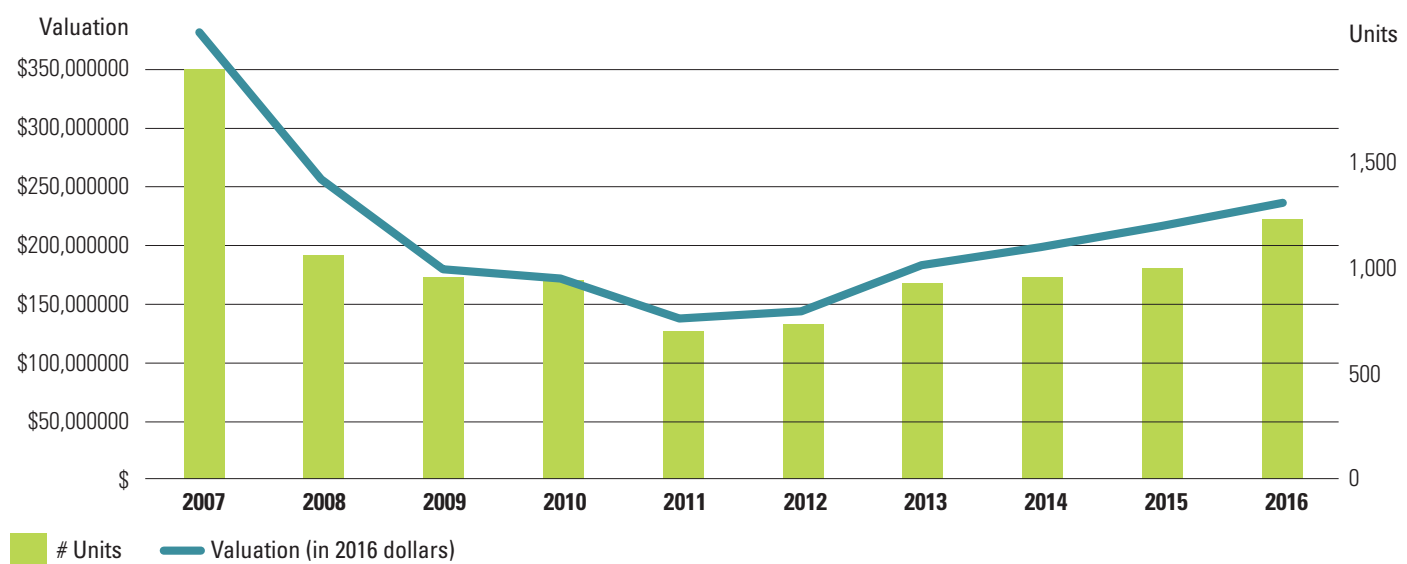
Valuation and Number of Building Permits

Over the last 10 years, Rhode Island's residential construction valuation has gone from a high of more than \$380M (in 2016 dollars) to a low of just under \$138M. While 2016's \$236M value has recovered more than 70 percent from the low of 2011, it is still approximately 38 percent short of the high of 2007. In 2016, residential construction represented approximately 10 percent of the state's total construction contribution to the state's GDP.²⁴ For the last six years, Rhode Island has ranked last in the nation in per capita building permit activity.

Housing Industry Jobs

Beyond the value of actual development and building of housing, the National Association of Home Builders estimates the residential construction jobs in the state to be 12,735, or 2.4 percent of the civilian labor force.²⁶ The sector and related jobs as a whole pay relatively competitive wages compared to others in the state. For example, 2016 Occupational Wages from the Rhode Island Department of Labor and Training notes construction managers earn an hourly wage of \$50.86, while tradespeople earn a range of \$19.85 - \$24.84 per hour. All exceeding the Housing Wage calculated by the National Low Income Housing Coalition in their 2017 *Out of Reach* report.

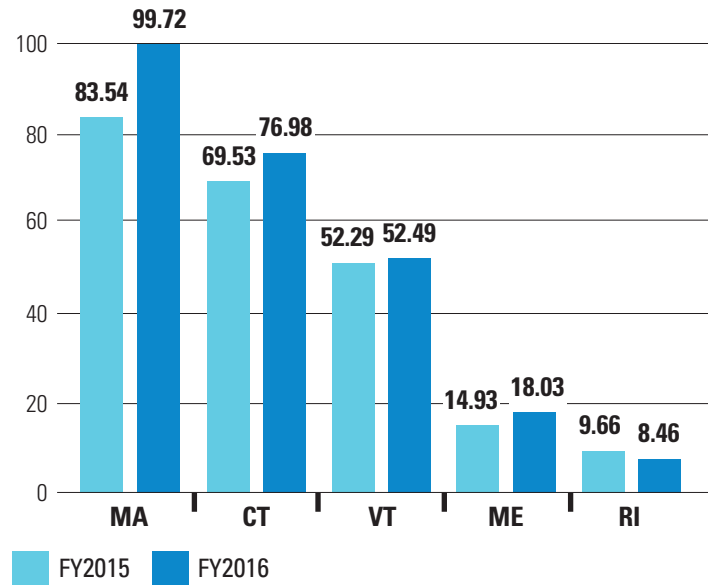
BUILDING PERMITS & VALUATIONS 2007-2016 ²⁵



Affordable Housing Investments

Given the economic impact of residential construction, the value of investment in the state’s long-term affordable homes is easily apparent. The State’s 2015-2019 Consolidated Plan outlines nearly \$11M of federal investment and \$6.4M of state funds for the creation and rehabilitation/mediation of nearly 1,100 long-term affordable and healthy homes.²⁷ While Rhode Island’s portion of the investment is 37 percent, the state’s per capita investment in affordable homes falls far short of most of our New England neighbors.

PER CAPITA SPENDING ON HOUSING IN NEW ENGLAND, FY2015 AND FY2016²⁸

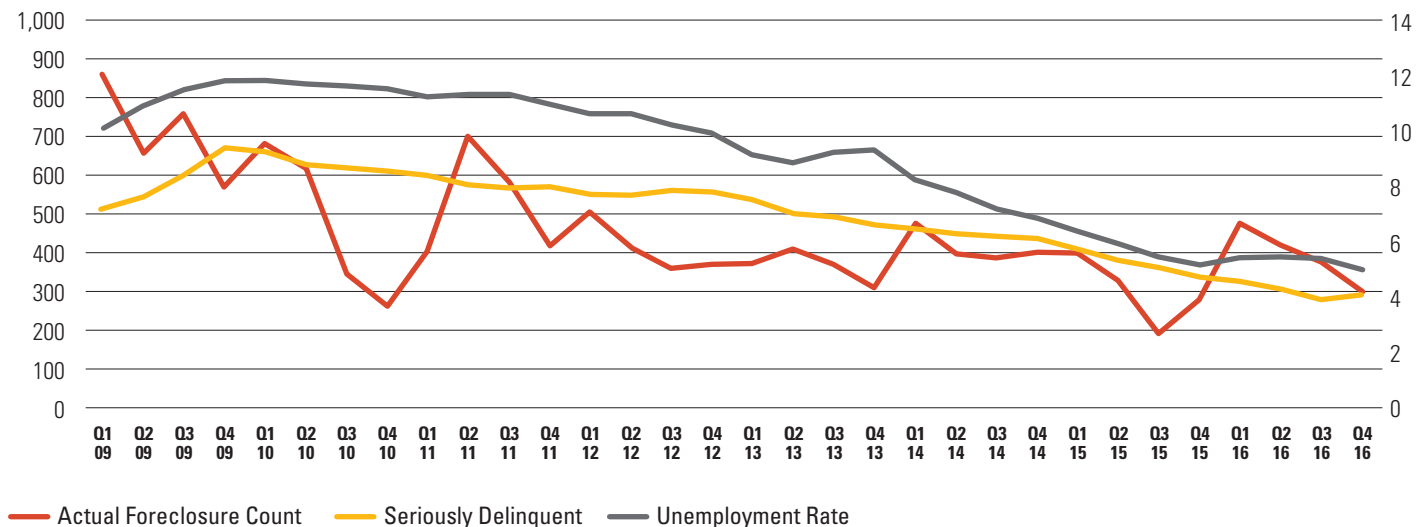


Recession Recovery

Rhode Island has made substantial gains since the Great Recession that began in 2007-2008. However, while the overall unemployment rate of 4.9 percent at the close of Q4 2016 has recovered to pre-recession levels, there are still weak spots within demographic groups, where the rates for youth under 19 and 24 are triple and double

the overall rate.²⁹ Similarly, foreclosures have decreased 45 percent and seriously delinquent loans have fallen 57 percent from their highs in 2009. Yet, in 2016, foreclosures were 32 percent higher than 2015, and the rate for seriously delinquent loans is still ninth highest in the United States, which is more than double pre-recession rates.

RI QUARTERLY FORECLOSURES, MORTGAGE DELINQUENCIES, UNEMPLOYMENT: Q1 2009 - Q4 2016³⁰



HOUSING & RHODE ISLAND HEALTH

Access to housing that is stable and affordable is foundational to quality of life for all Rhode Islanders.

Current research across the Community Development and Public Health sectors shows growing evidence of the interconnectedness of environmental conditions—including housing—and health outcomes. Research shows that housing is an important social determinant of physical and mental health, as well as overall well-being.³¹

-  Affordable housing can allow households more resources to pay for health care and healthy food
-  High quality housing limits exposure to environmental toxins, like lead and asthma triggers
-  Housing that is stable and affordable reduces stress related to financial burdens and moving frequently
-  Housing can be structured to increase access to services that improve the health of vulnerable populations, including seniors, people with disabilities and those who have experienced homelessness

Growing Elder Population

In Rhode Island, our elder population is growing rapidly and we currently have the largest population per capita of adults aged 85 and older.³²

Rhode Island and Massachusetts also have the third oldest housing stock in the country and the nation's oldest rental stock. This means that the majority of our

housing stock is not ADA compliant and is expensive to maintain. As older adults age they lose capacity for Activities of Daily Living, increasing their chances of falling. Without substantial investment in home modifications or housing maintenance, it is very difficult for older adults to remain in their homes as they age. Alternatively, without housing that is affordable in every community, it is difficult for seniors to remain in their communities and downsize to smaller homes.

Where You Live Affects Your Health

Your home and neighborhood can affect your health in many ways. Current research in the Public Health sector shows that your zip code has a greater impact on your health and life expectancy than your DNA. Where you live can affect your health more than your socioeconomic status, education, race or gender. One recent study showed that affluent cities with highly educated populations and high levels of government expenditures, such as New York and San Francisco, have experienced the largest gains in life expectancy among low-income individuals.³³

An unhealthy home can contain lead, asthma triggers such as mold, poor air quality, unsafe water, or structural deterioration that could cause injury.³⁴ According to the Rhode Island Department of Health, 1 in 12 children under the age of 6 in Rhode Island have lead poisoning and 1 in 5 children are admitted to the emergency room each year due to an asthma attack. Forty percent of all asthma attacks are brought on by fixable environmental triggers in the home. Weatherization and energy upgrades to homes can reduce asthma and related emergency room utilization, saving millions of dollars in medical expenses.

HOUSING & RHODE ISLAND EDUCATION

How and why do students succeed or struggle? For decades now parents and guardians, teachers, school districts, elected officials and researchers have experimented with curriculum, technology, and classroom arrangements; pored over standardized test scores; and instituted policies governing teacher excellence, student behavior, parental contracts and more, all toward the seemingly elusive goal of predictable student success.

Student Mobility and Chronic Absenteeism

Of the many factors that contribute to each individual student's outcomes, two key indicators point to the importance of stable, safe and healthy housing: student mobility and chronic absenteeism. Student mobility refers to moving within the school year and chronic absenteeism is defined as missing 10 percent or more of 180 school days. Both of these indicators are associated with outcomes ranging from poor academic achievement to behavioral issues and higher drop-out rates.³⁵

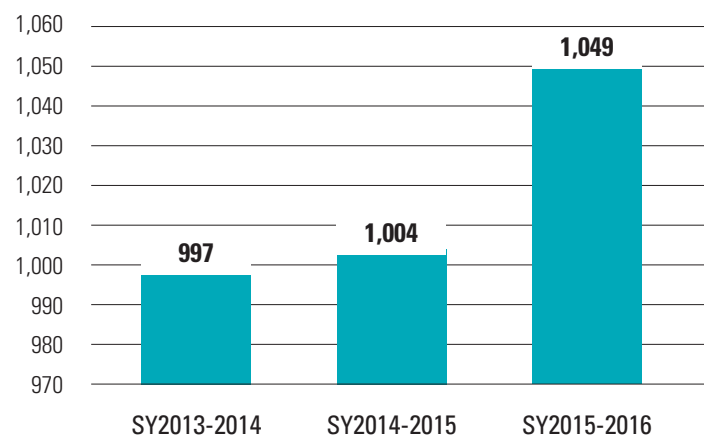
For the 2015-2016 School Year, Rhode Island's Student Mobility rates ranged from a low of 3 percent in Barrington to a high of 27 percent in Central Falls. Rates for Chronic Absenteeism ranged from a low of less than 1 percent in East Greenwich to a high of 45 percent in Providence.³⁶ Both of these indicators are impacted by housing instability, housing affordability, and unhealthy or substandard housing stock.

With 51 percent of renters and nearly 37 percent of homeowners with mortgages paying more than 30 percent of their incomes toward housing, and the age of the housing stock increasing exposure to lead, the effect of housing conditions on student performance is substantial.

Youth Experiencing Homelessness

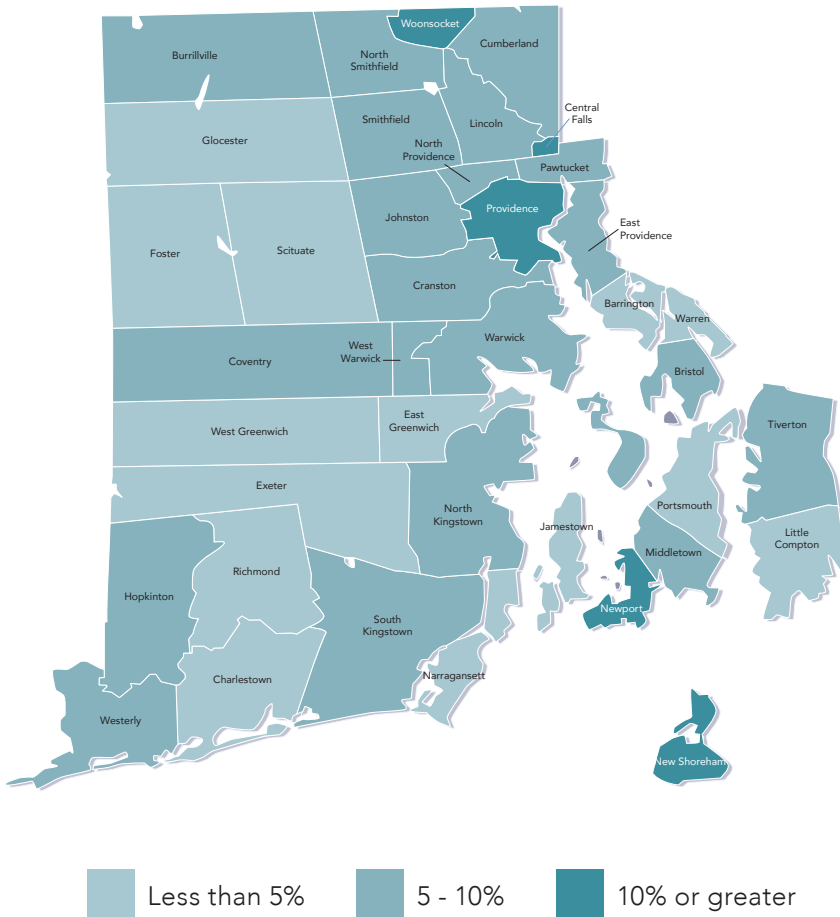
Among the students with high rates of mobility and chronic absenteeism, are children and youth experiencing homelessness. These youths often live in shelters, hotels, doubled-up with others, or outside. Under the McKinney-Vento Homeless Assistance Act,³⁷ all school districts are required to ensure access to public education for children and youth who are displaced due to homelessness. In the 2015-2016 School Year, the Rhode Island Department of Education reported 1,049 students ranging from pre-Kindergarten through 12th grade as experiencing homelessness. This is a 5.2 percent increase from the 2013-2014 School Year.

CHILDREN/YOUTH EXPERIENCING HOMELESSNESS ENROLLED IN PUBLIC SCHOOL BY YEAR ³⁸



PROGRESS TOWARD HOUSING GOALS³⁹

Rhode Island State Law establishes a goal that **10 percent** of every city or town’s housing stock qualify as Low- and Moderate-Income Housing (LMIH). How does each municipality measure up?



Five of Rhode Island’s 39 communities meet this goal: Central Falls, Newport, New Shoreham, Providence, and Woonsocket.*

*RI General Law 45-53-3(9) states “‘Low or moderate income housing’ means any housing whether built or operated by any public agency or any nonprofit organization or by any limited equity housing cooperative or any private developer, that is subsidized by a federal, state, or municipal government subsidy under any program to assist the construction or rehabilitation of housing affordable to low or moderate income households, as defined in the applicable federal or state statute, or local ordinance and that will remain affordable through a land lease and/or deed restriction for ninety-nine (99) years or such other period that is either agreed to by the applicant and town or prescribed by the federal, state, or municipal government subsidy program but that is not less than thirty (30) years from initial occupancy.”

Municipality	% LMIH	BHRI I & II
Barrington	2.66%	61
Bristol	5.93%	19
Burrillville	8.81%	139
Central Falls	11.19%	30
Charlestown	2.86%	32
Coventry	5.35%	52
Cranston	5.43%	0
Cumberland	6.17%	56
East Greenwich	4.68%	10
East Providence	9.82%	6
Exeter	2.36%	27
Foster	2.05%	0
Glocester	2.23%	0
Hopkinton	7.12%	20
Jamestown	4.39%	3
Johnston	8.05%	7
Lincoln	6.53%	2
Little Compton	0.56%	7
Middletown	5.44%	0
Narragansett	3.75%	2
Newport	15.32%	171
New Shoreham	10.63%	11
North Kingstown	8.06%	67
North Providence	6.94%	0
North Smithfield	8.18%	65
Pawtucket	8.90%	106
Portsmouth	2.83%	0
Providence	14.88%	744
Richmond	1.89%	0
Scituate	0.85%	0
Smithfield	5.09%	5
South Kingstown	5.61%	24
Tiverton	5.09%	128
Warren	4.49%	3
Warwick	5.39%	31
Westerly	5.22%	15
West Greenwich	1.41%	0
West Warwick	8.17%	3
Woonsocket	15.90%	97
Rhode Island	8.29%	1,943



LOCAL HOUSING FACTS

HousingWorks RI @ RWU
2017 Housing Fact Book

RHODE ISLAND

POPULATION **1,053,661** HOUSEHOLDS **410,602**

60% OWN

40% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$239,900

Assumed down payment
\$8,397

Mortgage amount
\$235,555

Monthly housing payment
\$1,702

\$68,085

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,288

\$51,520

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

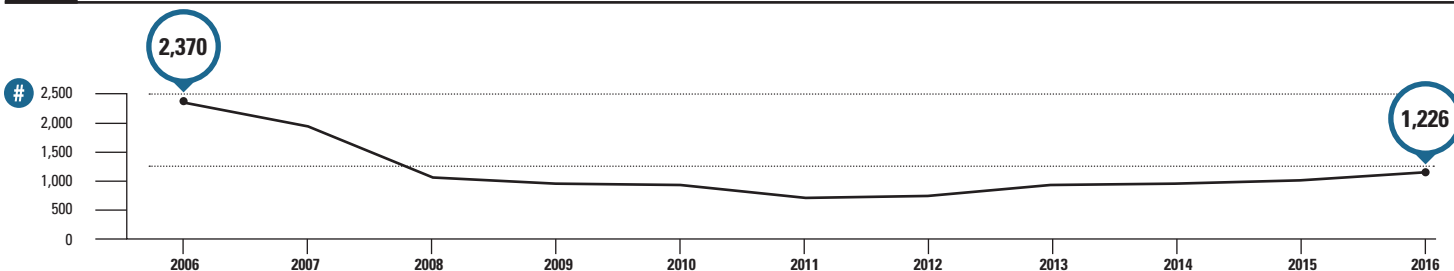
Rhode Island: **462,900**

Multifamily **44%**

Single family **56%**

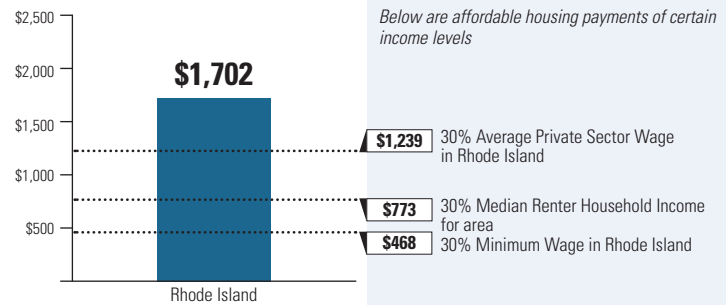
Affordable Housing **8.3%**
% of year-round housing stock

ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

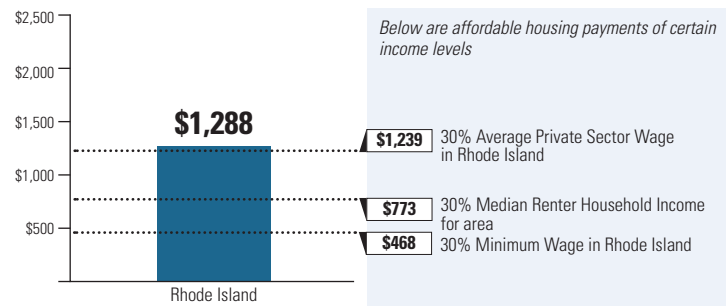
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 32%

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 51%

A household is considered burdened if it spends 30% or more of its income on housing costs.

BARRINGTON

POPULATION **16,280**

HOUSEHOLDS **6,235**

88% OWN **12% RENT**

MEDIAN SINGLE FAMILY HOME PRICE

\$385,000

Assumed down payment
\$13,475

Mortgage amount
\$378,027

Monthly housing payment
\$2,691

\$107,640

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,327

\$53,080

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Barrington: 6,634

Rhode Island: 462,900



Multifamily

7%
44%



Single family

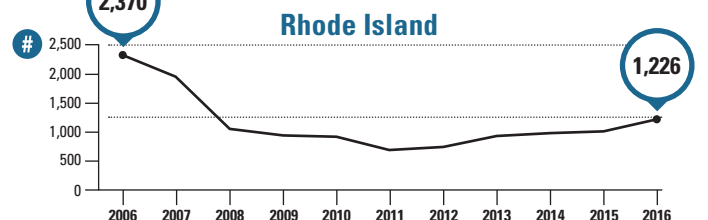
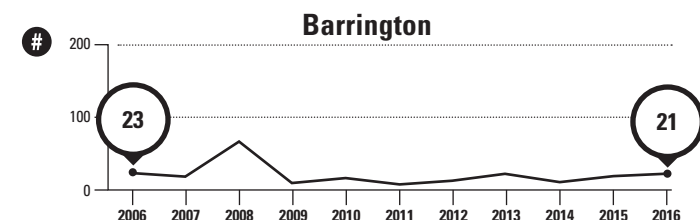
93%
56%



Affordable Housing
% of year-round housing stock

2.7%
8.3%

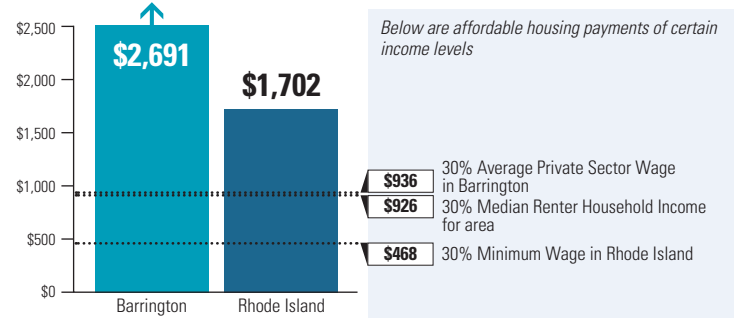
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

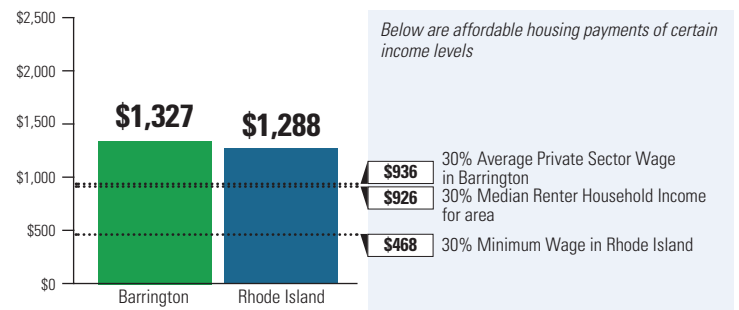
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 28% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 61% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

BRISTOL

POPULATION **22,364**

HOUSEHOLDS **8,389**

67% OWN

33% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$300,000

Assumed down payment
\$10,500

Mortgage amount
\$294,566

Monthly housing payment
\$2,018

\$80,740

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,327

\$53,080

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Bristol: **9,070**

Rhode Island: **462,900**

Multifamily

40%
44%

Single family

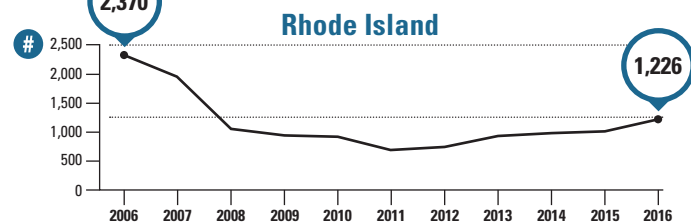
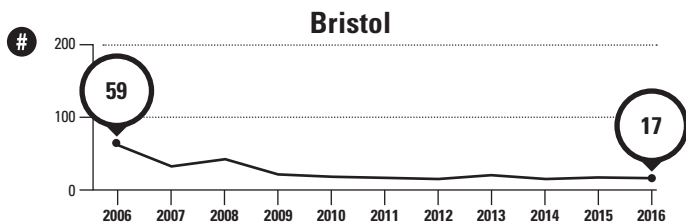
60%
56%

Affordable Housing

% of year-round housing stock

5.9%
8.3%

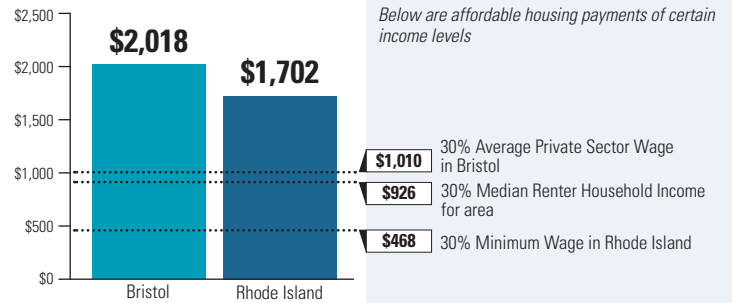
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

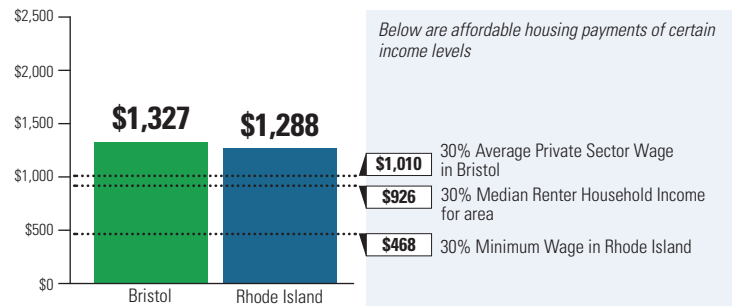
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 35% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 55% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

BURRILLVILLE

POPULATION **16,170**

HOUSEHOLDS **6,137**

72% OWN

28% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$238,500

Assumed down payment
\$8,348

Mortgage amount
\$234,180

Monthly housing payment
\$1,660

\$66,401

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,258

\$50,320

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

Burrillville: **6,621**

Rhode Island: **462,900**



Multifamily

35%
44%



Single family

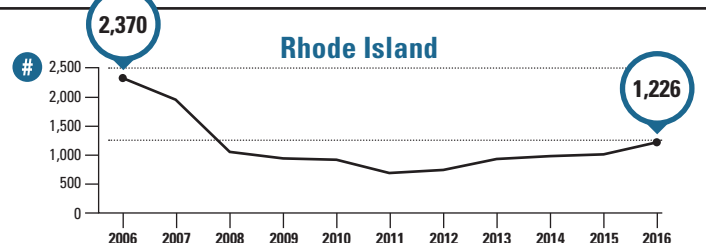
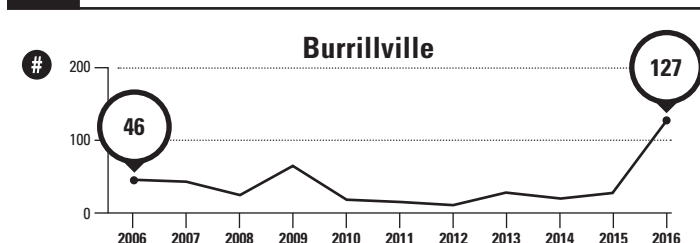
65%
56%



Affordable Housing
% of year-round housing stock

8.8%
8.3%

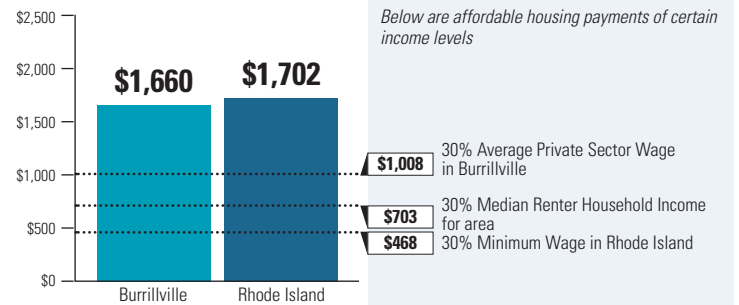
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

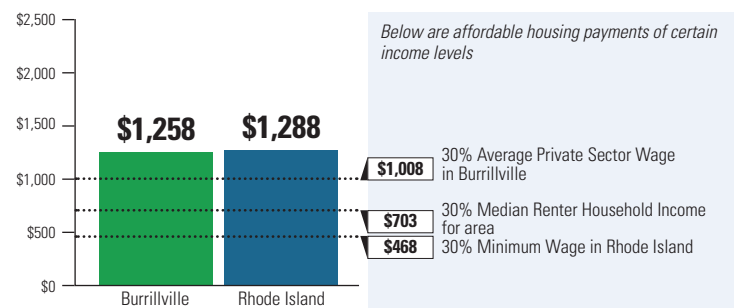
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 28% | Rhode Island: 32%

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 59% | Rhode Island: 51%

A household is considered burdened if it spends more than 30% of its income on housing costs.

CENTRAL FALLS

POPULATION **19,378**

HOUSEHOLDS **6,413**

25% OWN

75% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$130,000

Assumed down payment
\$4,550

Mortgage amount
\$127,645

Monthly housing payment
\$1,040

\$41,603

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$983

\$39,320

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

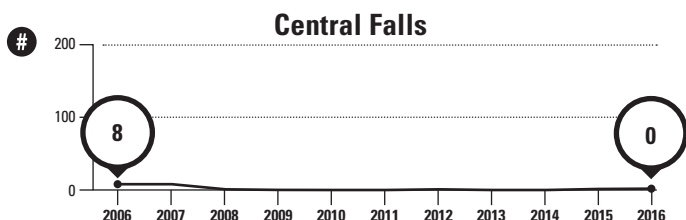
Central Falls: **7,614**
Rhode Island: **462,900**

Multifamily **89%**
44%

Single family **11%**
56%

Affordable Housing **11.2%**
% of year-round housing stock **8.3%**

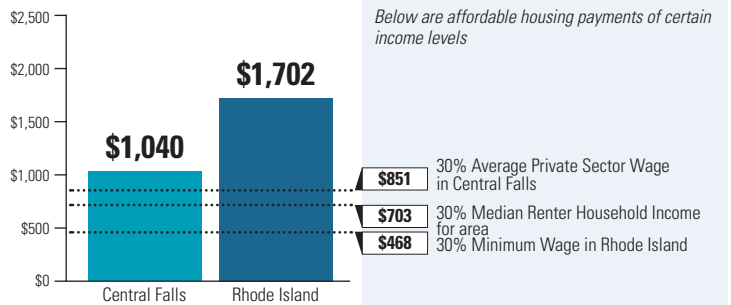
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

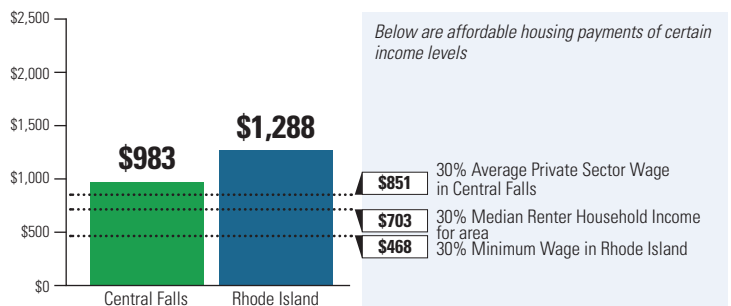
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 49% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 60% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

CHARLESTOWN

POPULATION **7,772**

HOUSEHOLDS **3,048**

87% OWN

13% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$351,000

Assumed down payment
\$12,285

Mortgage amount
\$344,643

Monthly housing payment
\$2,216

\$88,640

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,258

\$50,320

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

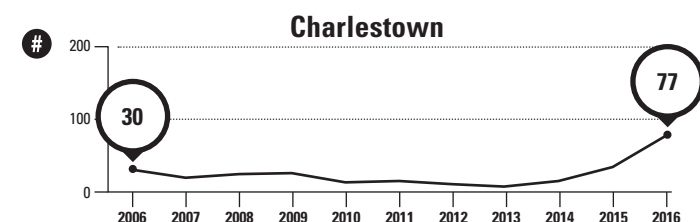
Charlestown: **4,940**
Rhode Island: **462,900**

Multifamily **8%**
44%

Single family **92%**
56%

Affordable Housing **2.8%**
% of year-round housing stock **8.3%**

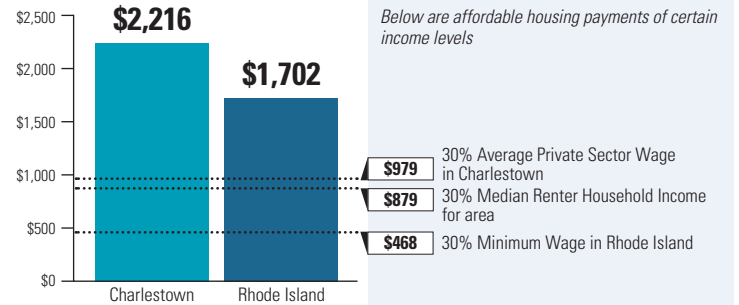
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

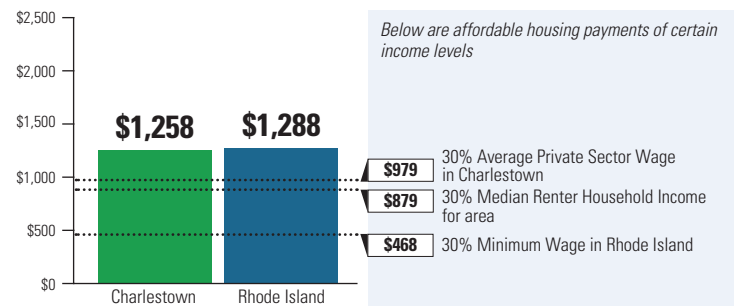
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 26% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 55% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

COVENTRY

POPULATION **34,981**

HOUSEHOLDS **13,890**

79% OWN

21% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$212,500

Assumed down payment
\$7,438

Mortgage amount
\$208,651

Monthly housing payment
\$1,563

\$62,505

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,327

\$53,080

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Coventry: **14,850**

Rhode Island: **462,900**

Multifamily

19%
44%

Single family

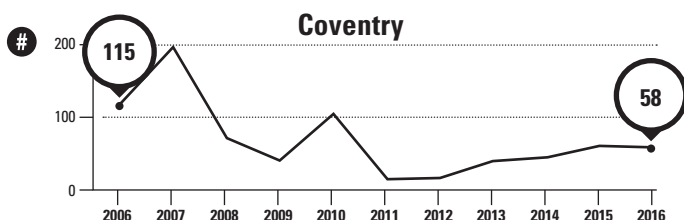
81%
56%

Affordable Housing

% of year-round housing stock

5.4%
8.3%

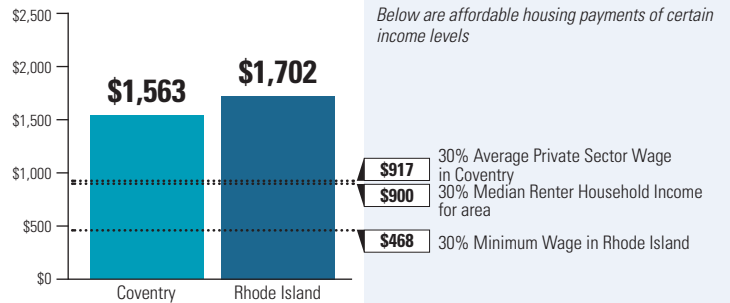
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

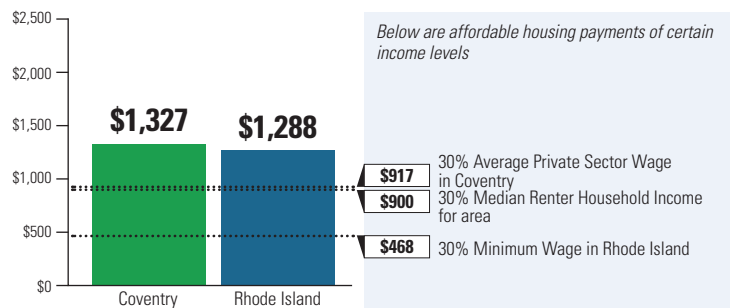
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 31% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 47% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

CRANSTON

POPULATION **80,761**

HOUSEHOLDS **30,208**

65% OWN

35% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$205,000

Assumed down payment
\$7,175

Mortgage amount
\$201,287

Monthly housing payment
\$1,535

\$61,403

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,246

\$49,840

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Cranston: **32,307**

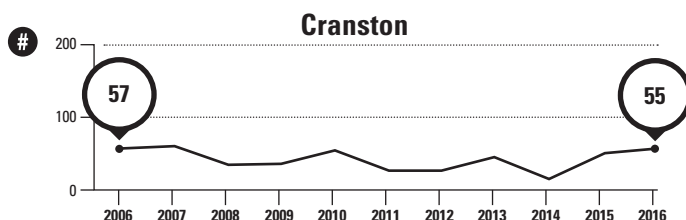
Rhode Island: **462,900**

Multifamily **38%**
44%

Single family **62%**
56%

Affordable Housing **5.4%**
% of year-round housing stock **8.3%**

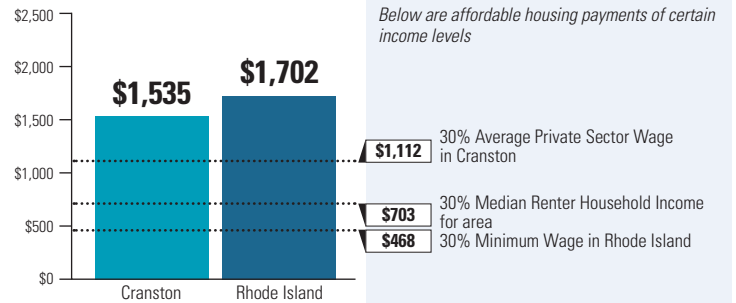
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

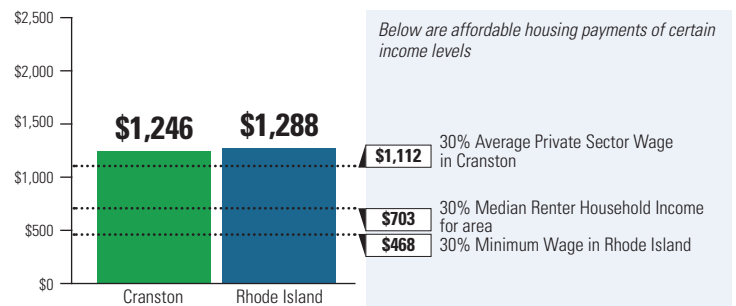
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 34% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 52% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

CUMBERLAND

POPULATION **34,124**

HOUSEHOLDS **13,473**

74% OWN

26% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$271,000

Assumed down payment
\$9,485

Mortgage amount
\$266,092

Monthly housing payment
\$1,866

\$74,652

Income needed to afford this

► MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,292

\$51,680

Income needed to afford this

► RENTAL / 2BR: COMPARISON



HOUSING STOCK

Cumberland: 14,097

Rhode Island: 462,900

Multifamily

34%
44%

Single family

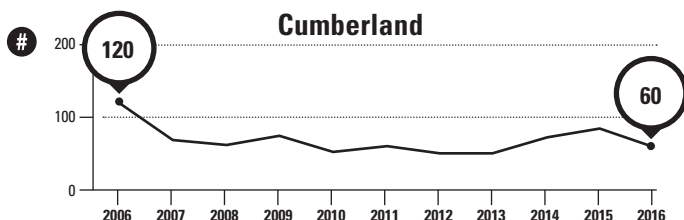
66%
56%

Affordable Housing

% of year-round housing stock

6.2%
8.3%

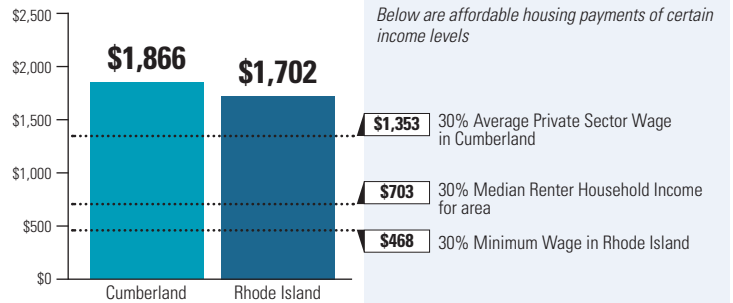
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

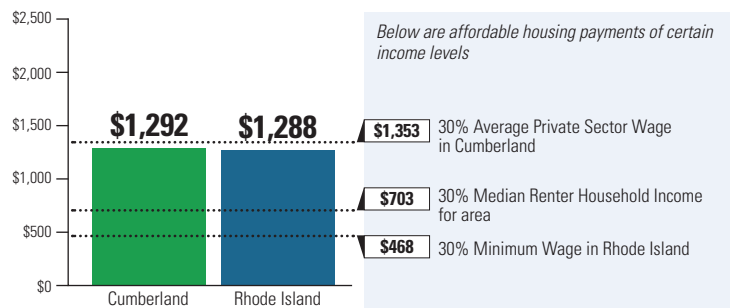
► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 29% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

► RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 42% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

EAST GREENWICH

POPULATION **13,114**

HOUSEHOLDS **5,081**

76% OWN

24% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$419,900

Assumed down payment
\$14,697

Mortgage amount
\$412,295

Monthly housing payment
\$3,126

\$125,034

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,538

\$61,520

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

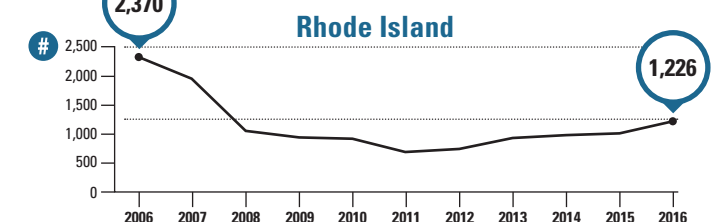
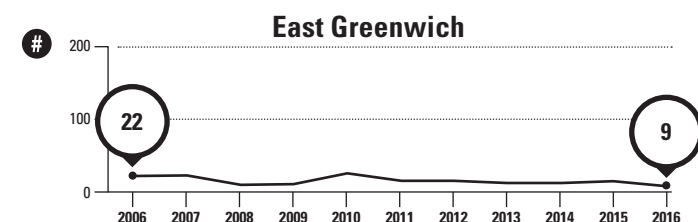
East Greenwich: 5,362
Rhode Island: 462,900

Multifamily **28%**
44%

Single family **72%**
56%

Affordable Housing **4.7%**
% of year-round housing stock **8.3%**

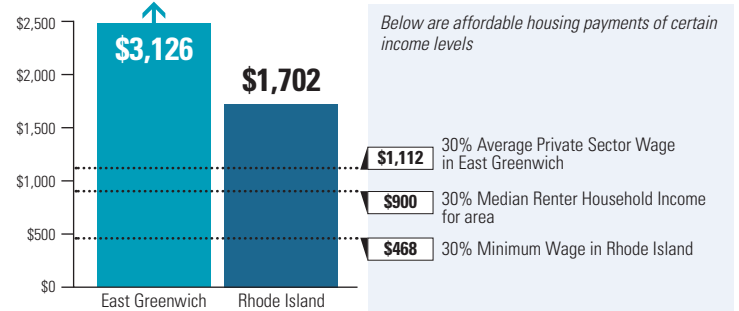
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

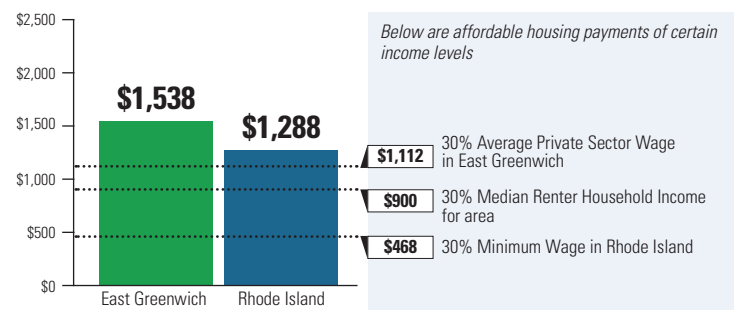
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 32% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 45% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

EAST PROVIDENCE

POPULATION **47,266**

HOUSEHOLDS **19,797**

57% OWN

43% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$205,000

Assumed down payment
\$7,175

Mortgage amount
\$201,287

Monthly housing payment
\$1,527

\$61,071

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



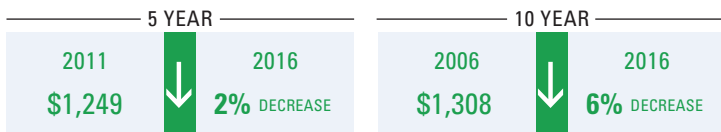
AVERAGE 2-BEDROOM RENT

\$1,225

\$49,000

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

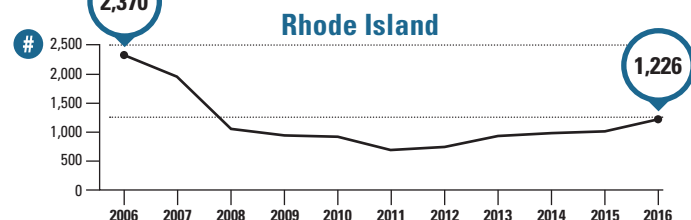
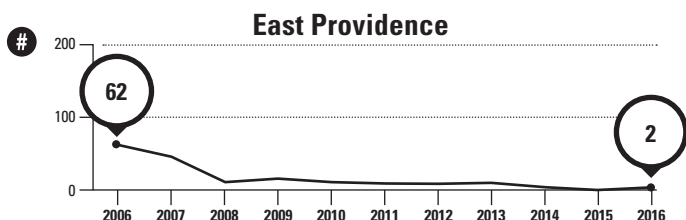
East Providence: 20,982
Rhode Island: 462,900

Multifamily **44%**
44%

Single family **56%**
56%

Affordable Housing **9.8%**
% of year-round housing stock **8.3%**

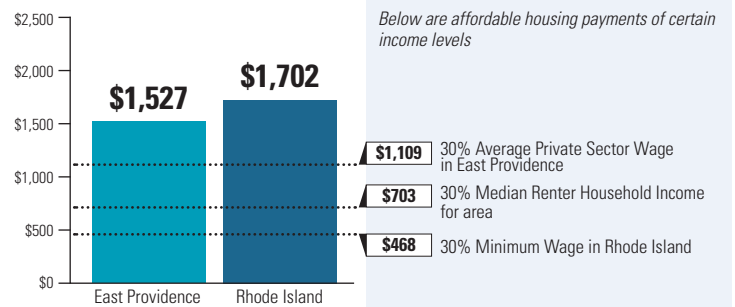
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

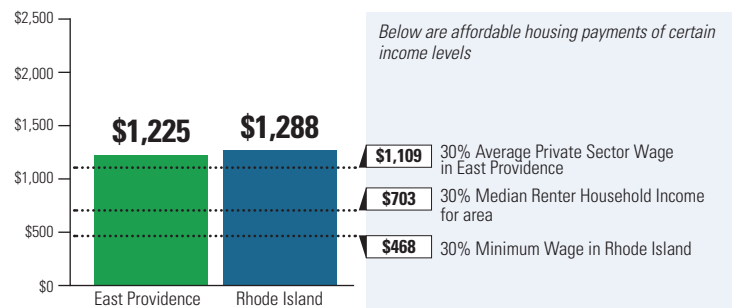
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 32% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 46% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

EXETER

POPULATION

6,691

HOUSEHOLDS

2,474

81% OWN

19% RENT



MEDIAN SINGLE FAMILY HOME PRICE

\$291,962

Assumed down payment
\$10,219

Mortgage amount
\$286,674

Monthly housing payment
\$1,989

\$79,555

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



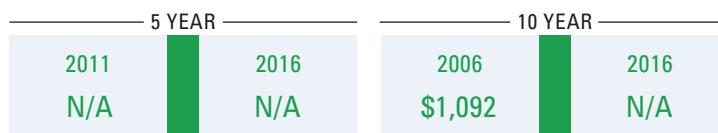
AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data



HOUSING STOCK

Exeter: 2,565

Rhode Island: 462,900



Multifamily

6%
44%



Single family

94%
56%

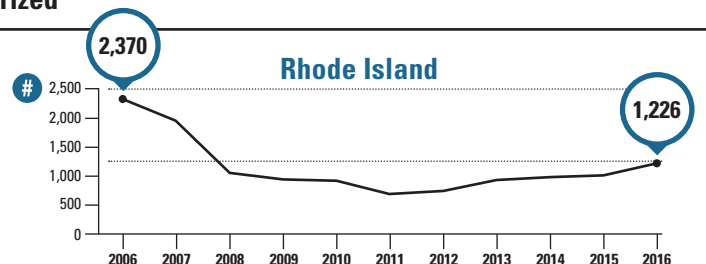
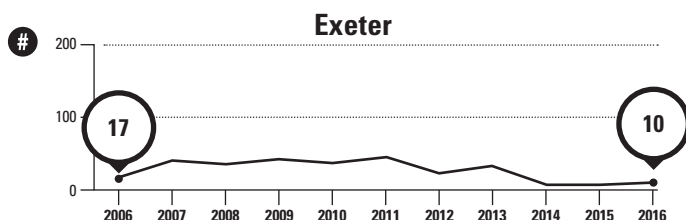


Affordable Housing
% of year-round housing stock

2.4%
8.3%



ANNUAL BUILDING PERMITS: Total Units Authorized



FOSTER

POPULATION

4,671

HOUSEHOLDS

1,695

83% OWN

17% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$283,450

Assumed down payment
\$9,921

Mortgage amount
\$278,316

Monthly housing payment
\$2,096

\$83,841

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



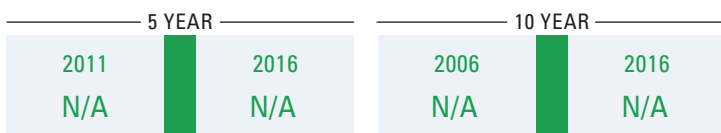
AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

Foster: 1,809

Rhode Island: 462,900

Multifamily

9%
44%

Single family

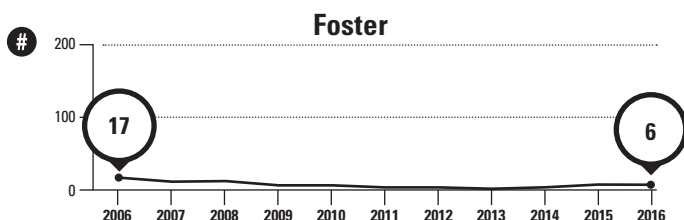
91%
56%

Affordable Housing

% of year-round housing stock

2.1%
8.3%

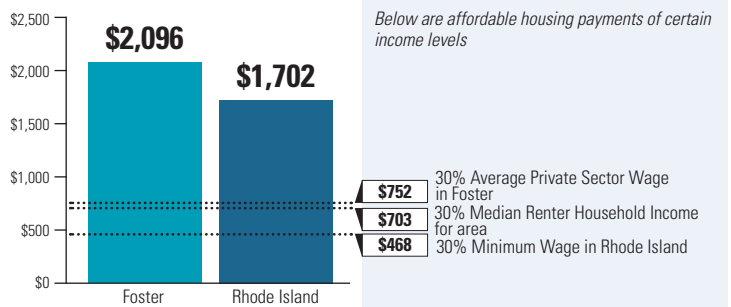
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

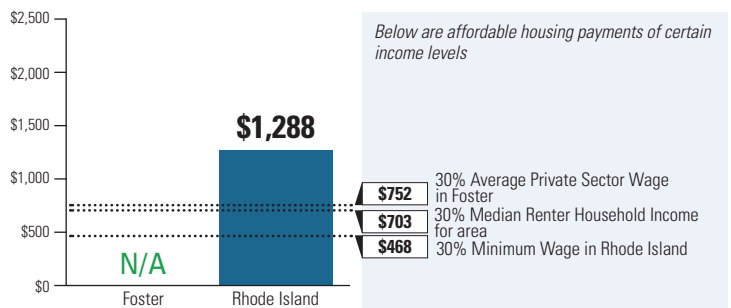
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 24% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 59% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

GLOCESTER

POPULATION **9,897**

HOUSEHOLDS **3,624**

92% OWN

8% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$255,000

Assumed down payment
\$8,925

Mortgage amount
\$250,381

Monthly housing payment
\$1,900

\$75,989

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

Glocester: 4,059

Rhode Island: 462,900



Multifamily

7%
44%



Single family

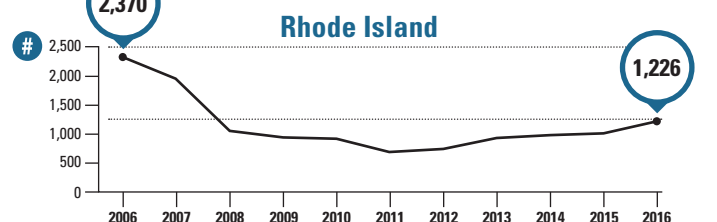
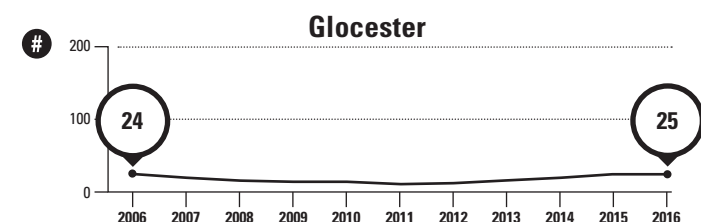
93%
56%



Affordable Housing
% of year-round housing stock

2.2%
8.3%

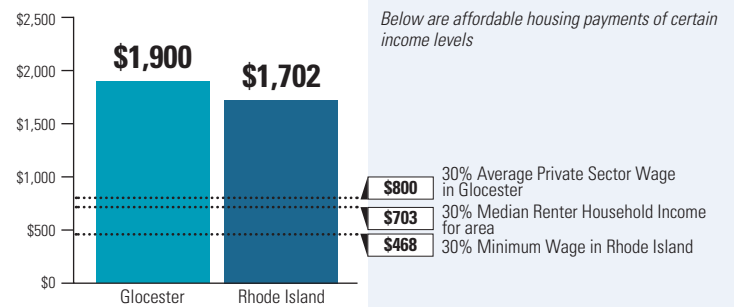
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

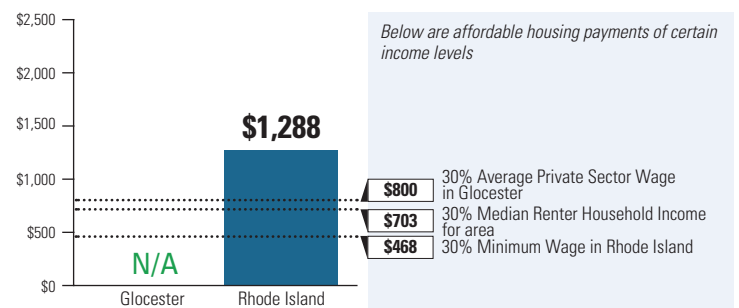
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 35% | Rhode Island: 32%

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 45% | Rhode Island: 51%

A household is considered burdened if it spends more than 30% of its income on housing costs.

HOPKINTON

POPULATION **8,123**

HOUSEHOLDS **3,374**

78% OWN

22% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$255,000

Assumed down payment
\$8,925

Mortgage amount
\$250,381

Monthly housing payment
\$1,842

\$73,684

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

Hopkinton: **3,758**

Rhode Island: **462,900**

Multifamily

18%
44%

Single family

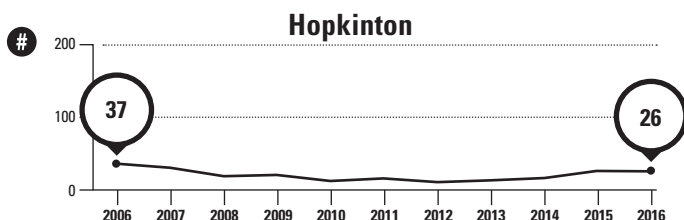
82%
56%

Affordable Housing

% of year-round housing stock

7.1%
8.3%

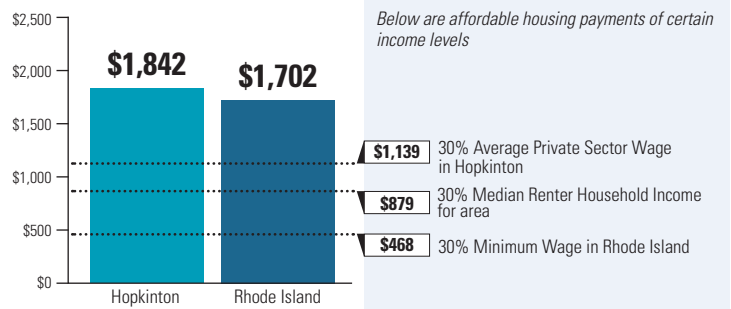
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

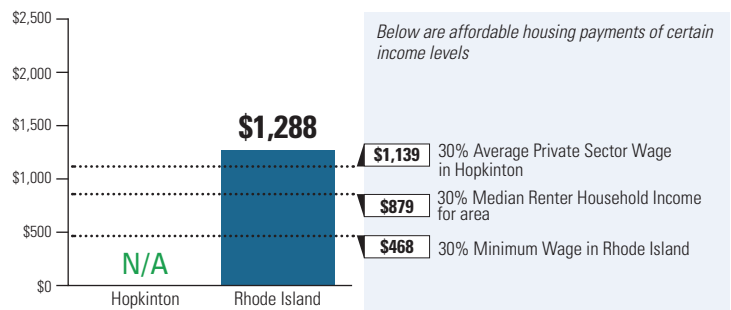
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 30% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 47% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

JAMESTOWN

POPULATION **5,464**

HOUSEHOLDS **2,360**

79% OWN

21% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$560,000

Assumed down payment
\$19,600

Mortgage amount
\$549,857

Monthly housing payment
\$3,393

\$135,731

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



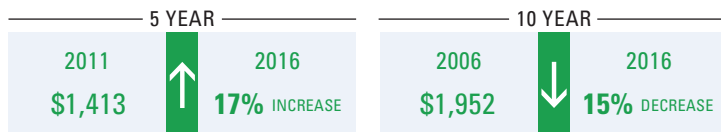
AVERAGE 2-BEDROOM RENT

\$1,651

\$66,040

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Jamestown: 2,995

Rhode Island: 462,900



Multifamily

10%
44%



Single family

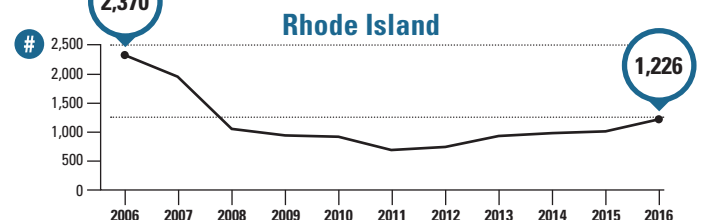
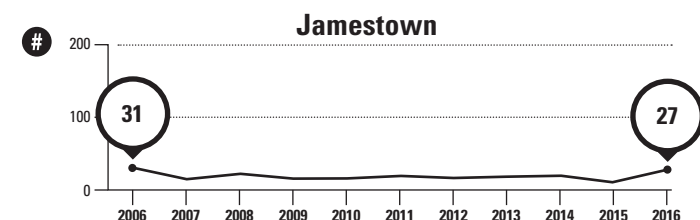
90%
56%



Affordable Housing
% of year-round housing stock

4.4%
8.3%

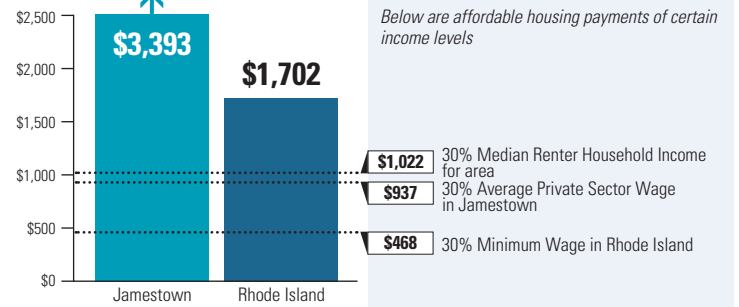
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

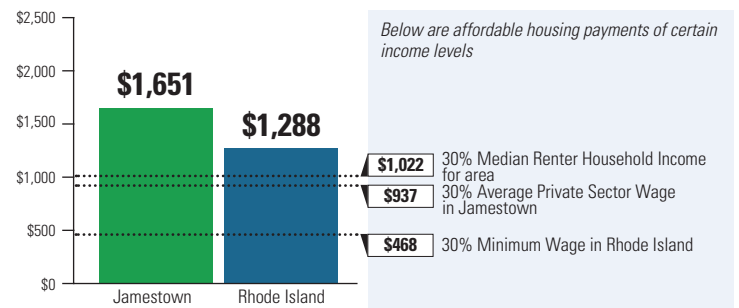
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 23% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 55% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

JOHNSTON

POPULATION **29,095**

HOUSEHOLDS **11,757**

69% OWN

31% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$207,500

Assumed down payment
\$7,263

Mortgage amount
\$203,742

Monthly housing payment
\$1,633

\$65,318

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

5 YEAR

2011
\$165,415



2016
25% INCREASE

10 YEAR

2006
\$322,711



2016
36% DECREASE

AVERAGE 2-BEDROOM RENT

\$1,255

\$50,200

Income needed to afford this

RENTAL / 2BR: COMPARISON

5 YEAR

2011
\$1,227



2016
2% INCREASE

10 YEAR

2006
\$1,210



2016
4% INCREASE

HOUSING STOCK

Johnston: **12,928**

Rhode Island: **462,900**

Multifamily

35%
44%

Single family

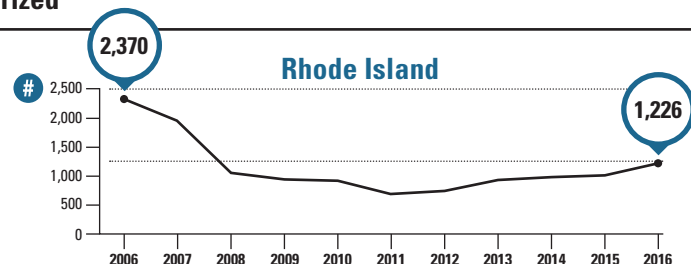
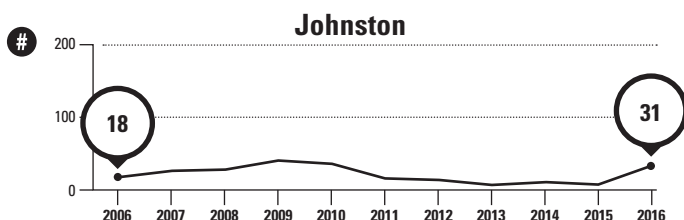
65%
56%



Affordable Housing
% of year-round housing stock

8.1%
8.3%

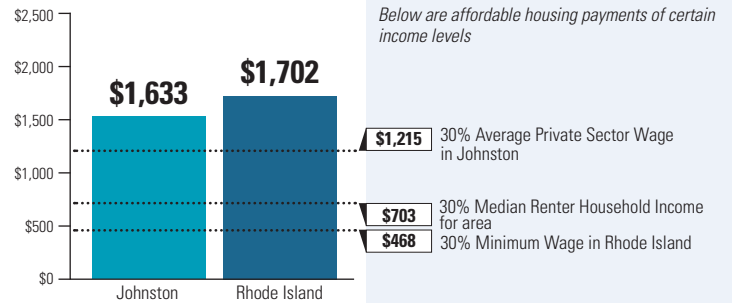
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

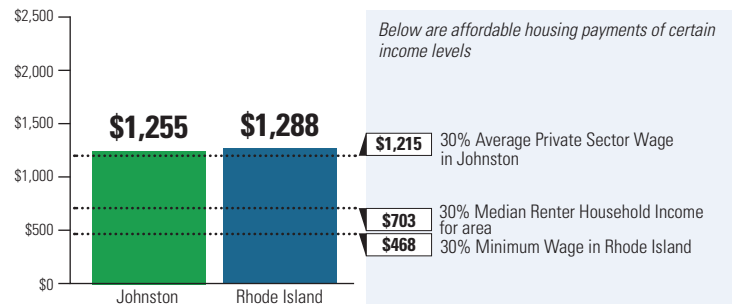
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 30% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 45% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

LINCOLN

POPULATION **21,396**

HOUSEHOLDS **8,084**

69% OWN

31% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$299,900

Assumed down payment
\$10,497

Mortgage amount
\$294,468

Monthly housing payment
\$2,172

\$86,900

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,282

\$51,280

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Lincoln: 8,617

Rhode Island: 462,900



Multifamily

40%
44%



Single family

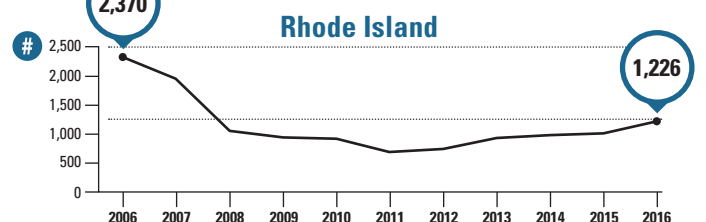
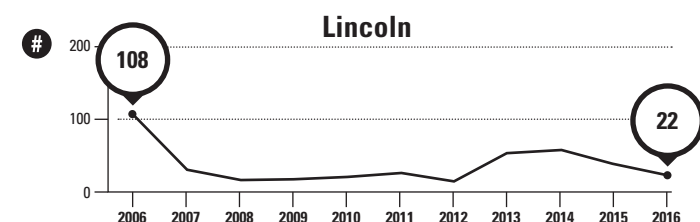
60%
56%



Affordable Housing
% of year-round housing stock

6.5%
8.3%

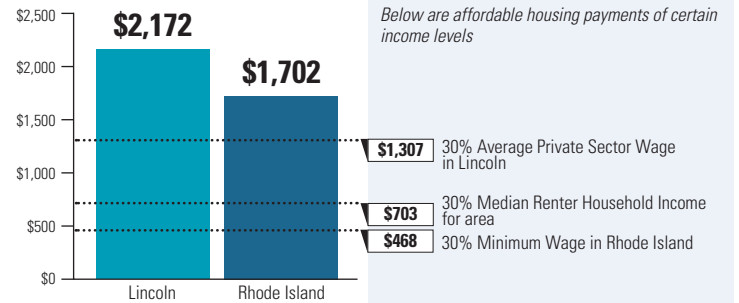
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

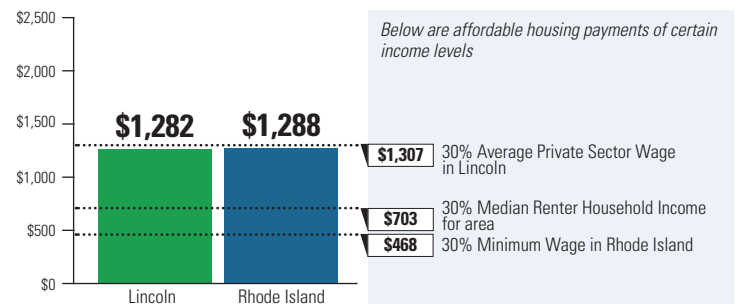
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 26% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 41% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

LITTLE COMPTON

POPULATION **3,504**

HOUSEHOLDS **1,640**

79% OWN

21% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$491,250

Assumed down payment
\$17,194

Mortgage amount
\$482,352

Monthly housing payment
\$2,890

\$115,599

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



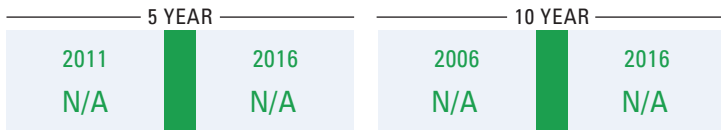
AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

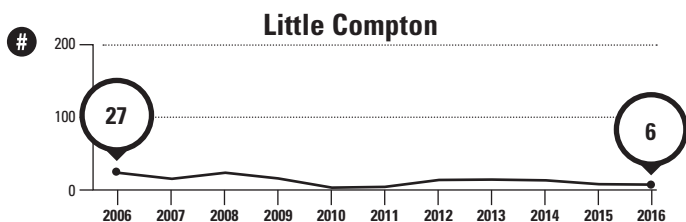
Little Compton: **2,336**
Rhode Island: **462,900**

Multifamily **5%**
44%

Single family **95%**
56%

Affordable Housing **0.6%**
% of year-round housing stock **8.3%**

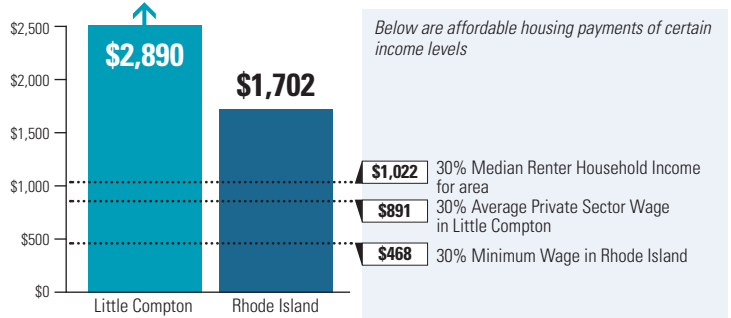
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

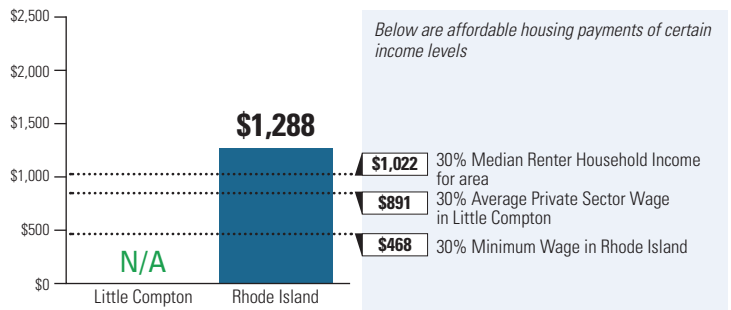
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 34% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 50% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

MIDDLETOWN

POPULATION **16,057**

HOUSEHOLDS **6,419**

53% OWN

47% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$352,500

Assumed down payment
\$12,338

Mortgage amount
\$346,115

Monthly housing payment
\$2,395

\$95,815

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



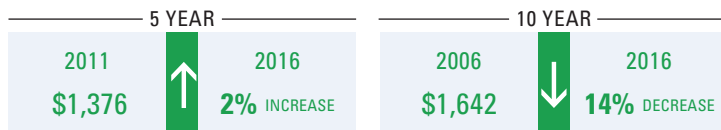
AVERAGE 2-BEDROOM RENT

\$1,407

\$56,280

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

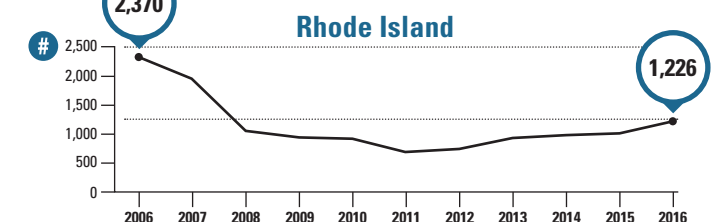
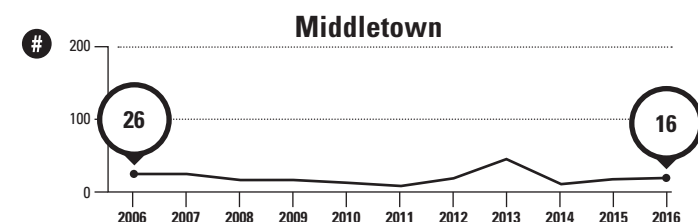
Middletown: **7,365**
Rhode Island: **462,900**

Multifamily **36%**
44%

Single family **64%**
56%

Affordable Housing **5.4%**
% of year-round housing stock **8.3%**

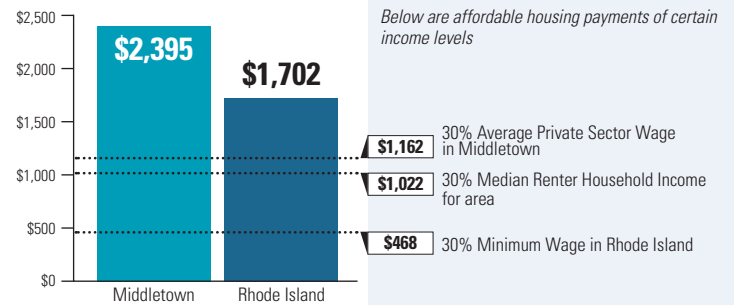
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

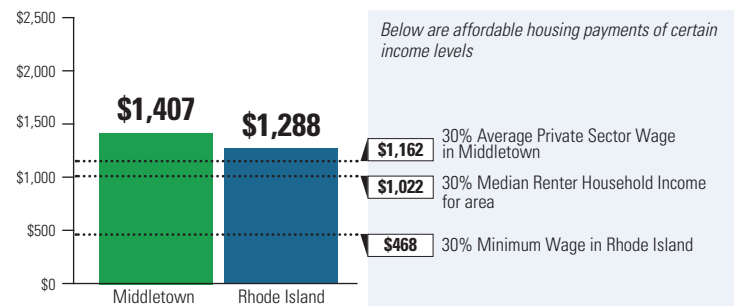
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 32% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 54% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

NARRAGANSETT

POPULATION **15,719**

HOUSEHOLDS **7,167**

69% OWN

31% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$417,500

Assumed down payment
\$14,613

Mortgage amount
\$409,938

Monthly housing payment
\$2,601

\$104,029

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



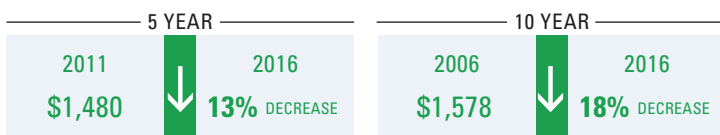
AVERAGE 2-BEDROOM RENT

\$1,289

\$51,560

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

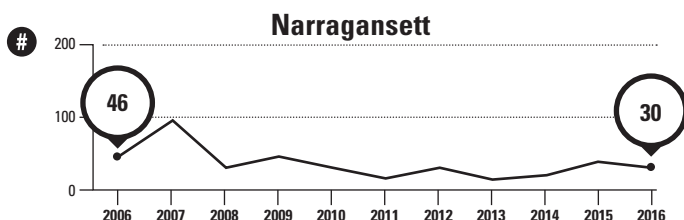
Narragansett: **10,318**
Rhode Island: **462,900**

Multifamily **20%**
44%

Single family **80%**
56%

Affordable Housing **3.8%**
% of year-round housing stock **8.3%**

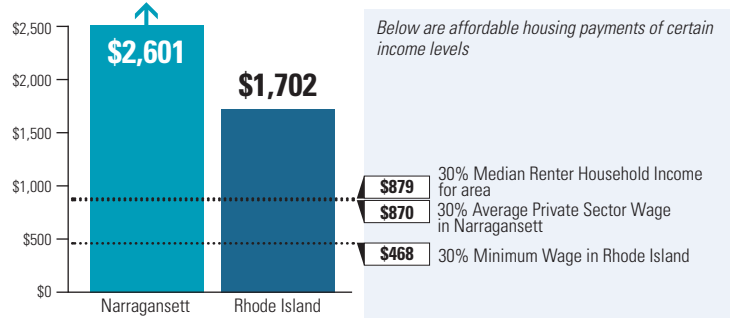
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

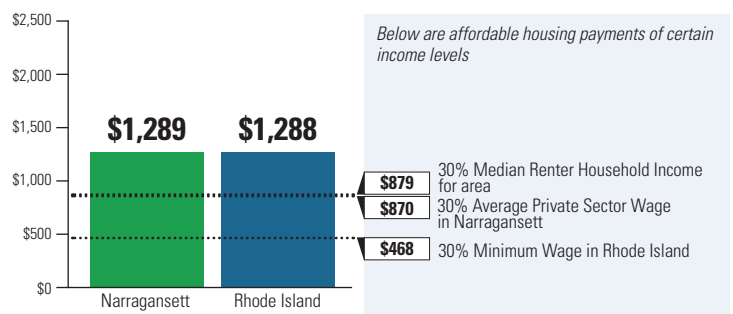
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 29% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 62% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

NEWPORT

POPULATION **24,459**

HOUSEHOLDS **10,723**

41% OWN

59% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$446,500

Assumed down payment
\$15,628

Mortgage amount
\$438,413

Monthly housing payment
\$2,835

\$113,419

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,508

\$60,320

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Newport: **13,365**

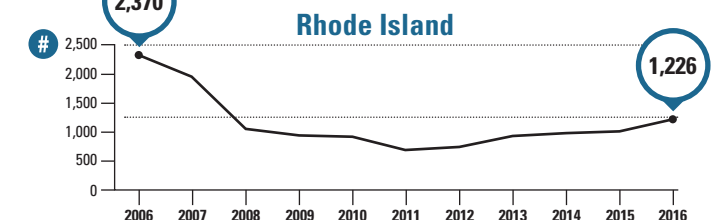
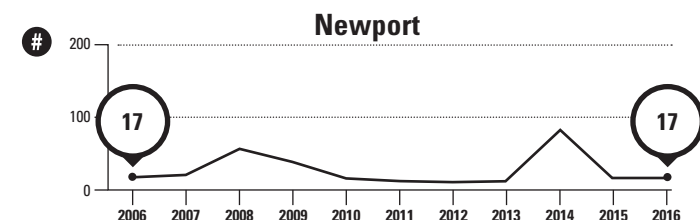
Rhode Island: **462,900**

Multifamily **58%**
44%

Single family **42%**
56%

Affordable Housing **15.3%**
% of year-round housing stock **8.3%**

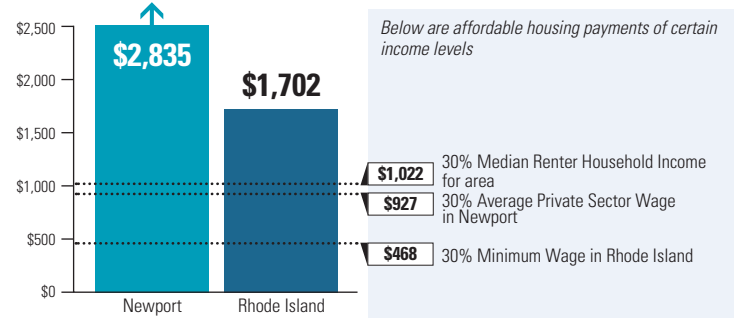
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

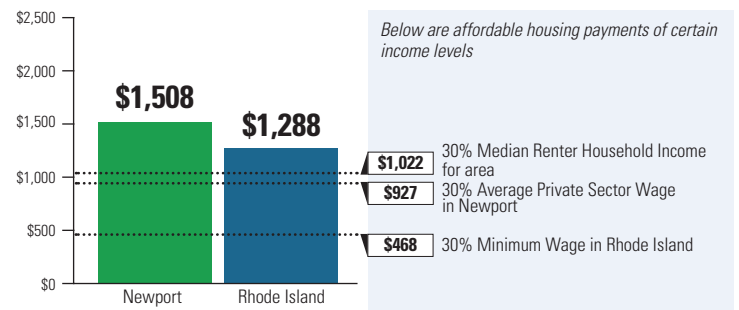
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 30% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 46% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

NEW SHOREHAM

POPULATION

906

HOUSEHOLDS

426

77% OWN

23% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$1,075,000

Assumed down payment
\$37,625

Mortgage amount
\$1,055,529

Monthly housing payment
\$6,212

\$248,487

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



N/A: Insufficient data

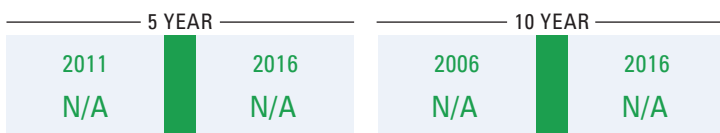
AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

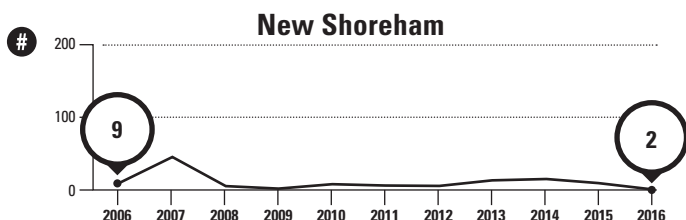
New Shoreham: 1,820
Rhode Island: 462,900

Multifamily **15%**
44%

Single family **85%**
56%

Affordable Housing **10.6%**
% of year-round housing stock **8.3%**

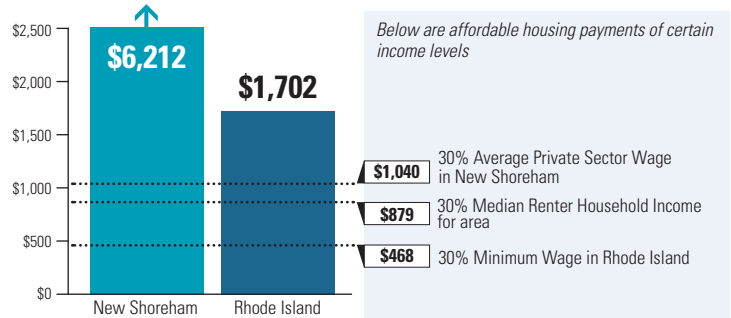
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

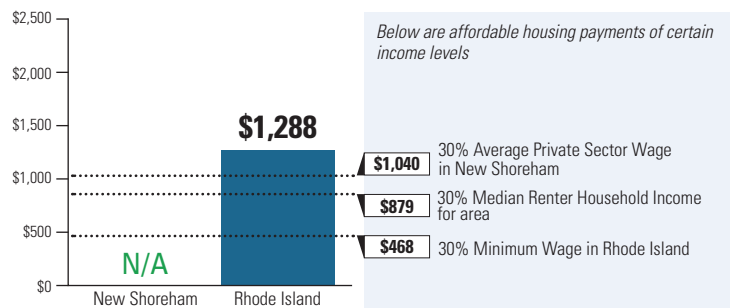
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 38% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 43% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

NORTH KINGSTOWN

POPULATION **26,310**

HOUSEHOLDS **10,287**

74% OWN

26% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$354,750

Assumed down payment
\$12,416

Mortgage amount
\$348,325

Monthly housing payment
\$2,484

\$99,340

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,406

\$56,240

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

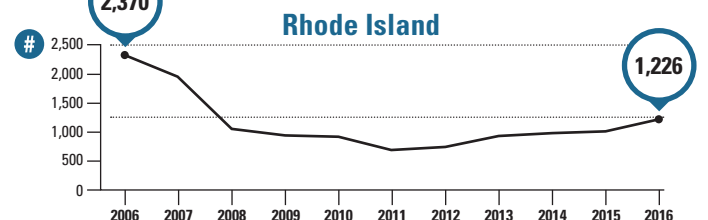
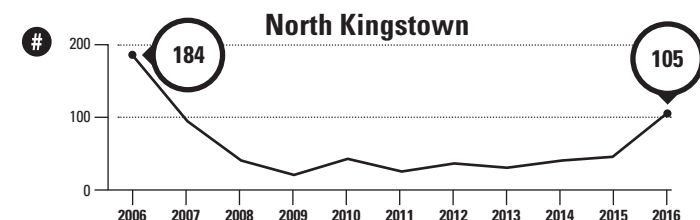
North Kingstown: **11,133**
Rhode Island: **462,900**

Multifamily **28%**
44%

Single family **72%**
56%

Affordable Housing **8.1%**
% of year-round housing stock **8.3%**

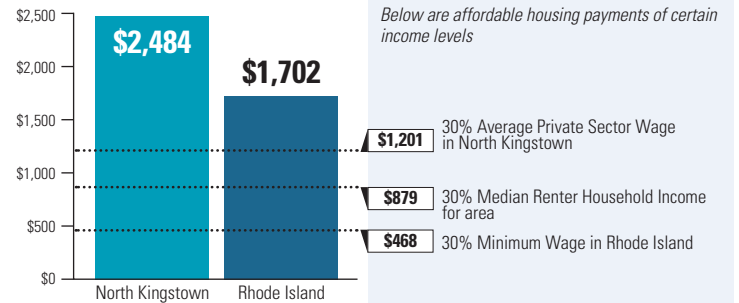
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

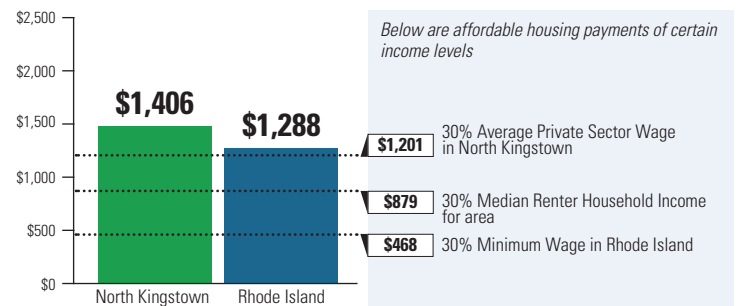
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 31% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 43% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

NORTH PROVIDENCE

POPULATION **32,291**

HOUSEHOLDS **14,277**

60% OWN

40% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$204,550

Assumed down payment
\$7,159

Mortgage amount
\$200,845

Monthly housing payment
\$1,623

\$64,922

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,273

\$50,920

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

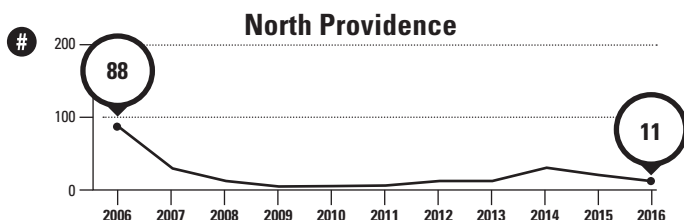
North Providence: **15,546**
Rhode Island: **462,900**

Multifamily **51%**
44%

Single family **49%**
56%

Affordable Housing **6.9%**
% of year-round housing stock **8.3%**

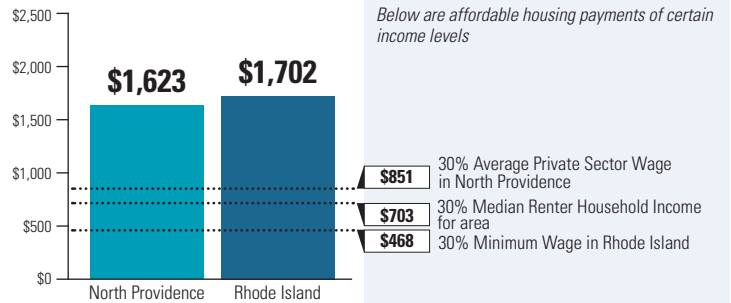
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

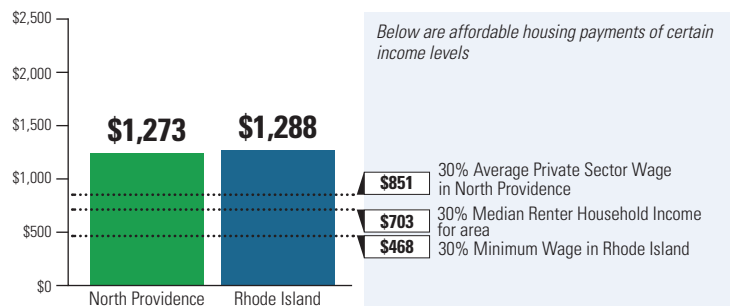
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 32% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 54% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

NORTH SMITHFIELD

POPULATION **12,159**

HOUSEHOLDS **4,619**

74% OWN

26% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$265,950

Assumed down payment
\$9,308

Mortgage amount
\$261,133

Monthly housing payment
\$1,817

\$72,661

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,274

\$50,960

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

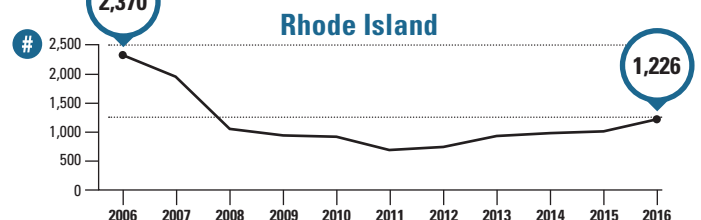
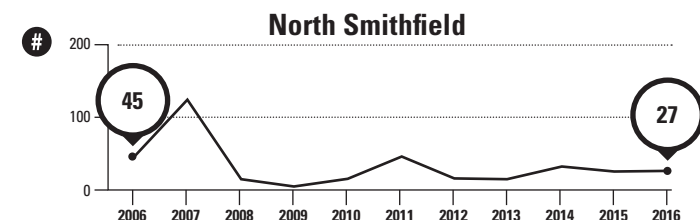
North Smithfield: 5,099
Rhode Island: 462,900

Multifamily **35%**
44%

Single family **65%**
56%

Affordable Housing **8.2%**
% of year-round housing stock **8.3%**

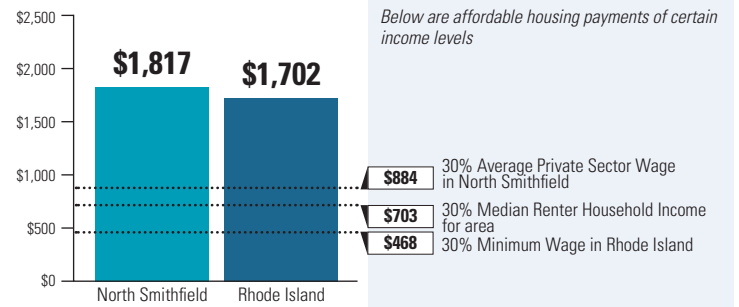
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

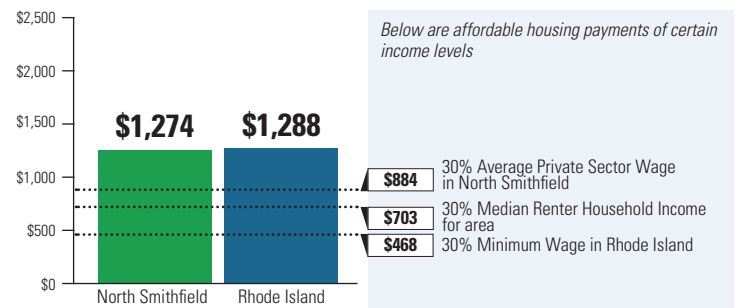
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 23% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 64% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

PAWTUCKET

POPULATION **71,395**

HOUSEHOLDS **27,979**

44% OWN

56% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$174,000

Assumed down payment
\$6,090

Mortgage amount
\$170,848

Monthly housing payment
\$1,298

\$51,932

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



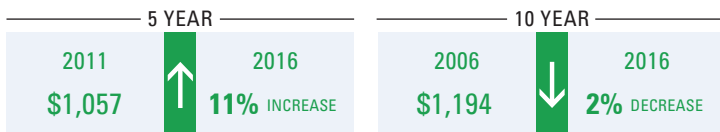
AVERAGE 2-BEDROOM RENT

\$1,174

\$46,960

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Pawtucket: **31,649**

Rhode Island: **462,900**

Multifamily

65%
44%

Single family

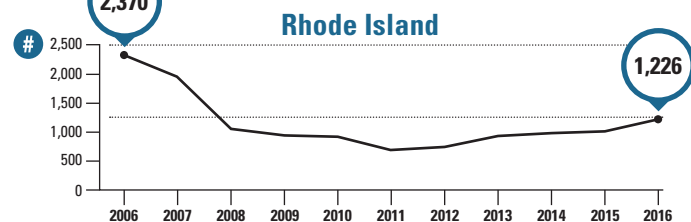
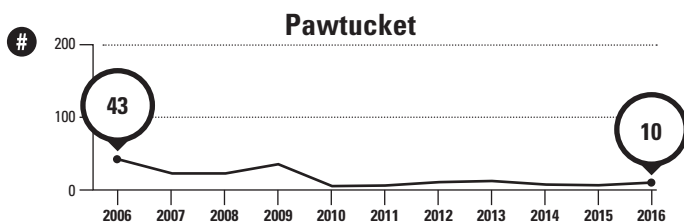
35%
56%

Affordable Housing

% of year-round housing stock

8.9%
8.3%

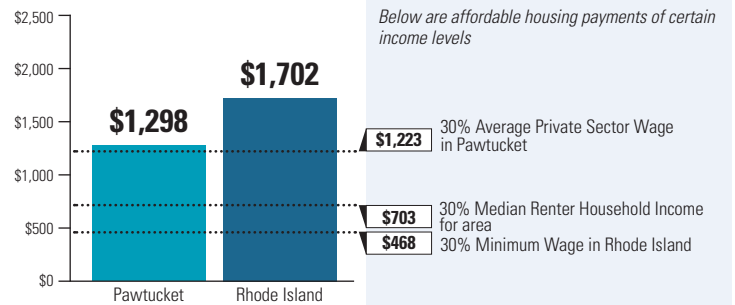
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

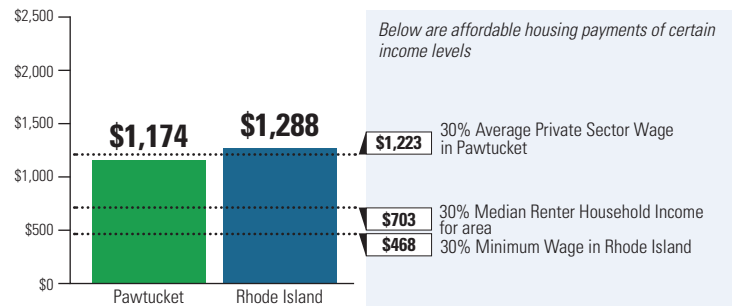
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 41% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 48% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

PORTSMOUTH

POPULATION **17,361**

HOUSEHOLDS **7,036**

75% OWN

25% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$347,500

Assumed down payment
\$12,163

Mortgage amount
\$341,206

Monthly housing payment
\$2,392

\$95,670

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



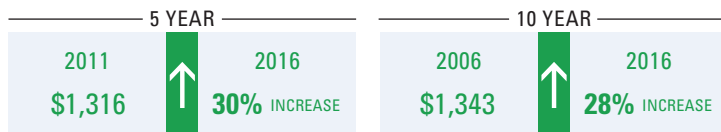
AVERAGE 2-BEDROOM RENT

\$1,714

\$68,560

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

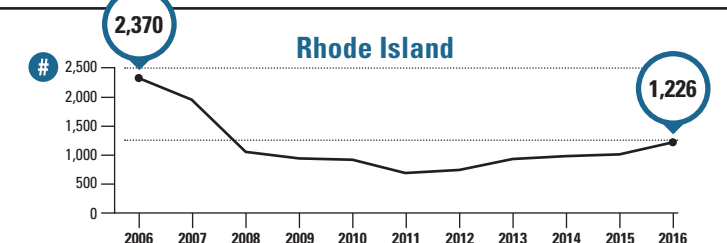
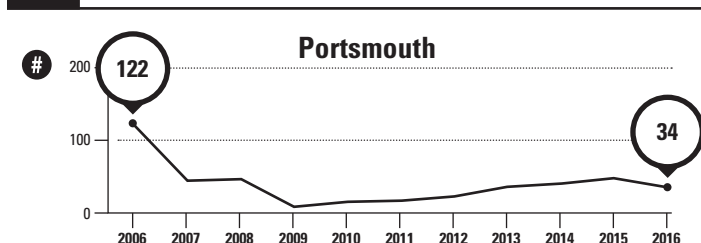
Portsmouth: **8,420**
Rhode Island: **462,900**

Multifamily **18%**
44%

Single family **82%**
56%

Affordable Housing **2.8%**
% of year-round housing stock **8.3%**

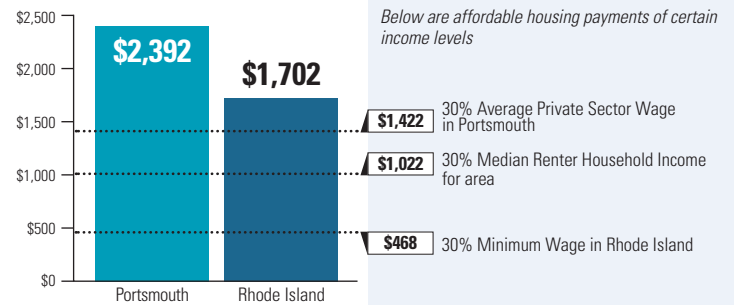
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

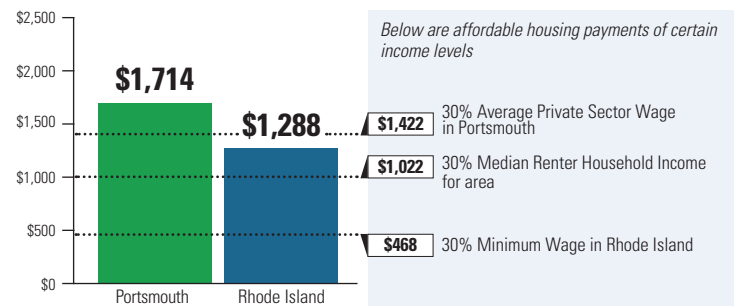
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 34% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 54% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

PROVIDENCE (WITHOUT EAST SIDE)

POPULATION **144,753**

HOUSEHOLDS **48,668**

33% OWN

67% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$150,000

Assumed down payment
\$5,250

Mortgage amount
\$147,283

Monthly housing payment
\$1,103

\$44,131

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,203

\$48,120

Income needed to afford this

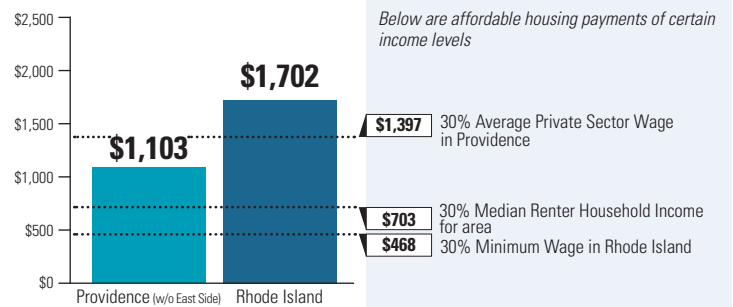
RENTAL / 2BR: COMPARISON



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

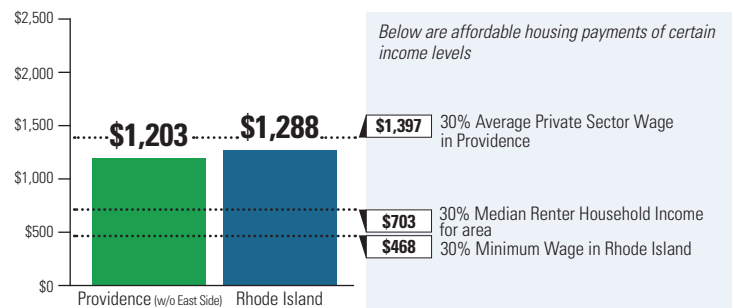
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 42% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 57% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

HOUSING STOCK

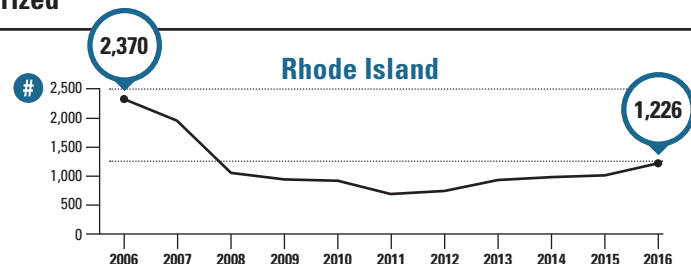
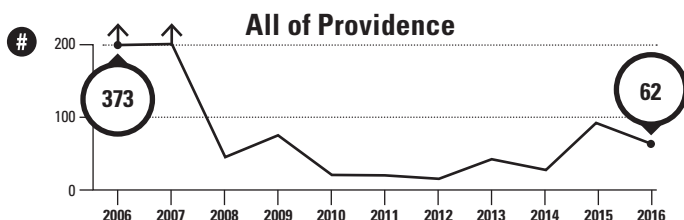
Providence (w/o East Side): **56,596**
Rhode Island: **462,900**

Multifamily **78%**
44%

Single family **22%**
56%

Affordable Housing **14.9%**
% of year-round housing stock
All of Providence **8.3%**

ANNUAL BUILDING PERMITS: Total Units Authorized



PROVIDENCE (EAST SIDE)

POPULATION **33,927**

HOUSEHOLDS **12,813**

44% OWN

56% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$493,000

Assumed down payment
\$17,255

Mortgage amount
\$484,071

Monthly housing payment
\$3,420

\$136,794

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



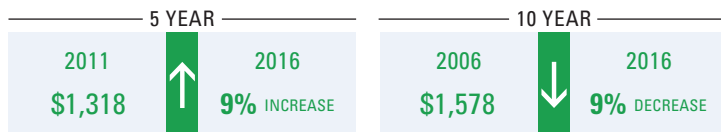
AVERAGE 2-BEDROOM RENT

\$1,431

\$57,240

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

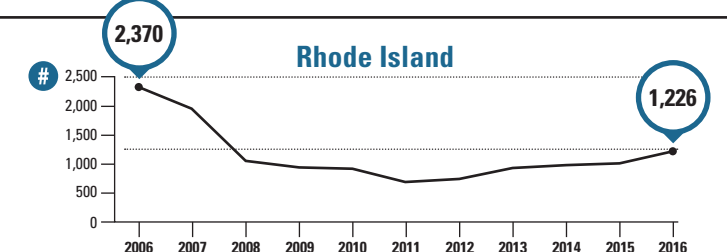
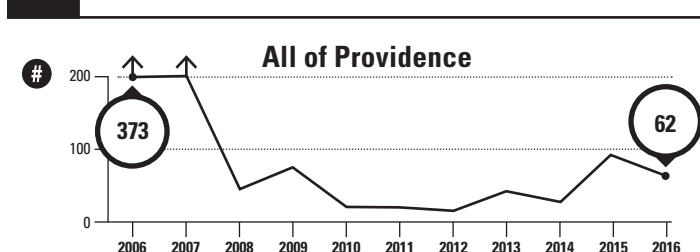
Providence (East Side): **14,484**
Rhode Island: **462,900**

Multifamily **70%**
44%

Single family **30%**
56%

Affordable Housing **14.9%**
% of year-round housing stock
All of Providence **8.3%**

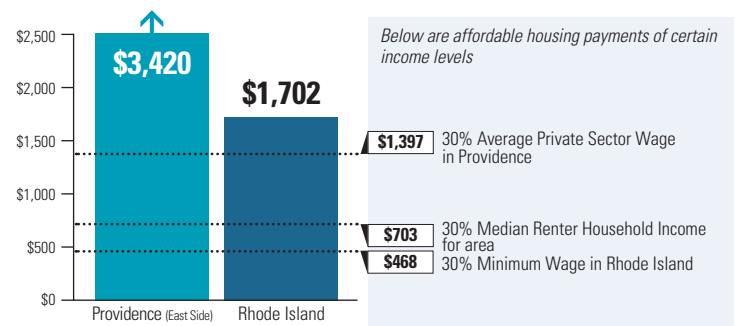
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

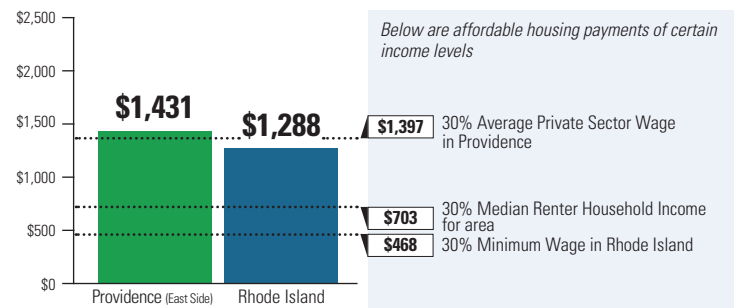
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 30% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 48% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RICHMOND

POPULATION

7,624

HOUSEHOLDS

2,845

86% OWN

14% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$279,800

Assumed down payment
\$9,793

Mortgage amount
\$274,732

Monthly housing payment
\$2,037

\$81,481

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



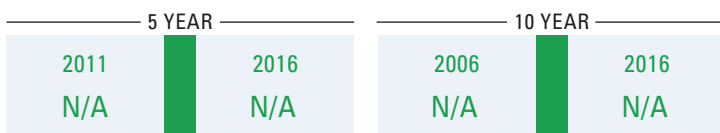
AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

Richmond: 2,964

Rhode Island: 462,900

Multifamily

8%
44%

Single family

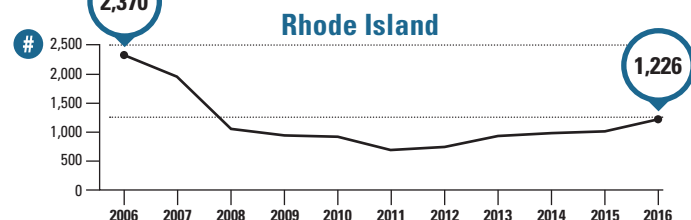
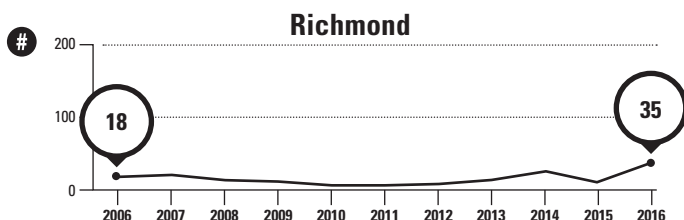
92%
56%

Affordable Housing

% of year-round housing stock

1.9%
8.3%

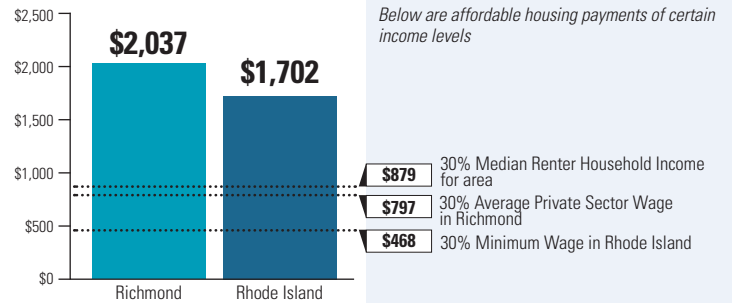
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

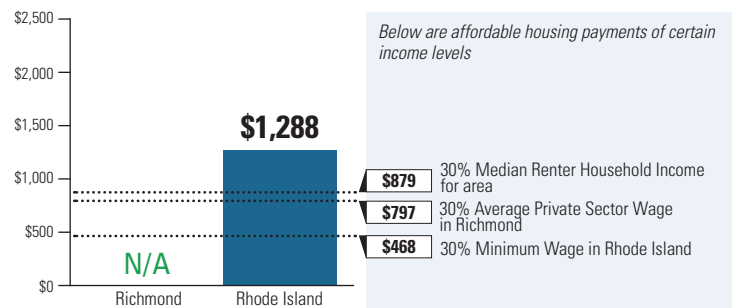
OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 29% | Rhode Island: **32%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 16% | Rhode Island: **51%**

A household is considered burdened if it spends more than 30% of its income on housing costs.

SCITUATE

POPULATION **10,450**

HOUSEHOLDS **4,173**

87% OWN **13% RENT**

MEDIAN SINGLE FAMILY HOME PRICE

\$285,000

Assumed down payment
\$9,975

Mortgage amount
\$279,838

Monthly housing payment
\$1,993

\$79,720

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



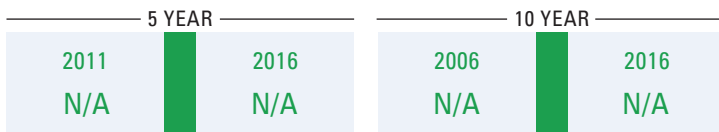
AVERAGE 2-BEDROOM RENT

\$1,506

\$60,240

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

Scituate: 4,365

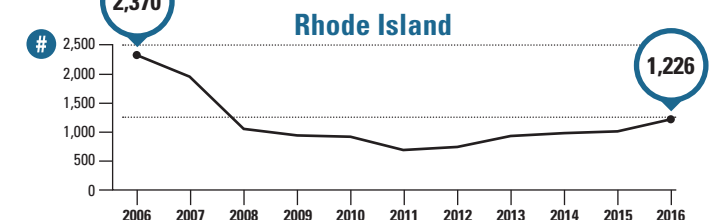
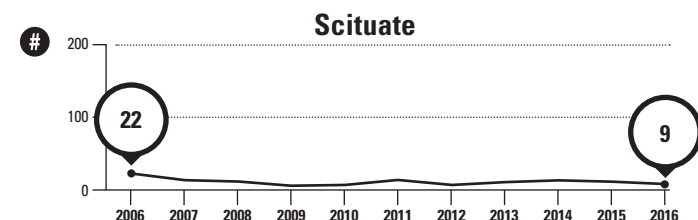
Rhode Island: 462,900

Multifamily **13%**
44%

Single family **87%**
56%

Affordable Housing **0.9%**
% of year-round housing stock **8.3%**

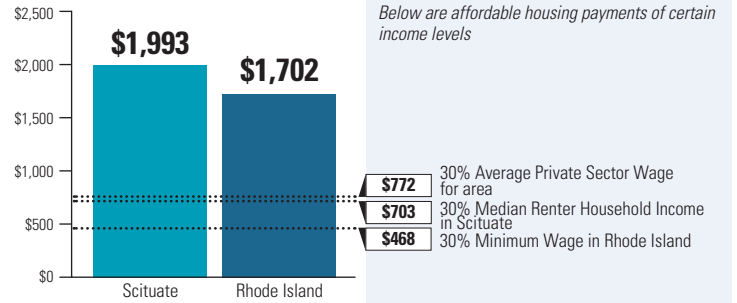
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

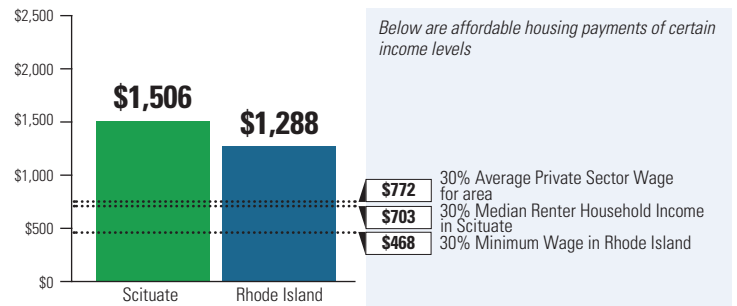
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 25% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 56% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

SMITHFIELD

POPULATION **21,513**

HOUSEHOLDS **7,243**

80% OWN

20% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$270,000

Assumed down payment
\$9,450

Mortgage amount
\$265,110

Monthly housing payment
\$1,852

\$74,095

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Smithfield: **7,644**

Rhode Island: **462,900**

Multifamily

33%
44%

Single family

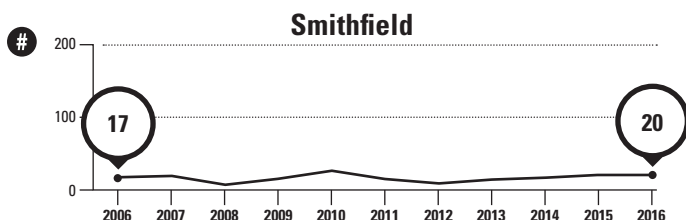
67%
56%

Affordable Housing

% of year-round housing stock

5.1%
8.3%

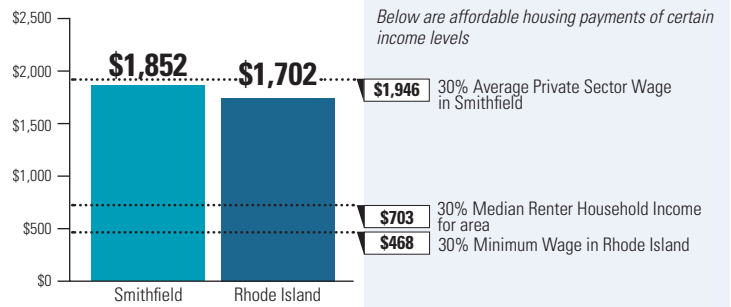
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

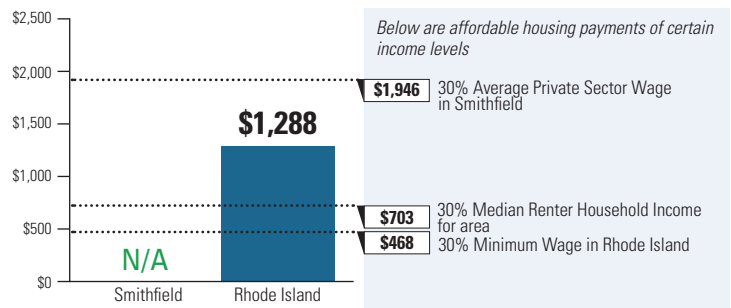
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 29% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 47% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

SOUTH KINGSTOWN

POPULATION **30,577**

HOUSEHOLDS **10,325**

73% OWN

27% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$315,000

Assumed down payment
\$11,025

Mortgage amount
\$309,295

Monthly housing payment
\$2,134

\$85,373

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



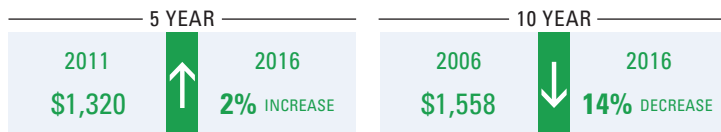
AVERAGE 2-BEDROOM RENT

\$1,344

\$53,760

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

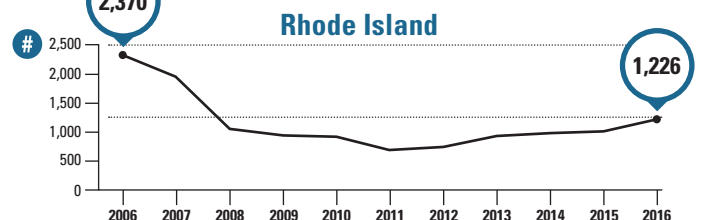
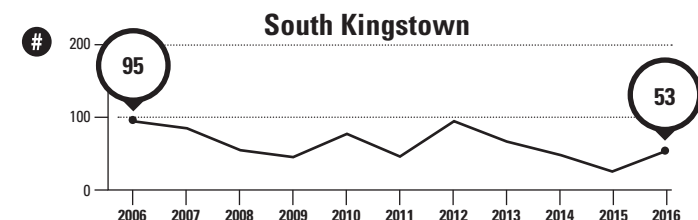
South Kingstown: **12,836**
Rhode Island: **462,900**

Multifamily **22%**
44%

Single family **78%**
56%

Affordable Housing **5.6%**
% of year-round housing stock **8.3%**

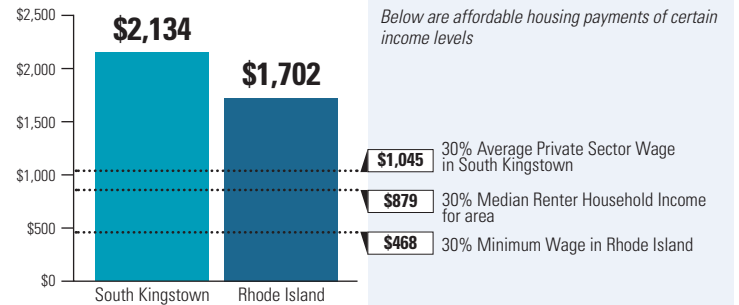
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

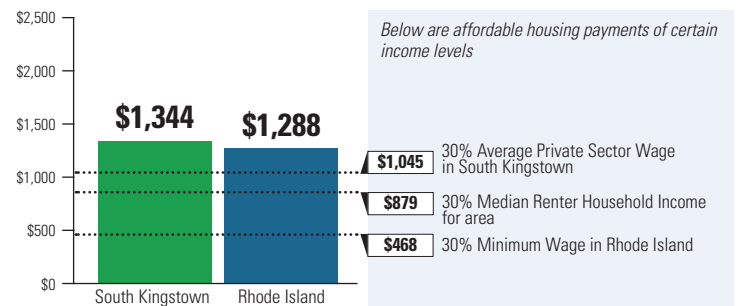
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 30% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 55% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

TIVERTON

POPULATION **15,818**

HOUSEHOLDS **6,670**

79% OWN

21% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$245,000

Assumed down payment
\$8,575

Mortgage amount
\$240,562

Monthly housing payment
\$1,756

\$70,231

Income needed to afford this

► MEDIAN HOME PRICE: COMPARISON



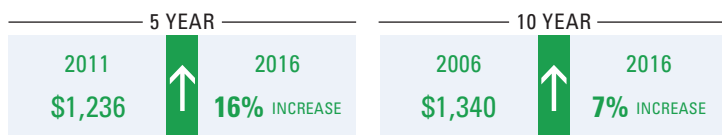
AVERAGE 2-BEDROOM RENT

\$1,432

\$57,280

Income needed to afford this

► RENTAL / 2BR: COMPARISON



HOUSING STOCK

Tiverton: **7,375**

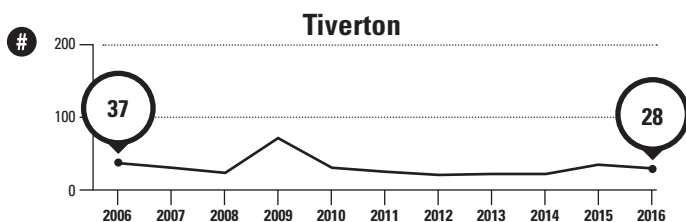
Rhode Island: **462,900**

Multifamily **23%**
44%

Single family **77%**
56%

Affordable Housing **5.1%**
% of year-round housing stock **8.3%**

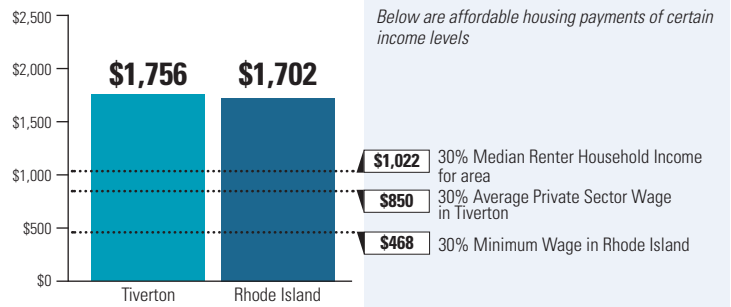
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

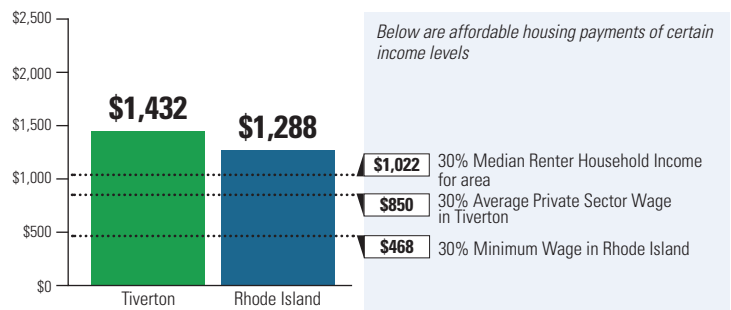
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 32% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

► RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 41% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

WARREN

POPULATION **10,532**

HOUSEHOLDS **4,666**

55% OWN

45% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$253,500

Assumed down payment
\$8,873

Mortgage amount
\$248,908

Monthly housing payment
\$1,835

\$73,396

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,281

\$51,240

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

Warren: 5,097

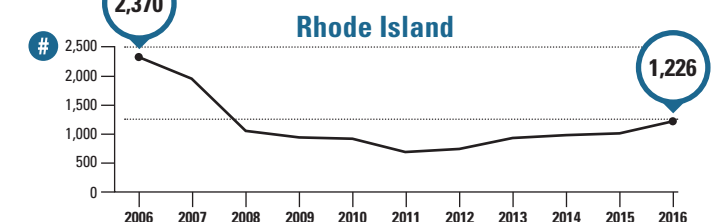
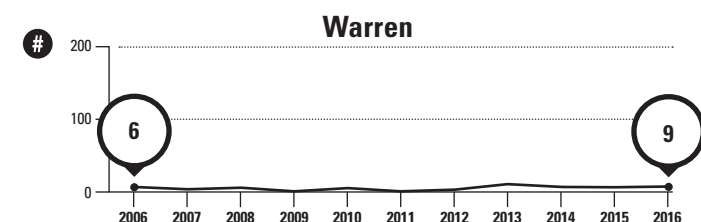
Rhode Island: 462,900

Multifamily **52%**
44%

Single family **48%**
56%

Affordable Housing **4.5%**
% of year-round housing stock **8.3%**

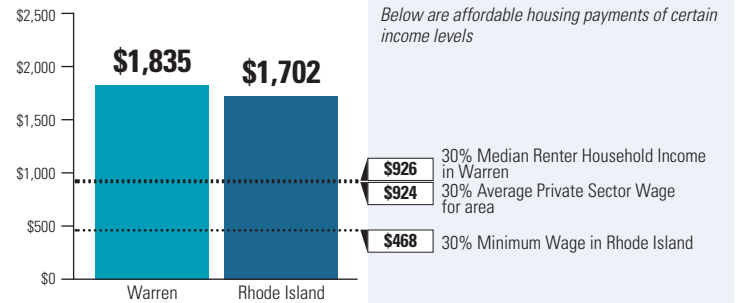
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

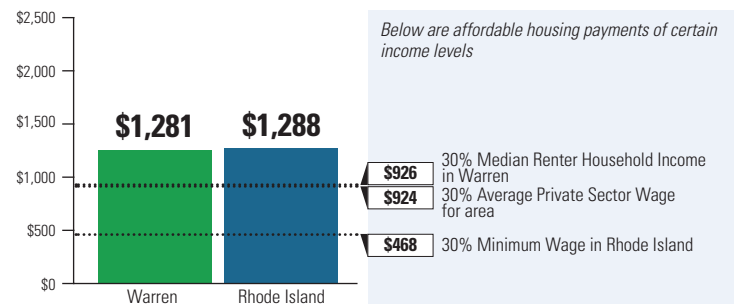
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 36% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 50% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

WARWICK

POPULATION **81,855**

HOUSEHOLDS **34,891**

71% OWN

29% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$199,900

Assumed down payment
\$6,997

Mortgage amount
\$196,279

Monthly housing payment
\$1,466

\$58,649

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,486

\$59,440

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

Warwick: **37,250**

Rhode Island: **462,900**

Multifamily

28%
44%

Single family

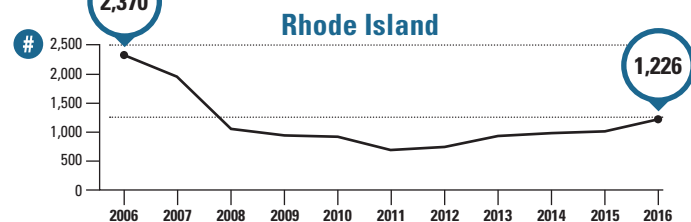
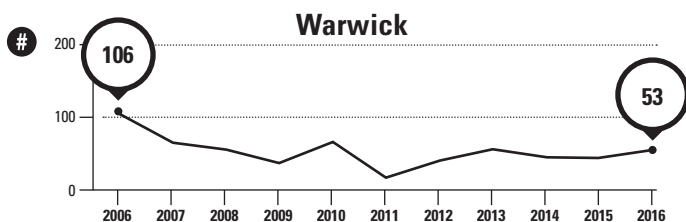
72%
56%

Affordable Housing

% of year-round housing stock

5.4%
8.3%

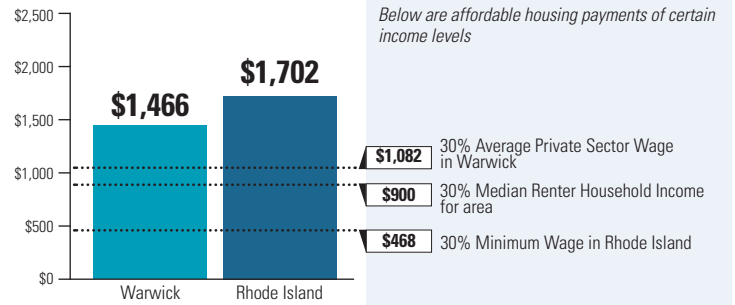
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

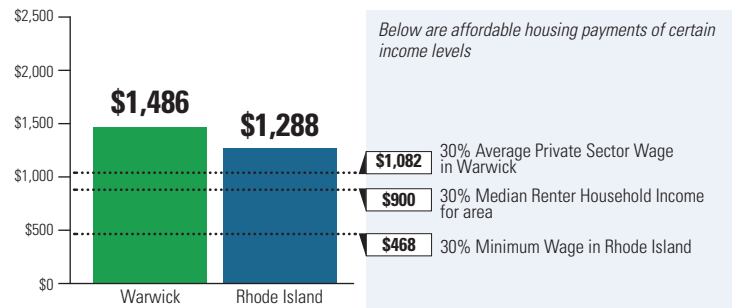
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 30% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 48% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

WESTERLY

POPULATION **22,683**

HOUSEHOLDS **9,618**

63% OWN

37% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$290,000

Assumed down payment
\$10,150

Mortgage amount
\$284,747

Monthly housing payment
\$1,874

\$74,975

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



AVERAGE 2-BEDROOM RENT

\$1,315

\$52,600

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

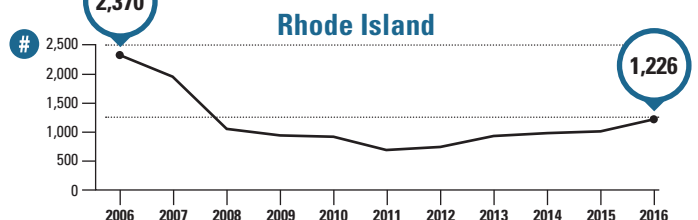
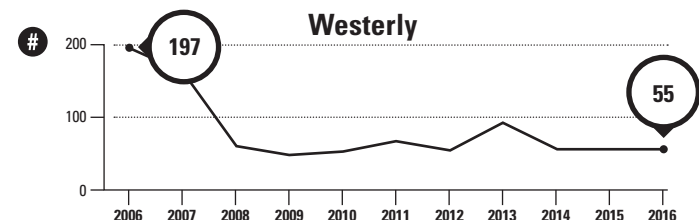
Westerly: **12,388**
Rhode Island: **462,900**

Multifamily **35%**
44%

Single family **65%**
56%

Affordable Housing **5.2%**
% of year-round housing stock **8.3%**

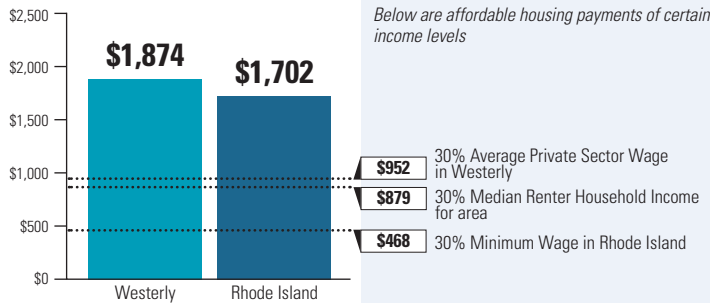
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

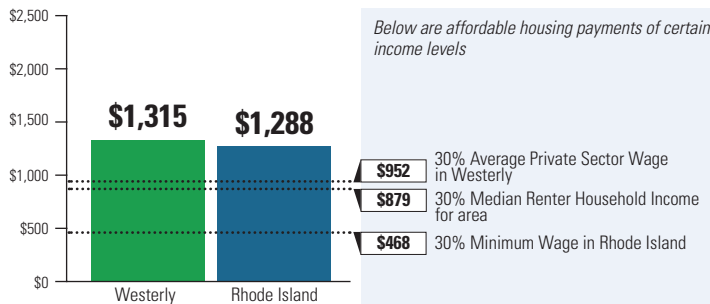
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 27% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 52% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

WEST GREENWICH

POPULATION **6,117**

HOUSEHOLDS **2,175**

78% OWN

22% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$337,500

Assumed down payment
\$11,813

Mortgage amount
\$331,387

Monthly housing payment
\$2,473

\$98,917

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



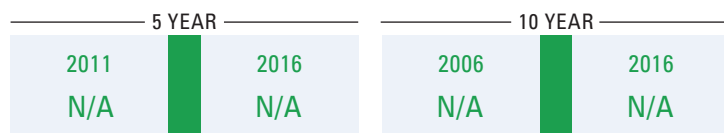
AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON



N/A: Insufficient data

HOUSING STOCK

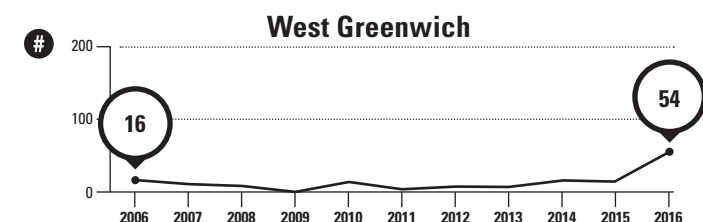
West Greenwich: **2,371**
Rhode Island: **462,900**

Multifamily **10%**
44%

Single family **90%**
56%

Affordable Housing **1.4%**
% of year-round housing stock **8.3%**

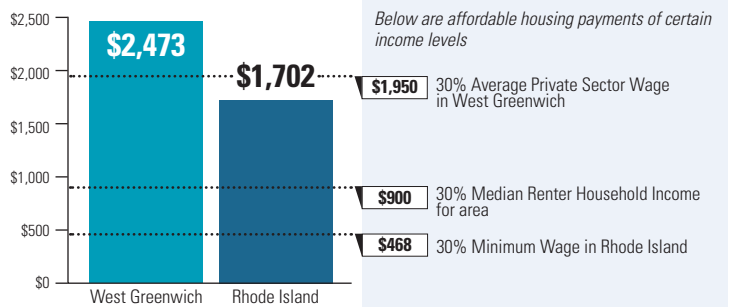
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

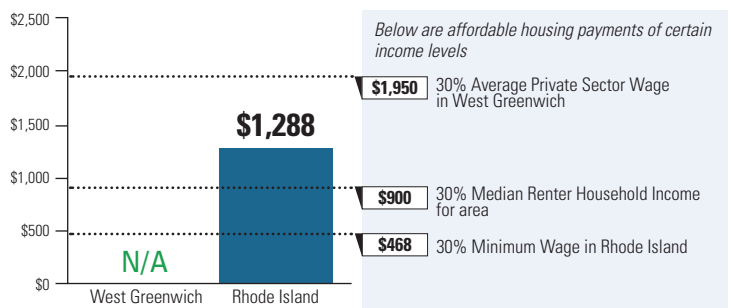
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 28% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 37% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

WEST WARWICK

POPULATION **28,891**

HOUSEHOLDS **12,579**

53% OWN

47% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$185,500

Assumed down payment
\$6,493

Mortgage amount
\$182,140

Monthly housing payment
\$1,447

\$57,860

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON



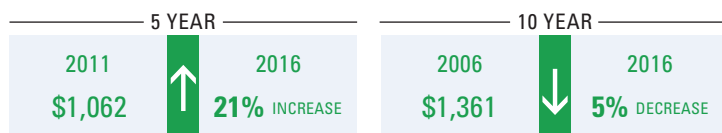
AVERAGE 2-BEDROOM RENT

\$1,289

\$51,560

Income needed to afford this

RENTAL / 2BR: COMPARISON



HOUSING STOCK

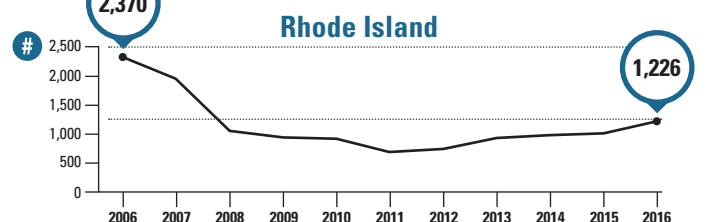
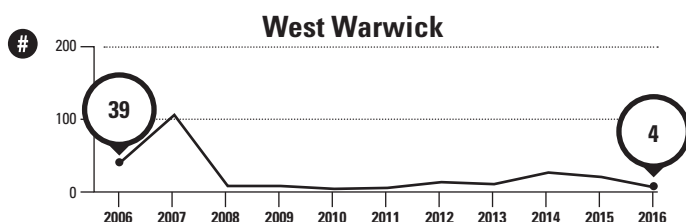
West Warwick: **13,798**
Rhode Island: **462,900**

Multifamily **58%**
44%

Single family **42%**
56%

Affordable Housing **8.2%**
% of year-round housing stock **8.3%**

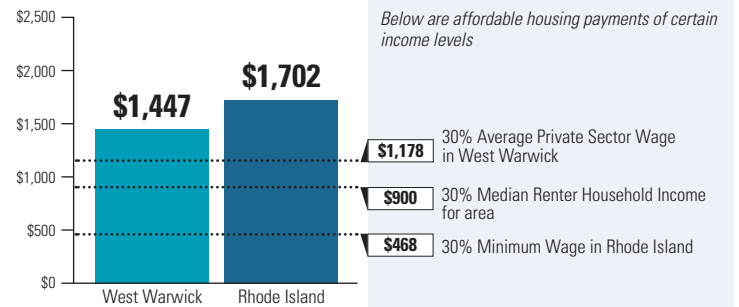
ANNUAL BUILDING PERMITS: Total Units Authorized



AFFORDABILITY

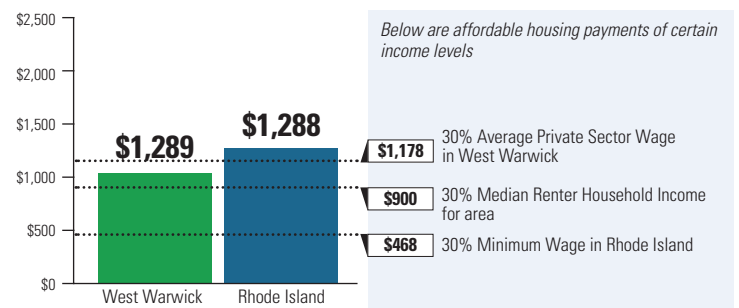
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 31% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 57% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

WOONSOCKET

POPULATION

41,213

HOUSEHOLDS

17,324

38% OWN

62% RENT

MEDIAN SINGLE FAMILY HOME PRICE

\$155,000

Assumed down payment
\$5,425

Mortgage amount
\$152,193

Monthly housing payment
\$1,293

\$51,702

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

5 YEAR

2011
\$142,070



2016
9% INCREASE

10 YEAR

2006
\$285,736

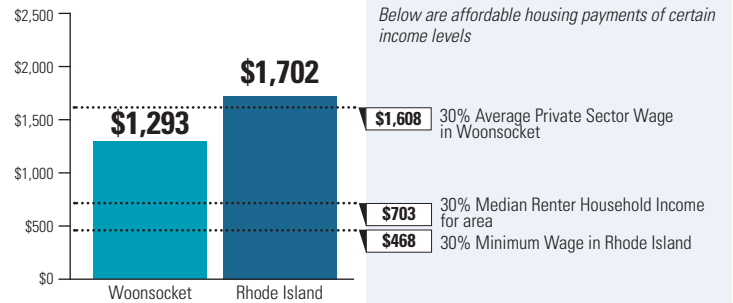


2016
46% DECREASE

AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



COST BURDENED OWNERS: 37% | Rhode Island: **32%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

AVERAGE 2-BEDROOM RENT

\$1,106

\$44,240

Income needed to afford this

RENTAL / 2BR: COMPARISON

5 YEAR

2011
\$1,033



2016
7% INCREASE

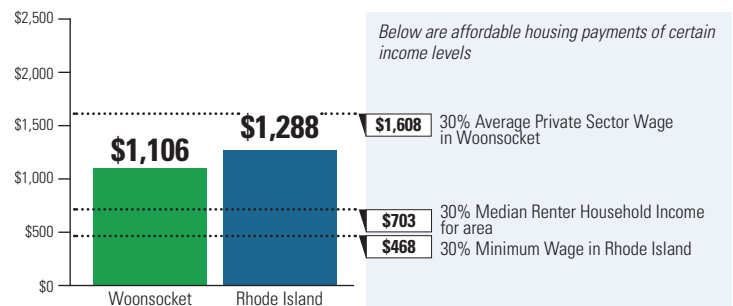
10 YEAR

2006
\$1,238



2016
11% DECREASE

RENTERS: MONTHLY COST OF AVERAGE 2BR



COST BURDENED RENTERS: 48% | Rhode Island: **51%**
A household is considered burdened if it spends more than 30% of its income on housing costs.

HOUSING STOCK

Woonsocket: **19,473**

Rhode Island: **462,900**

Multifamily

74%
44%

Single family

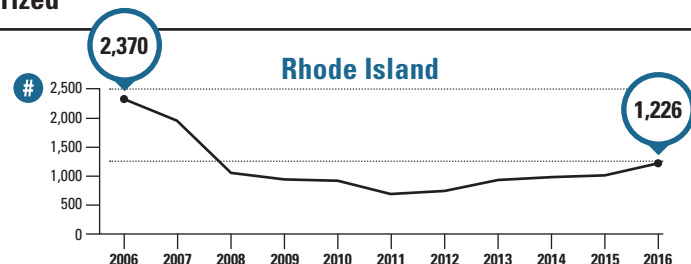
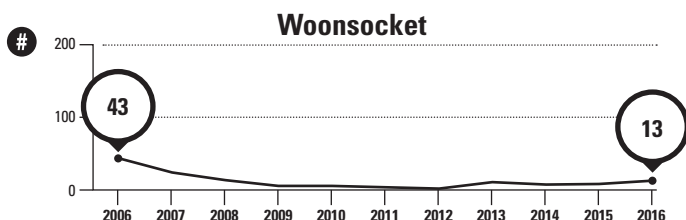
26%
56%



Affordable Housing
% of year-round housing stock

15.9%
8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized





RHODE ISLAND: A REGIONAL OVERVIEW

HousingWorks RI @ RWU
2017 Housing Fact Book



NORTHEAST

NORTHWEST

PROVIDENCE

SOUTHEAST
PROVIDENCE

CENTRAL

SOUTH

SOUTHEAST

RHODE ISLAND

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RHODE ISLAND: A REGIONAL OVERVIEW

In its *Projecting Future Housing Needs Report* (2016), commissioned by Rhode Island Housing, HousingWorks RI worked with the Metropolitan Area Planning Council (MAPC), based in Boston, to devise projected housing needs across the state. The analysis used Public Use Microdata Survey Areas (PUMAs), as used in the U.S. Census Bureau American Community Survey Public Use Microdata Survey (PUMS) data. The most recent PUMA definitions were created in 2012. In Rhode Island, adjacent municipalities are grouped into six separate PUMA and the remaining PUMA is the City of Providence.

The regions are (clockwise around the state): **Northwest RI**, including Burrillville, Foster, Glocester, Johnston, North Smithfield, Scituate, Smithfield, Woonsocket; **Northeast RI**, including Central Falls, Cumberland, Lincoln, North Providence, Pawtucket; **Providence**; **Southeast Providence County**, including Cranston and East Providence; **Southeast RI**, including Barrington, Bristol, Jamestown, Little Compton, Middletown, Newport, Portsmouth, Tiverton, Warren; **South RI**, including Charlestown, Exeter, Hopkinton, Narragansett, New Shoreham, North Kingstown, Richmond, South Kingstown, Westerly; and **Central RI**, including Coventry, East Greenwich, Warwick, West Greenwich, West Warwick.

The following pages provide overviews of each region that go beyond their housing needs, and look not only at the

geography, but those aspects of each region that make them desirable to call home, including transportation, industries and jobs, healthcare and education. The maps are intended to lend an illustrated context to each region by identifying selected villages and neighborhoods, availability of public water and sewer, some major roads and open space. We hope to continue to build on the regional analysis to show housing's connections to transportation, jobs, and quality of life.

Despite Rhode Island's status as the smallest state in the United States, its 39 municipalities include hundreds of neighborhoods and villages that provide unique environments and living experiences. Moreover, within those cities and towns are histories already rich with the experience of blending housing and livelihoods. Many of Rhode Island's villages hark back to the state's heritage as the birthplace of the American Industrial Revolution, with many mills now forming the cornerstone of new communities—bringing housing and commerce—back to these villages.

From the charm of bayside Wickford to the bucolic appeal of Chepachet and from the eateries and nightlife of Downtown Providence to the seaside vistas of Newport, the state offers a rich and diverse range of lifestyle choices.

RIPTA Transportation Line Reference Key

RIPTA's bus service is largely a radial design with Kennedy Plaza in Downtown Providence serving as the dominant travel hub. Below are descriptions of the types of services listed on the following pages:

TRANSPORTATION

Rapid Line

High frequency, every 10 minutes on weekdays; limited stops.

Key Corridor

High frequency, every 20 minutes or less on weekdays; some routes run less frequently, with some variations.

Local

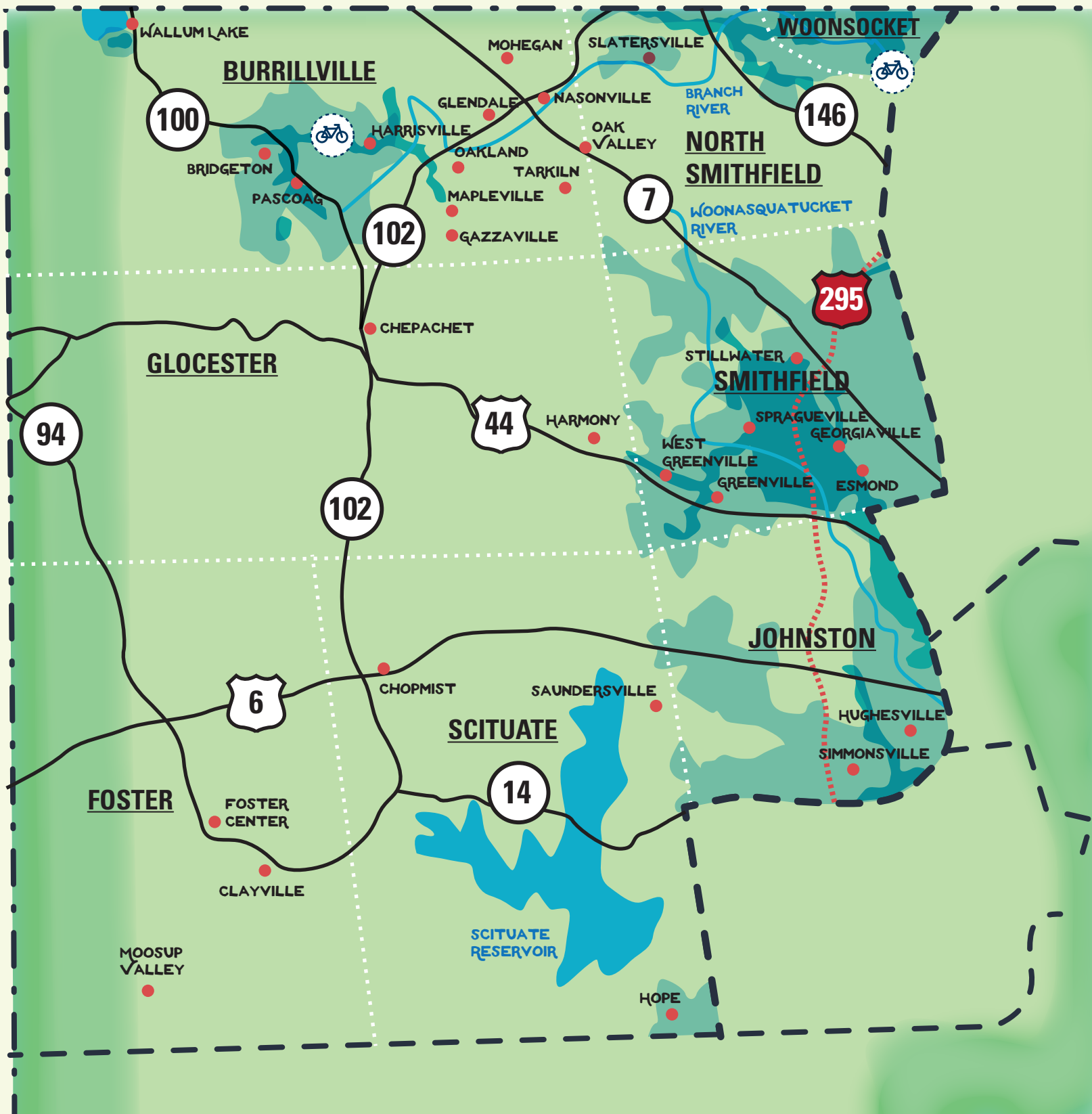
Multiple routes to offer high frequency, every 20 minutes or less; some routes may offer limited service or stops.

Express

Long distance, high frequency, every 20 minutes or less on weekdays; some routes offer limited service or stops.

FlexZone

Board at a FlexStop without a reservation and go anywhere within the FlexZone.



NORTHWEST RI

- Public Water Supply
- Sewered Area
- Village
- River
- Bike Path
- Open Space
- Interstate Highway
- US Federal Highway
- State Highway

NORTHWEST RI

Land Area (Sq. Mi.): 289.45

Bordering both Massachusetts to the north and Connecticut to the west, the Northwest Region includes some of the state's most rural communities, as well as one of its most urban. The region is also the location of the Scituate Reservoir which provides water to approximately 60 percent of the state's population. Numerous villages dot the landscape with rich histories dating back to the 1730s and America's Industrial Revolution. Today, the region is host to some of the state's largest financial and insurance companies, and will soon have an active train line again from Woonsocket to Worcester, Massachusetts.

Municipalities: Burrillville, Foster, Glocester, Johnston, North Smithfield, Scituate, Smithfield, Woonsocket

REGION'S HOUSING

Total Households

56,572

Projected Need of Housing by 2025

1,488 - 1,683

% of need that is multifamily: 100%

RANGE OF HOUSING

Median Single Family Home Price

\$155,000 - \$285,000

% Owners

38% - 92%

Average 2-Bedroom Rent

\$1,106 - \$1,506

% Renters

8% - 62%

TRANSPORTATION

4

Express

5

Local Bus

4

Key Corridor

3

Park-n-Rides

Serving Burrillville, Glocester, Johnston, North Smithfield, Scituate, Smithfield, Woonsocket

2

FlexZone

Serving Burrillville, North Smithfield, Woonsocket

JOBS & INDUSTRIES

Total Private & Government Jobs

54,761

Range of Average Private Sector Wage

\$30,062 - \$77,832

Top Industry Jobs (#)

Healthcare (5,840); Finance & Insurance (5,027);

Retail Trade (1,938); Administrative &

Waste Services (1,776); Construction (1,765);

Transportation & Warehousing (818);

Wholesale Trade (794); Information (391)

HEALTHCARE

2

Hospitals

Eleanor Slater Hospital, Landmark Medical Center

5

Urgent Care Centers

EDUCATION

College

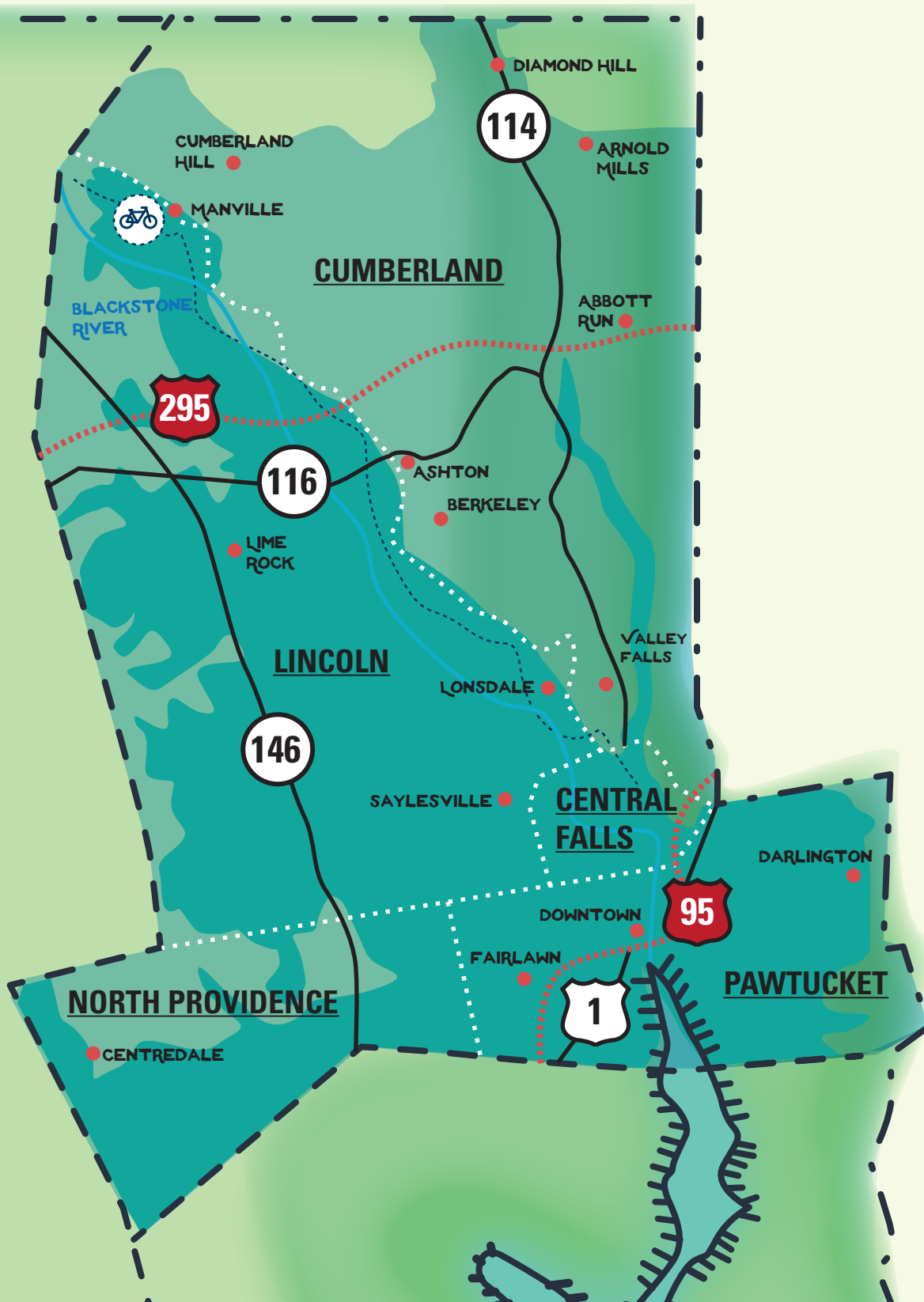
Bryant University

High Schools










Beacon Charter High School for the Arts • Burrillville High School • Johnston High School • Lincoln Senior High School

Masters Regional Academy • Mount Saint Charles Academy • North Smithfield High School • Ponaganset High School

Scituate High School • Smithfield High School • Woonsocket High School



NORTHEAST RI

-  Public Water Supply
-  Sewered Area
-  Village / Neighborhood
-  River
-  Bike Path
-  Open Space
-  Interstate Highway
-  US Federal Highway
-  State Highway

NORTHEAST RI

Land Area (Sq. Mi.): 60.07

The Northeast Region is small in size, but rich in history and landscape. It is bordered by Massachusetts to the north and east. It is home to both the Blackstone Valley National Historical Park and the Slater Mill National Historic Landmark—the birthplace of America’s Industrial Revolution in 1793. From north to south, it features the rich geological history of Cumberland’s unique minerals through Lincoln and its many mill villages and Lincoln Woods to North Providence, Central Falls and Pawtucket on its more urban southern border. The once-abandoned Pawtucket-Central Falls Railroad Station is currently under development again as a future MBTA stop.

Municipalities: Central Falls, Cumberland, Lincoln, North Providence, Pawtucket

REGION'S HOUSING

Total Households

70,226

Projected Need of Housing by 2025

4,308 - 4,642

% of need that is multifamily: 100%

RANGE OF HOUSING

Median Single Family Home Price

\$130,000 - \$299,900

% Owners

25% - 74%

Average 2-Bedroom Rent

\$983 - \$1,292

% Renters

26% - 75%

TRANSPORTATION

3

Express

11

Local Bus

4

Key Corridor

1

Park-n-Ride

Serving Lincoln, North Smithfield

1

Rapid Line

Serving Pawtucket

JOBS & INDUSTRIES

Total Private & Government Jobs

58,016

Range of Average Private Sector Wage

\$34,040 - \$54,134

Top Industry Jobs

Healthcare (7,052); Manufacturing (3,788); Finance & Insurance (3,047); Construction (2,286); Administrative & Waste Services (2,264); Wholesale Trade (1,792); Transportation & Warehousing (1,550); Professional & Technical Services (823)

HEALTHCARE

2

Hospitals

Memorial Hospital of Rhode Island, Our Lady of Fatima

5

Urgent Care Centers

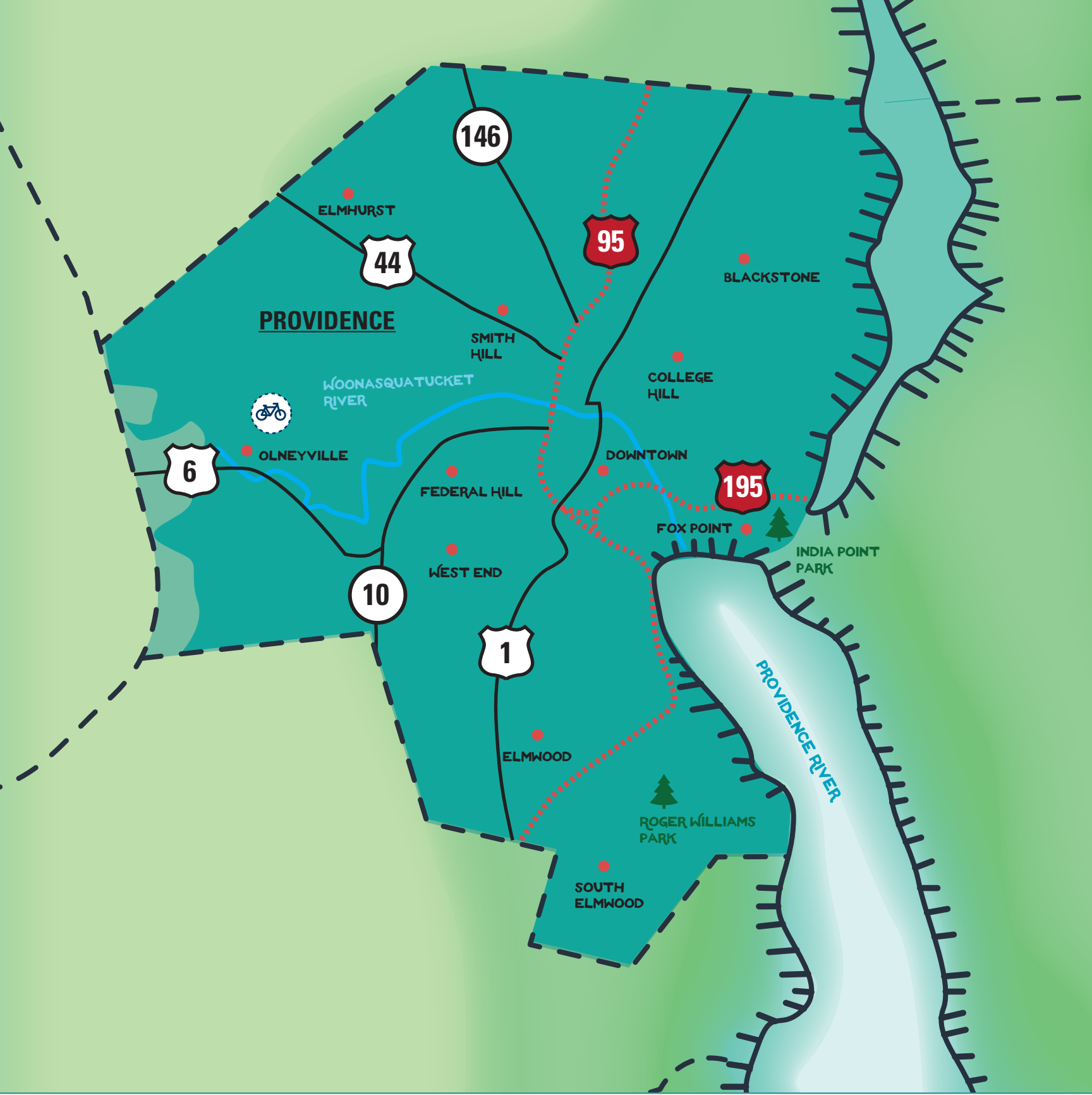
EDUCATION

College

Community College of Rhode Island, Flanagan Campus

High Schools

Bishop Keough Regional High School • Blackstone Academy Charter School • Central Falls Senior High School • Cumberland High School • Davies Career and Technical High School • North Providence High School • Shea High School • St. Raphael Academy • William E. Tolman High School



PROVIDENCE RI

- Public Water Supply
- Sewered Area
- Neighborhood
- River
- Bike Path
- 🌲 Open Space
- 🛡️ Interstate Highway
- 🛡️ US Federal Highway
- 1 State Highway

PROVIDENCE RI

Land Area (Sq. Mi.): 18.4

Founded in 1636 by Roger Williams, Providence is the only RI municipality that is also its own region. Twenty five distinct neighborhoods reflect its history and diversity. The State’s Capitol Building in Smith Hill is steps away from Downtown and Federal Hill’s theatres, restaurants, and civic spaces. The city is known for its academic institutions, historic buildings, and lively commercial districts; for its neighborhoods of single family communities and traditional triple-decker multifamily housing; for growing ethnic diversity, multiple cultures and languages; for a historic manufacturing base and now the state’s largest concentration of healthcare facilities. It is anchored to the south by the 427-acre Roger Williams Park.

Municipality: Providence

REGION'S HOUSING

Total Households

61,481

Projected Need of Housing by 2025

20,882 - 22,201

% of need that is multifamily: 87%

RANGE OF HOUSING*

Median Single Family Home Price

\$150,000 - \$493,000

% Owners

33% - 44%

Average 2-Bedroom Rent

\$1,203 - \$1,431

% Renters

56% - 67%

*Ranges represent calculations without the East side and the East Side only

TRANSPORTATION

13

Express

20

Local Bus

9

Key Corridor

1

Park-n-Ride

MBTA

Providence

1

Rapid Line

AMTRAK

Providence

JOBS & INDUSTRIES

Total Private & Government Jobs

112,138

Average Private Sector Wage

\$55,868

Top Industry Jobs

Healthcare (27,173); Education (16,087); Leisure & Hospitality (10,562); Administrative & Waste Services (8,162); Retail Trade (6,951); Professional & Technical Services (6,472); Finance & Insurance (5,958); Manufacturing (4,125); Wholesale Trade (2,788); Information (2,100); Construction (1,964); Transportation & Warehousing (677)

HEALTHCARE

6

Hospitals

Butler Hospital, Hasbro Children's Hospital, Rhode Island Hospital, Roger Williams Medical Center, The Miriam Hospital, Women & Infants Hospital of Rhode Island

3

Urgent Care Centers

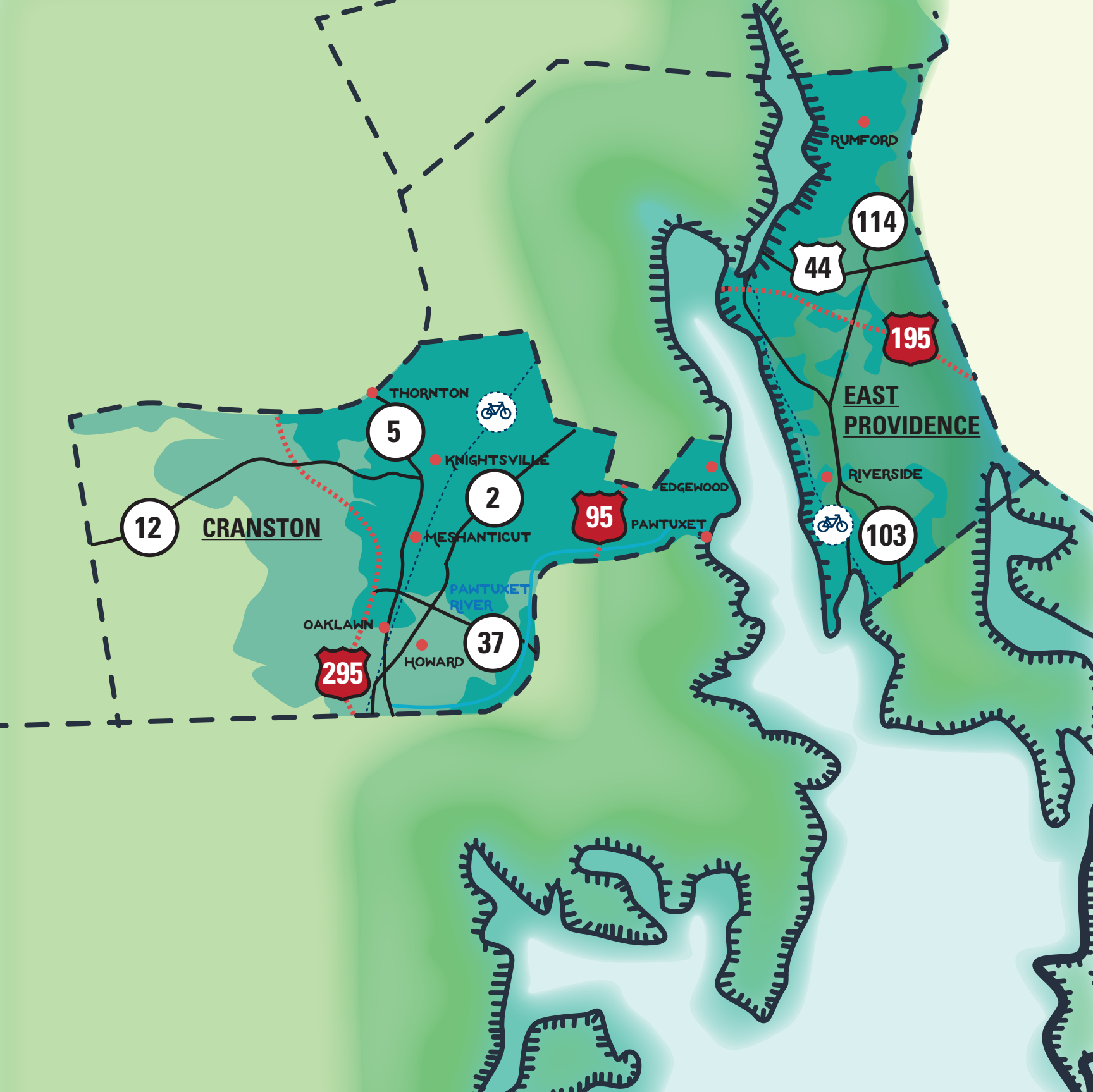
EDUCATION

Colleges










Brown University • Community College of RI, Liston Campus • Community College of RI, Shepard Building • Johnson & Wales University • Providence College
Rhode Island College • Rhode Island School of Design • Roger Williams University, Metro Campus • University of Rhode Island, Shepard Building

High Schools

Birch Vocational School • Central High School • Classical High School • Hope High School • Juanita Sanchez Educational Complex
La Salle Academy • Lincoln School • Metropolitan Career & Technology Center • Moses Brown School • Mount Pleasant High School
Providence Career & Technical Academy • RI School for the Deaf • School One • Textron Chamber of Commerce School • Wheeler School



SOUTHEAST PROVIDENCE COUNTY RI

-  Public Water Supply
-  Sewered Area
-  Village / Neighborhood
-  River
-  Bike Path
-  Open Space
-  Interstate Highway
-  US Federal Highway
-  State Highway

SOUTHEAST PROVIDENCE COUNTY RI

Land Area (Sq. Mi.): 41.58

Though comprised of only two municipalities contiguous only by water, the Southeast Providence County Region features substantial transportation options and jobs comparable to the other larger geographic regions. The region hugs the southern portion of Providence to its east and west forming two largely suburban centers of their more populous neighbor. Each City is rich in character and have similar affordability and wages, as evidenced below. Both have access to Narragansett Bay, with East Providence featuring a longer shoreline. Each of the cities also feature village centers well-known for their historic character, including Pawtuxet in Cranston (also bordering Warwick), and Riverside and Rumford in East Providence.

Municipalities: Cranston, East Providence

REGION'S HOUSING

Total Households

50,005

Projected Need of Housing by 2025

3,733 - 4,007

% of need that is multifamily: 55%

RANGE OF HOUSING

Median Single Family Home Price

\$205,000

% Owners

57% - 65%

Average 2-Bedroom Rent

\$1,225 - \$1,246

% Renters

35% - 43%

TRANSPORTATION

2

Express

13

Local Bus

3

Key Corridor

1

Park-n-Ride

Serving East Providence

1

Rapid Line

Serving a part of Cranston

JOBS & INDUSTRIES

Total Private & Government Jobs

58,527

Range of Average Private Sector Wage

\$44,371 - \$44,472

Top Industry Jobs

Healthcare (8,223); Leisure & Hospitality (6,123); Manufacturing (3,497); Retail Trade (3,497); Professional & Technical Services (3,318); Finance & Insurance (3,116); Wholesale Trade (3,029); Information (2,510); Administrative & Waste Services (2,295); Construction (2,021); Education (2,006); Transportation & Warehousing (626)

HEALTHCARE

2

Hospitals

Bradley Hospital, Eleanor Slater Hospital

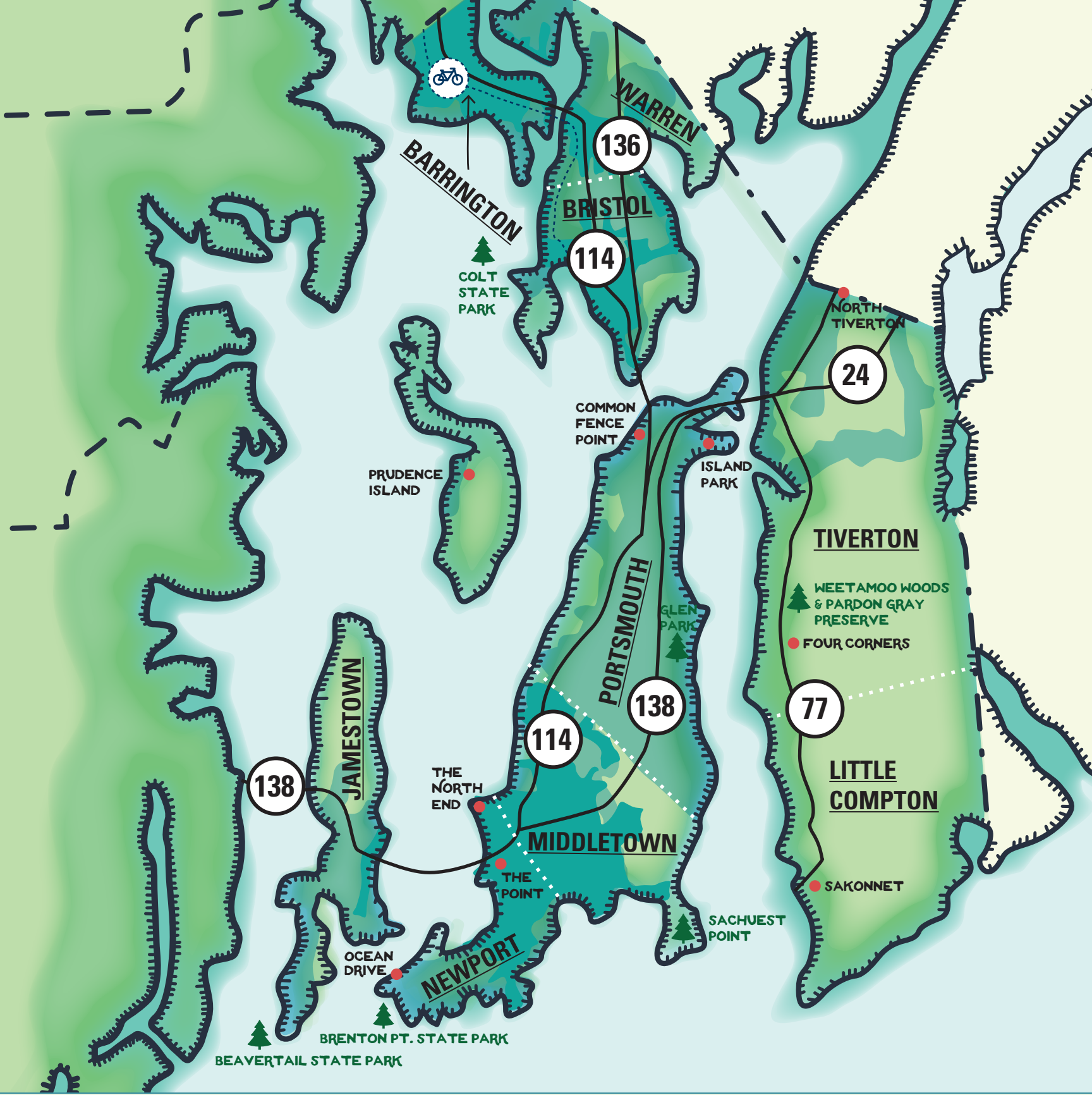
5

Urgent Care Centers




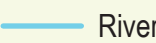





EDUCATION

High Schools

Bay View Academy • Cranston Area Career and Technical Center • Cranston High School East • Cranston High School West
East Providence High School • Ocean State Montessori School • Providence Country Day School



SOUTHEAST RI

-  Public Water Supply
-  Sewered Area
-  Village / Neighborhood
-  River
-  Bike Path
-  Open Space
-  Interstate Highway
-  US Federal Highway
-  State Highway

SOUTHEAST RI

Land Area (Sq. Mi.): 126.55

The Southeast Region includes three of Rhode Island’s four islands, including Aquidneck, Conanicut, and Prudence, which is largely uninhabited. Conanicut Island hosts the municipality of Jamestown, while Aquidneck includes Portsmouth, Middletown, and Newport. Although the northern and eastern municipalities border Massachusetts to the east, they all have substantial shorelines like their island neighbors. With towns founded in 1638-39, the region features some of Rhode Island’s earliest history, including Roger Williams’s encounters with the Narragansett and Wampanaog Tribes, which eventually helped lead to the establishment of the colony and later the state.

Municipalities: Barrington, Bristol, Jamestown, Little Compton, Middletown, Newport, Portsmouth, Tiverton, Warren

REGION’S HOUSING

Total Households

54,138

Projected Need of Housing by 2025

1,235 - 1,560

% of need that is multifamily: 97 - 100%

RANGE OF HOUSING

Median Single Family Home Price

\$245,000 - \$560,000

% Owners

41% - 88%

Average 2-Bedroom Rent

\$1,281 - \$1,714

% Renters

12% - 59%

TRANSPORTATION

3

Express

4

Local Bus

4

Key Corridor

1

Park-n-Ride

Serving Barrington, Bristol, Portsmouth, Tiverton, Warren

1

FlexZone

Serving Middletown and Newport

JOBS & INDUSTRIES

Total Private & Government Jobs

52,713

Range of Average Private Sector Wage

\$36,974 - \$56,900

Top Industry Jobs

Leisure & Hospitality (5,212); Education (1,882); Finance & Insurance (586); Construction (428)

HEALTHCARE

1

Hospital

Newport Hospital

2

Urgent Care Centers

EDUCATION

Colleges





Community College of RI, Newport County • Naval War College • Roger Williams University • Salve Regina University

High Schools

**Barrington Christian Academy • Barrington High School • Middletown High School • Mount Hope High School • Portsmouth Abbey School
Portsmouth High School • Rogers High School • St. Andrew’s School • St. George’s School • Tiverton High School**



SOUTH RIVER

-  Public Water Supply
-  Sewered Area
-  Village
-  Bike Path
-  Open Space
-  Interstate Highway
-  US Federal Highway
-  State Highway

SOUTH RI

Land Area (Sq. Mi.): 329.24

Featuring the largest portion of the Ocean State’s coastline, the South Region of Rhode Island is generally identified as the state’s tourist region. To the east and south, it hosts most of the state’s beaches; while the western portion includes thousands of acres of forest and protected open space. Its diverse landscape is home to many former mill villages; the University of Rhode Island in the village of Kingston; Quonset Development Corporation—the state’s largest industrial park; and the state’s fishing industry at Galilee/Point Judith. The region is also known for its picturesque villages and homes from Wickford Village in North Kingstown to the mansions of Watch Hill in Westerly.

Municipalities: Charlestown, Exeter, Hopkinton, Narragansett, New Shoreham, North Kingstown, Richmond, South Kingstown, Westerly

REGION’S HOUSING

Total Households

49,564

Projected Need of Housing by 2025

3,371 - 3,723

% of need that is multifamily: 87 - 92%

RANGE OF HOUSING

Median Single Family Home Price*

\$255,000 - \$354,750

*Excluding New Shoreham

Average 2-Bedroom Rent

\$1,258 - \$1,406

% Owners

63% - 87%

% Renters

13% - 37%

TRANSPORTATION

4

Express

2

Park-n-Rides

Serving Hopkinton, North Kingstown, Richmond, South Kingstown, Westerly

1

Local Bus

6

FlexZone

Serving Hopkinton, Narragansett, Richmond, South Kingstown, URI, Westerly

MBTA

Wickford

AMTRAK

W. Kingston and Westerly

JOBS & INDUSTRIES

Total Private & Government Jobs

52,145

Range of Average Private Sector Wage

\$34,792 - \$48,031

Top Industry Jobs

Manufacturing (9,335); Healthcare (4,708);

Education (3,641); Retail Trade (1,897);

Wholesale Trade (1,225);

Transportation & Warehousing (421)

HEALTHCARE

2

Hospitals

South County Hospital, Westerly Hospital

4

Urgent Care Centers

EDUCATION

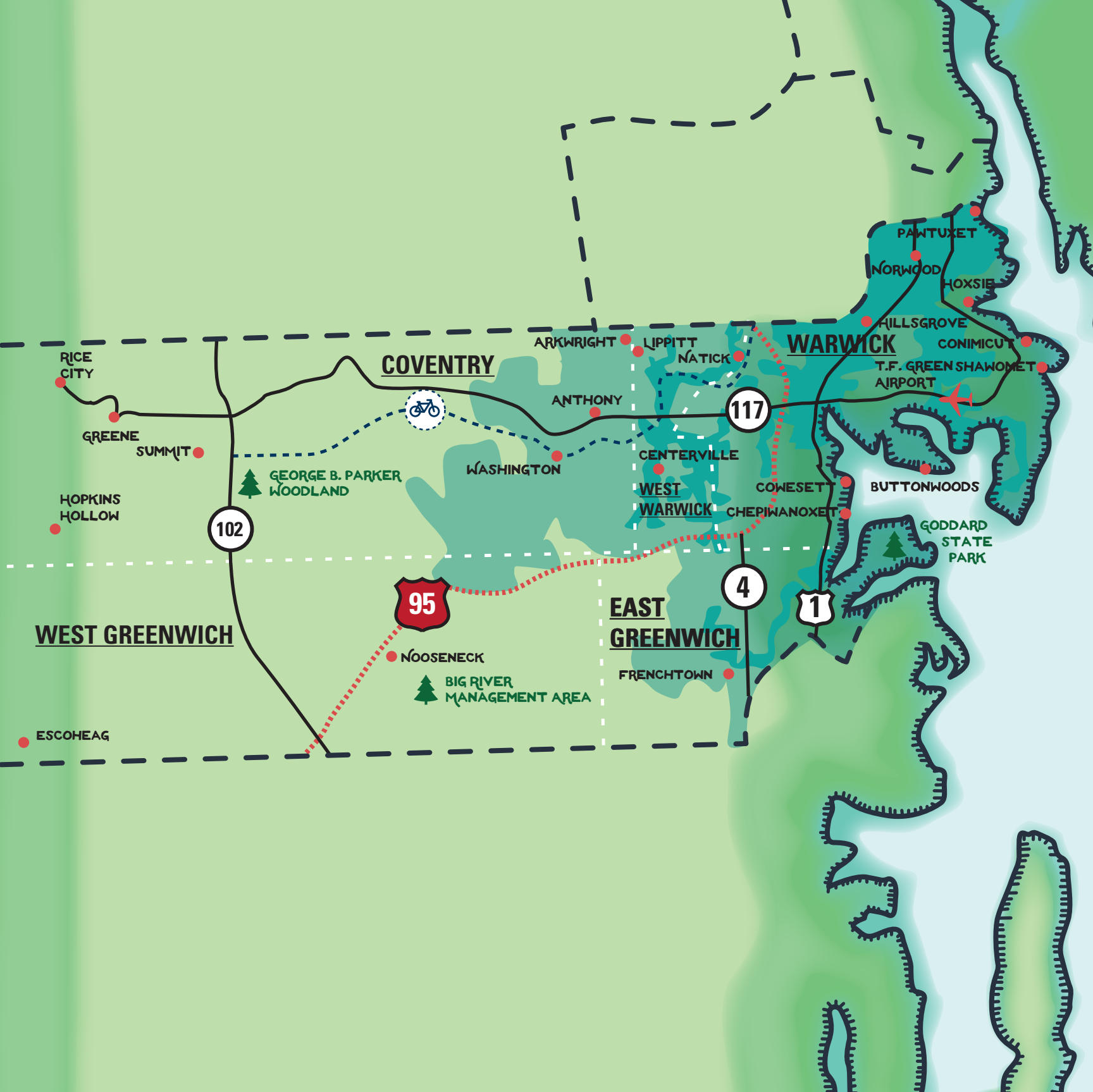
Colleges

Community College of RI, Satellite Campus • University of Rhode Island

High Schools

Block Island School • Chariho High School • Narragansett High School • North Kingstown High School • Ocean Tides School

Prout School • South Kingstown High School • Westerly High School



CENTRAL RI

- Public Water Supply
- Sewered Area
- Village
- Bike Path
- Open Space
- Interstate Highway
- US Federal Highway
- State Highway

CENTRAL RI

Land Area (Sq. Mi.): 168.53

From the bayside municipalities of Warwick and East Greenwich to the communities of Coventry and West Greenwich bordering Connecticut, the Central Region is a key connector for the state. It contains numerous beaches and Goddard State Park, the state's only international airport and multi-modal hub, and major roadways that comprise a substantial commercial shopping corridor. Former mill villages in West Warwick and eastern Coventry reference the state's early textile industry and now provide housing in renovated mills. In the region's forested western portion is the University of Rhode Island's Alton Jones Campus with 2,300 acres of forests, lakes and farmlands, beyond which sits some of the state's large patches of unfragmented forest.

Municipalities: Coventry, East Greenwich, Warwick, West Greenwich, West Warwick

REGION'S HOUSING

Total Households

68,616

Projected Need of Housing by 2025

2,529 - 2,864

% of need that is multifamily: 80 - 85%

RANGE OF HOUSING

Median Single Family Home Price

\$185,500 - \$419,000

% Owners

53% - 79%

Average 2-Bedroom Rent

\$1,289 - \$1,538

% Renters

21% - 74%

TRANSPORTATION

5

Express

6

Local Bus

2

Key Corridor

3

Park-n-Rides

Serving Warwick, West Greenwich and West Warwick

1

FlexZone

Serving Coventry and West Warwick

Airport

T.F. Green

MBTA

T.F. Green

JOBS & INDUSTRIES

Total Private & Government Jobs

74,199

Range of Average Private Sector Wage

\$36,665 - \$78,000

Top Industry Jobs

Healthcare (8,455); Retail Trade (7,627); Leisure & Hospitality (6,585); Finance & Insurance (3,326); Education (2,750); Transportation & Warehousing (2,600); Administrative & Waste Services (2,239); Construction (1,967); Professional & Technical Services (1,874); Wholesale Trade (1,821); Information (452)

HEALTHCARE

1

Hospital

Kent Hospital

4

Urgent Care Centers

EDUCATION

Colleges

Community College of RI, Knight Campus • New England Institute of Technology

High Schools

**Bishop Hendricken High School • Exeter-West Greenwich Regional School • Rocky Hill School • Pilgrim High School
The Greene School • Toll Gate High School • Warwick Area Career & Technical Center • West Warwick High School**

A teal background featuring a white, hand-drawn style map of Rhode Island. The map is composed of several irregular shapes representing landmasses and islands, with small tick marks along their edges. A horizontal dashed white line runs across the upper portion of the map, suggesting a section cut or a specific geographic boundary.

APPENDIX

HousingWorks RI @ RWU
2017 Housing Fact Book

COMPARISON: ACTUAL FORECLOSURES 2012 - 2016

City/Town	2012	2013	2014	2015	2016	% Change 2015 - 2016
Barrington	9	5	7	7	10	43% ↑
Bristol	14	13	24	13	18	38% ↑
Burrillville	20	36	22	19	40	111% ↑
Central Falls	37	27	20	15	26	73% ↑
Charlestown	10	6	7	7	10	43% ↑
Coventry	66	84	73	43	91	112% ↑
Cranston	152	113	126	113	159	41% ↑
Cumberland	35	44	29	23	46	100% ↑
East Greenwich	10	12	12	9	18	100% ↑
East Providence	55	66	57	43	54	26% ↑
Exeter	9	5	10	5	9	80% ↑
Foster	8	8	4	14	8	-43% ↓
Glocester	16	18	16	8	13	63% ↑
Hopkinton	13	7	17	16	29	81% ↑
Jamestown	2	0	1	4	3	-25% ↓
Johnston	59	63	71	37	66	78% ↑
Lincoln	13	21	18	14	25	79% ↑
Little Compton	0	0	0	2	3	50% ↑
Middletown	5	8	5	12	6	-50% ↓
Narragansett	8	7	7	3	4	33% ↑
New Shoreham	0	0	0	0	0	0%
Newport	17	12	15	10	6	-40% ↓
North Kingstown	30	16	29	18	29	61% ↑
North Providence	85	52	55	36	52	44% ↑
North Smithfield	13	7	13	15	23	53% ↑
Pawtucket	132	104	109	99	131	32% ↑
Portsmouth	4	17	16	3	5	67% ↑
Providence (without East Side)	314	260	319	191	276	45% ↑
Providence (East Side)	15	21	18	20	12	-40% ↓
Richmond	9	8	15	8	17	113% ↑
Scituate	9	12	12	13	22	69% ↑
Smithfield	26	29	22	8	16	100% ↑
South Kingstown	13	13	20	16	0	-100% ↓
Tiverton	17	14	29	17	25	47% ↑
Warren	11	7	18	10	7	-30% ↓
Warwick	210	179	194	176	174	-1% ↓
West Greenwich	13	5	4	11	13	18% ↑
West Warwick	68	78	84	39	56	44% ↑
Westerly	20	14	35	21	10	-52% ↓
Woonsocket	88	110	113	64	49	-23% ↓
Rhode Island	1,635	1,501	1,646	1,182	1,561	32% ↑

* Note: Division by zero is not possible. The true figure for percent change is not applicable.

2016 HOMEOWNER DATA

City/Town	Median Price: Single Family Home 2016	Income Needed Per Year to be Affordable	% Owner Households	% Owner Households that are Cost Burdened
Barrington	\$385,000	\$107,640	88%	28%
Bristol	\$300,000	\$80,740	67%	35%
Burrillville	\$238,500	\$66,401	72%	28%
Central Falls	\$130,000	\$41,603	25%	49%
Charlestown	\$351,000	\$88,640	87%	26%
Coventry	\$212,500	\$62,505	79%	31%
Cranston	\$205,000	\$61,403	65%	34%
Cumberland	\$271,000	\$74,652	74%	29%
East Greenwich	\$419,900	\$125,034	76%	32%
East Providence	\$205,000	\$61,071	57%	32%
Exeter	\$291,962	\$79,555	81%	29%
Foster	\$283,450	\$83,841	83%	24%
Glocester	\$255,000	\$75,989	92%	35%
Hopkinton	\$255,000	\$73,684	78%	30%
Jamestown	\$560,000	\$135,731	79%	23%
Johnston	\$207,500	\$65,318	69%	30%
Lincoln	\$299,900	\$86,900	69%	26%
Little Compton	\$491,250	\$115,599	79%	34%
Middletown	\$352,500	\$95,815	53%	32%
Narragansett	\$417,500	\$104,029	69%	29%
Newport	\$446,500	\$113,419	41%	30%
New Shoreham	\$1,075,000	\$248,487	77%	38%
North Kingstown	\$354,750	\$99,340	74%	31%
North Providence	\$204,550	\$64,922	60%	32%
North Smithfield	\$265,950	\$72,661	74%	23%
Pawtucket	\$174,000	\$51,932	44%	41%
Portsmouth	\$347,500	\$95,670	75%	34%
Providence (without East Side)	\$150,000	\$44,131	33%	42%
Providence (East Side)	\$493,000	\$136,794	44%	30%
Richmond	\$279,800	\$81,481	86%	29%
Scituate	\$285,000	\$79,720	87%	25%
Smithfield	\$270,000	\$74,095	80%	29%
South Kingstown	\$315,000	\$85,373	73%	30%
Tiverton	\$245,000	\$70,231	79%	32%
Warren	\$253,500	\$73,396	55%	36%
Warwick	\$199,900	\$58,649	71%	30%
Westerly	\$290,000	\$74,975	63%	27%
West Greenwich	\$337,500	\$98,917	78%	28%
West Warwick	\$185,500	\$57,860	53%	31%
Woonsocket	\$155,000	\$51,702	38%	37%
Rhode Island	\$239,900	\$68,085	60%	32%

SECOND QUARTER 2017 HOMEOWNER DATA

City/Town	Median Price: Single Family Home Q2 2017	Income Needed Per Year to be Affordable	% Owner Households	% Owner Households that are Cost Burdened
Barrington	\$426,250	\$119,920	88%	28%
Bristol	\$338,450	\$92,299	67%	35%
Burrillville	\$266,500	\$75,364	72%	28%
Central Falls	\$110,000	\$36,674	25%	49%
Charlestown	\$328,500	\$85,305	87%	26%
Coventry	\$227,000	\$67,640	79%	31%
Cranston	\$227,500	\$69,050	65%	34%
Cumberland	\$266,000	\$74,678	74%	29%
East Greenwich	\$444,500	\$134,413	76%	32%
East Providence	\$234,000	\$70,479	57%	32%
Exeter	\$379,900	\$104,304	81%	29%
Foster	\$244,900	\$74,655	83%	24%
Glocester	\$286,000	\$86,362	92%	35%
Hopkinton	\$298,575	\$87,129	78%	30%
Jamestown	\$661,250	\$163,063	79%	23%
Johnston	\$224,500	\$71,567	69%	30%
Lincoln	\$351,500	\$102,973	69%	26%
Little Compton	\$660,625	\$157,310	79%	34%
Middletown	\$389,000	\$107,070	53%	32%
Narragansett	\$450,000	\$114,200	69%	29%
Newport	\$435,000	\$112,861	41%	30%
New Shoreham	\$898,750	\$212,855	77%	38%
North Kingstown	\$359,000	\$101,710	74%	31%
North Providence	\$220,000	\$70,706	60%	32%
North Smithfield	\$288,000	\$79,760	74%	23%
Pawtucket	\$190,000	\$57,422	44%	41%
Portsmouth	\$426,000	\$118,328	75%	34%
Providence (without East Side)	\$165,000	\$49,174	33%	42%
Providence (East Side)	\$600,000	\$168,631	44%	30%
Richmond	\$279,950	\$83,085	86%	29%
Scituate	\$312,950	\$88,641	87%	25%
Smithfield	\$300,000	\$83,259	80%	29%
South Kingstown	\$360,000	\$98,858	73%	30%
Tiverton	\$309,900	\$89,493	79%	32%
Warren	\$289,000	\$84,470	55%	36%
Warwick	\$214,900	\$63,784	71%	30%
Westerly	\$295,000	\$77,629	63%	27%
West Greenwich	\$361,950	\$107,580	78%	28%
West Warwick	\$205,000	\$64,622	53%	31%
Woonsocket	\$175,500	\$58,977	38%	37%
Rhode Island	\$258,000	\$74,263	60%	32%

2016 RENTER DATA

City/Town	2016 Average Rent: 2-Bedroom Apartment	Income Needed Per Year to be Affordable	Income Needed per Hour	% Renter Households	% Renter Households that are Cost Burdened
Barrington	\$1,327	\$53,080	\$27.22	12%	61%
Bristol	\$1,327	\$53,080	\$27.22	33%	55%
Burrillville	\$1,258	\$50,320	\$25.81	28%	59%
Central Falls	\$983	\$39,320	\$20.16	75%	60%
Charlestown	\$1,258	\$50,320	\$25.81	13%	55% [†]
Coventry	\$1,327	\$53,080	\$27.22	21%	47%
Cranston	\$1,246	\$49,840	\$25.56	35%	52%
Cumberland	\$1,292	\$51,680	\$26.50	26%	42%
East Greenwich	\$1,538	\$61,520	\$31.55	24%	45%
East Providence	\$1,225	\$49,000	\$25.13	43%	46%
Exeter	*	*	*	19%	45% [†]
Foster	*	*	*	17%	59% [†]
Glocester	*	*	*	8%	45% [†]
Hopkinton	*	*	*	22%	47% [†]
Jamestown	\$1,651	\$66,040	\$33.87	21%	55% [†]
Johnston	\$1,255	\$50,200	\$25.74	31%	45%
Lincoln	\$1,282	\$51,280	\$26.30	31%	41%
Little Compton	*	*	*	21%	50% [†]
Middletown	\$1,407	\$56,280	\$28.86	47%	54%
Narragansett	\$1,289	\$51,560	\$26.44	31%	62%
Newport	\$1,508	\$60,320	\$30.93	59%	46%
New Shoreham	*	*	*	23%	43% [†]
North Kingstown	\$1,406	\$56,240	\$28.84	26%	43%
North Providence	\$1,273	\$50,920	\$26.11	40%	54%
North Smithfield	\$1,274	\$50,960	\$26.13	26%	64%
Pawtucket	\$1,174	\$46,960	\$24.08	56%	48%
Portsmouth	\$1,714	\$68,560	\$35.16	25%	54%
Providence (without East Side)	\$1,203	\$48,120	\$24.68	67%	57%
East Side of Providence	\$1,431	\$57,240	\$29.35	56%	48%
Richmond	*	*	*	14%	16% [†]
Scituate	\$1,506	\$60,240	\$30.89	13%	56% [†]
Smithfield	*	*	*	20%	47%
South Kingstown	\$1,344	\$53,760	\$27.57	27%	55%
Tiverton	\$1,432	\$57,280	\$29.37	21%	41%
Warren	\$1,281	\$51,240	\$26.28	45%	50%
Warwick	\$1,486	\$59,440	\$30.48	29%	48%
Westerly	\$1,315	\$52,600	\$26.97	37%	52%
West Greenwich	*	*	*	22%	37% [†]
West Warwick	\$1,289	\$51,560	\$26.44	47%	57%
Woonsocket	\$1,106	\$44,240	\$22.69	62%	48%
Rhode Island	\$1,288	\$51,520	\$26.42	40%	51%

*Data not available [†]Estimates with high margins of error

SIX-MONTH 2017 RENTER DATA

City/Town	First Half 2017 Average Rent: 2-Bedroom Apartment	Income Needed Per Year to be Affordable	% Renter Households	% Renter Households that are Cost Burdened
Barrington	\$1,301	\$52,020	12%	61%
Bristol	\$1,382	\$55,260	33%	55%
Burrillville	\$996	\$39,827	28%	59%
Central Falls	\$1,019	\$40,770	75%	60%
Charlestown	\$1,488	\$59,520	13%	55% [†]
Coventry	\$1,343	\$53,715	21%	47%
Cranston	\$1,320	\$52,786	35%	52%
Cumberland	\$1,331	\$53,234	26%	42%
East Greenwich	\$1,663	\$66,520	24%	45%
East Providence	\$1,391	\$55,646	43%	46%
Exeter	*	*	19%	45% [†]
Foster	*	*	17%	59% [†]
Glocester	\$1,588	\$63,520	8%	45% [†]
Hopkinton	*	*	22%	47% [†]
Jamestown	*	*	21%	55% [†]
Johnston	\$1,312	\$52,480	31%	45%
Lincoln	\$1,283	\$51,320	31%	41%
Little Compton	*	*	21%	50% [†]
Middletown	\$1,718	\$68,700	47%	54%
Narragansett	\$1,387	\$55,488	31%	62%
Newport	\$1,728	\$69,125	59%	46%
New Shoreham	*	*	23%	43% [†]
North Kingstown	\$1,412	\$56,467	26%	43%
North Providence	\$1,297	\$51,875	40%	54%
North Smithfield	\$1,515	\$60,580	26%	64%
Pawtucket	\$1,184	\$47,371	56%	48%
Portsmouth	\$1,787	\$71,493	25%	54%
Providence (without East Side)	\$1,274	\$50,960	67%	57%
East Side of Providence	\$1,515	\$60,600	56%	48%
Richmond	*	*	14%	16% [†]
Scituate	\$1,638	\$65,520	13%	56% [†]
Smithfield	\$1,374	\$54,971	20%	47%
South Kingstown	\$1,274	\$50,960	27%	55%
Tiverton	*	*	21%	41%
Warren	\$1,320	\$52,783	45%	50%
Warwick	\$1,528	\$61,102	29%	48%
Westerly	\$1,317	\$52,696	37%	52%
West Greenwich	*	*	22%	37% [†]
West Warwick	\$1,250	\$49,994	47%	57%
Woonsocket	\$1,067	\$42,681	62%	48%
Rhode Island	\$1,346	\$53,854	40%	51%

*Data not available [†]Estimates with high margins of error

METHODS AND SOURCES FOR HOUSING AFFORDABILITY FACTS & REGIONAL OVERVIEW

The data and research presented in this book were obtained from the latest official, industry, and other expert sources as well as from academic research databases, professional journals, and other peer-reviewed research sources. Data in tables, graphs, and infographics are rounded to the nearest decimal places and may not total to 100 percent.

Population Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-year estimates of total population.

Households Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-year estimates of total occupied housing units.

Owner and Renter Households Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-year estimates of tenure.

MEDIAN HOME PRICE

Median Home Price Source: Median sales price of single family homes, Year-End 2016, Year-End 2011, and Year-End 2006 Single Family Home Sales Statistics, from www.riliving.com, website of the Rhode Island Association of Realtors and Statewide Multiple Listing Service. Figures for 2011 and 2006 are inflation-adjusted to 2016 dollars.

Monthly Housing Payment for Homeownership Methodology: Calculation of monthly housing payment is derived from:

- Assumed 3.5% down payment of 2016 median sale price of single family homes
- 30-year mortgage at 3.65% interest rate, the 2016 annual average as reported by Freddie Mac at www.freddiemac.com/pmms/pmms30.htm
- Tax Year 2016 municipal property taxes for individual municipalities (excluding homestead exemptions); statewide calculations are based on the average of all RI municipalities
- Estimated Hazard Insurance for each municipality
- FHA mortgage insurance at .85%/month
- Financed upfront 1.75% insurance fee required by FHA

Household Income Required to Afford the Median Price Home

Methodology: Based on the generally accepted federal standard that a household should be spending no more than 30 percent of its income on housing payments (including rent or mortgage, utilities, taxes, and insurance). Calculated by annualizing the typical housing payment and dividing by 30% to get the income required to pay no more than 30%.

AVERAGE 2-BEDROOM RENT

Average 2-Bedroom Rent Source: 2016, 2011, and 2006 Year-End Rent Survey, Rhode Island Housing. All rents have been adjusted (using HUD utility allowances for 2016) to include heat, cooking fuel, electricity, and hot water unless the listing stated that utilities were part of the contract rent, in which case the adjustment was not made. Figures for 2011 and 2006 are inflation-adjusted to 2016 dollars.

Household Income Required to Afford the Average Rent

Methodology: Based on the generally accepted federal standard that a household should be spending no more than 30 percent of its income on housing payments (including rent, utilities, taxes, and insurance). Calculated by annualizing the typical housing payment and dividing by 30% to get the income required to pay no more than 30%.

AFFORDABILITY

Average Wage for a Private Sector Job in Each City/Town Source: Quarterly Census of Employment and Wages, Private Sector, Annual 2016. Rhode Island Department of Labor and Training (<http://www.dlt.ri.gov/lmi/es202/town/qcew16.htm>). The average weekly wage is multiplied by 52 weeks for an annualized figure.

Median Renter Household Income by Area Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-year estimate of the median household income for renter households in each Rhode Island county and Statewide. A description of counties by cities and towns is here: <http://www.dlt.ri.gov/lmi/maps/county.htm>.

Minimum Wage in Rhode Island Source: Workforce Regulation and Safety, Labor Standards, Minimum Wage Rhode Island Department of Labor and Training (<http://www.dlt.ri.gov/lis/minwage.htm>). The hourly wage is multiplied by 37.5 hours for a full week and then multiplied by 52 weeks and divided by 12 for a monthly figure.

Cost Burdened Owner and Renter Households Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-year estimates of tenure by housing costs as a percentage of household income in the past 12 months. Owner-occupied units that report zero or negative income and renter-occupied units that indicate "no cash rent" are excluded from cost burden calculations.

HOUSING STOCK

Total Units Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-year estimates of housing units.

Multifamily and Single Family Units Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-year estimates of units in structure. Single family units defined as one unit detached or mobile homes. Multifamily units defined as one unit attached or over two units in structure. Boats, RVs, and other unconventional housing units are excluded from calculations.

Affordable Housing Source: Units that qualify as long-term affordable as percent of year-round housing stock 2016 Low and Moderate Income Housing Chart, Rhode Island Housing.

ANNUAL BUILDING PERMITS

Source: U.S. Census Bureau, Building Permits Survey, 2000-2016, Annual Permits by Place; statewide figure based on Annual Permits by State.

REGIONAL OVERVIEW

- ◆ U.S. Census Bureau, 2010 Census Summary File 1: Population, Housing Units, Area, and Density: 2010 - State -- Place and (in selected states) County Subdivision.
- ◆ HousingWorks RI, *Projecting Future Housing Needs Report* (April 2016), commissioned by Rhode Island Housing.
- ◆ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2011-2015.
- ◆ Rhode Island Public Transit Authority, System Map, September 3, 2016.
- ◆ Rhode Island Department of Labor and Training, *State of the State: A Statistical Profile of Rhode Island's Cities and Towns* (2016); 2016 Industry Profiles; Quarterly Census of Employment and Wages, Private Sector, Annual 2016.
- ◆ Rhode Island Department of Health; and Rhode Island Urgent Care and Walk-In Clinics at <https://www.urgentcarelocations.com>.
- ◆ Rhode Island Department of Education; and research of RI educational institutions by HousingWorks RI.
- ◆ Rhode Island Department of Administration, Division of Planning, Planning Information Center.

Statewide Housing Indicators: Sources

- ¹ U.S. Department of Housing and Urban Development, Office of Policy Development and Research, "Housing Market Profiles: Rhode Island." December 1, 2016.
- ² U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2011-2015, Table DP-04.
- ³ Office of Policy Development and Research, U.S. Department of Housing and Urban Development, *Vacant and Abandoned Properties: Turning Liabilities Into Assets*, Evidence Matters, Winter 2014.
- ⁴ U.S. Census Bureau, American Community Survey, 5-Year Estimates 2011 – 2015
- ⁵ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2011-2015, Table DP-04.
- ⁶ Brennan, Maya, Patrick Reed, and Lisa A. Sturtevant. "The Impacts of Affordable Housing on Education: A Research Summary," National Housing Conference, Center for Housing Policy, Insights from Housing Policy Research, November 2014.
- ⁷ For further information on Federally funded affordable housing programs, please see: <https://www.cbpp.org/topics/housing>.
- ⁸ Rhode Island Housing, 2016 Low and Moderate Income Housing by Community. For further details, please see: http://www.rhodeislandhousing.org/filelibrary/2016_LowModChart_ShortForm.pdf.
- ⁹ Poethig, Erika C. "One in four: America's housing assistance lottery," *Urban Wire: Housing and Housing Finance*, Urban Institute, May 28, 2014.
- ¹⁰ Office of Housing and Community Development, State of Rhode Island. State of Rhode Island Consolidated Plan 2015-2019, p. 67.
- ¹¹ Center on Budget and Policy Priorities website: <https://www.cbpp.org/research/national-and-state-housing-data-fact-sheets>, Housing Choice Voucher Utilization Data for Rhode Island, 2015.
- ¹² Forthcoming study, yet to be published. HousingWorks RI, *The Impact of Affordable Housing on Health and Economic Well-being*.
- ¹³ Rhode Island Coalition for the Homeless, Homeless Management Information System (HMIS), 2016.
- ¹⁴ National Alliance to End Homelessness, Permanent Supportive Housing Cost Study Map, Interactive Tools and Maps, June 30, 2015: <https://endhomelessness.org/resource/permanent-supportive-housing-cost-study-map/>.
- ¹⁵ Tsemberis, Sam. *Housing First: The Pathways Model to End Homelessness for People with Mental Health and Substance Use Disorders*, Appendix A (Center City, MN: Hazelden Publishing, 2010).
- ¹⁶ Desmond, Matthew. *Evicted: Poverty and Profit in the American City*. New York: Crown Publishers, 2016.
- ¹⁷ RI Judiciary as published in "Evicted in RI: when there's no place like home," Christine Dunn, *Providence Journal*, July 14, 2017.
- ¹⁸ U.S. Code Title 42: The Public Health and Welfare, Chapter 8: Low-Income Housing, Subchapter I: General Program of Assisted Housing.
- ¹⁹ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2011-2015, Table DP-04.
- ²⁰ U.S. Census Bureau, American Community Survey, Public Use Microdata Sample, 1-Year, 2015.
- ²¹ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2011-2015.
- ²² Ibid.
- ²³ Ibid.
- ²⁴ U.S. Department of Commerce, Bureau of Economic Analysis, Gross Domestic Product by State, 2016. Accessed at: <https://www.bea.gov>.
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- ²⁶ Sinlavskaja, Natalia. National Association of Home Builders (NAHB) Special Studies Article, "Residential Construction Employment Across States and Congressional Districts, 2015". Uses U.S. Census Bureau, American Community Survey and U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages (QCEW).
- ²⁷ Office of Housing and Community Development, State of Rhode Island Consolidated Plan 2015-2019, p. 224.
- ²⁸ Rhode Island Housing calculations, 2016. New Hampshire does not have an income tax, and does not fund affordable housing through state funds. The state's funding mechanism is not applicable to the analysis of other New England states.
- ²⁹ Bureau of Labor Statistics. Local Area Unemployment Statistics, Employment Status of the civilian noninstitutional population by sex, race, Hispanic or Latino ethnicity, and detailed age, 2016 annual averages.
- ³⁰ HousingWorks RI Analysis of Warren Group Foreclosure Deed Data, 2009-2016; Mortgage Bankers Association National Delinquency Survey, 2009-2016; Rhode Island Department of Labor and Training, 2009-2016.
- ³¹ Maqbool, Nabihah et al. (2015). *The Impacts of Affordable Housing on Health*. Center for Housing Policy, Insights, April 2015.
- ³² Dugan, Beth et al. (2016). *Rhode Island Healthy Aging Data Report*. The Gerontology Institute, UMASS Boston, The Tufts Health Plan Foundation, October 2016
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- ³⁸ National Center for Homeless Education, State Profile for Rhode Island.
- ³⁹ Rhode Island Housing, 2016 Low and Moderate Income Housing by Community. For further details, please see: http://www.rhodeislandhousing.org/filelibrary/2016_LowModChart_ShortForm.pdf.



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