ACKNOWLEDGEMENT & THANKS

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 Rhode Island Foundation, RIHousing, and 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 housing options that were affordable for the state’s workforce. HousingWorks RI has since evolved to serve as the foremost source of 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 2018 Housing Fact Book would not have been possible without the dedication, input, and energy of the following people: Stephen Antoni, Kyle Bennett, Jeanne Cola, Joseph Garlick, Amy Rainone, Brent Runyon, June Speakman, Michelle Wilcox; and all of our dedicated Advisory Board members. We also appreciate the assistance of Per Fjelstad, Ph.D.

HousingWorks RI Founding Funders:

2018 Housing Fact Book Funder:

2018 Housing Fact Book Supporter:
Dear Reader:

Since 2005, HousingWorks RI’s Housing Fact Book has strived to present as complete a picture as possible of housing affordability in Rhode Island. By tracking data like annual changes in home prices and rents and comparing them to wages and incomes, our Fact Book presents important indicators to inform policy. Affordability indicators and other factors such as infrastructure development are crucial components in understanding and seizing a variety of opportunities facing Rhode Island. The Fact Book highlights data and connections that shine a light on policy changes the state can adopt to allow more Rhode Island residents to thrive.

Last year, in addition to the annual array of facts, we introduced an overview of housing programs and a new section that examined our state’s regions and their connections to jobs, transportation, education and healthcare. Building on the 2016 Projecting Future Housing Needs report, commissioned by RIHousing, our Fact Book’s regional section aims to recast the framework of the discussion about how Rhode Island achieves its housing goals. This year we are taking it a step further by analyzing the regions’ affordability patterns within the context of their real estate markets and geography.

The report established four policy recommendations:

1. Increase investment in the development and preservation of homes affordable to working Rhode Islanders and those with special housing needs.
2. Make it easier to build the homes that meet the needs of current and future residents.
3. Make existing housing more affordable.
4. Develop a long-term strategy for meeting the State’s housing needs.

Keep these recommendations in mind as you read the 2018 Housing Fact Book. We hope the facts and analyses provided here contribute to the constructive discussions that policy makers statewide are having about building Rhode Island’s future.

Stephen Antoni
Board Chair, HousingWorks RI at RWU

Brenda Clement
Director, HousingWorks RI at RWU

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At the close of 2017 and start of 2018, Rhode Island’s economy and housing market posted strong positive trends. Unemployment had the steepest decline in New England¹ and ended the year at the lowest annual average since 2000.² Foreclosures dropped 42 percent.³ Distressed sales were down 24 percent in the single family market and 34 percent in the condominium market.⁴ At the same time, the state experienced the fastest home sale price growth in New England, at 7 percent, from Q4-2016 to Q4-2017, making Rhode Island the only New England state to exceed the national growth rate of 6.3 percent.⁵

While the increase in home values is a welcome improvement from the significant losses of the Great Recession, it is a reflection of an unhealthy vacancy rate. Low vacancy increases competition in the market, inflating home sales prices, and pushing moderate to low-income buyers out. In a more robust market, there would be a corresponding increase in housing production; but this did not happen in Rhode Island. Instead, authorized new building permits decreased 6 percent in 2017.⁶ In the single family market, a lack of building caused low inventories, a decrease in the number of days on market, and an increase in sale price. For rentals, Providence is now considered a “tight” market with a 3 percent vacancy rate in Q4-2017, a full one percent decrease from the previous year.⁷ While multifamily housing development increased across New England from 2016 to 2017—the Boston metro area saw multifamily permits double and Connecticut saw an increase of 89 percent—Rhode Island’s multifamily permits decreased by 44 percent.

This continuous climb in the cost of housing and lack of new homes has left more than 145,000 Rhode Island households, or 35 percent of all households, cost burdened, meaning they spend more than 30 percent of their income on housing costs. Of these 145,000 households, 44 percent of them are severely cost burdened, or spending more than 50 percent of their income on housing costs, leaving little flexibility in their budgets for necessities like child care or medical needs.

In 2017, the list of municipalities where it is affordable to own or rent grew even shorter. There is now only one municipality—Central Falls—where a household with $50,000 of income could affordably buy; and at $70,000 there are now only seven municipalities, down from 12 in 2016. Even those households with incomes at $100,000 have fewer communities to choose from. For renters, there are now four municipalities—down from six in 2016—where a $50,000 income will enable you to rent the average two-bedroom apartment. Most alarming, there is no municipality where the median renter income of $31,519 is sufficient to afford that same apartment without becoming cost burdened. Essentially, prices are rising much faster than incomes. Across the state, median owner, renter and household incomes all rose barely two to three percent from 2016 to 2017, while median home prices and average rents rose from six to eight percent.

EXECUTIVE SUMMARY
The production of housing that is affordable to low- and moderate-income Rhode Islanders struggles to keep pace with these affordability challenges. Only 209 long-term affordable homes were added to the state’s inventory in 2017: 189 rentals and 20 owner-occupied homes. In the face of statewide affordability challenges, however, some rural communities have made notable strides to increase affordable housing. Charlestown added rental homes to their long-term affordable stock for the first time, with 24 units of elderly housing at ChurchWoods. After years of smart-growth planning, the town of Burrillville achieved the goal of ten percent of its year-round housing as long-term affordable, with 75 rental homes and the completion of Phase I of Greenridge Commons in Pascoag. Moreover, the Rhode Island Housing Resources Commission (RI HRC) made its first award from the state’s 2016 housing bond—Building Homes Rhode Island, or BHRI—of more than $17M toward the creation of 479 new long-term affordable homes. Among those is a development that is shared across the municipal borders of Richmond and Charlestown.

Despite these incremental gains, the funding for affordability at both the federal and state levels remain significantly less than what is needed to ensure low- and moderate-income Rhode Islanders have housing choices that are affordable to them. While Federal funding and expenditures have increased by 3 percent per year since FY15, including the infusion of the new Housing Trust Fund, Rhode Island’s per capita funding of affordable homes—at $5.21—remains the lowest in New England. The BHRI funds awarded were the result of the third bond passed by voters in the last ten years. While it’s clear that voters see the value in funding housing affordability, the sporadic nature of Bond funding—rather than more predictable budgeted funds—makes it extremely difficult to carve out a path to meeting the state’s current and future housing needs.

Research is making it increasingly clear that a set of criteria identified as the Social Determinants of Health extend a host of social and health benefits when people do not have to worry about affordability or tolerate unsafe housing conditions. In pursuit of those benefits, the state continues to make strides toward healthy homes: 216 rental units have been rehabilitated using Federal and state lead abatement funds and the Rhode Island Department of Health is deeply engaged in developing health equity indicators that will monitor these conditions. Despite this progress among criteria for Social Determinants of Health, Rhode Island schools saw an 18.7 percent rise in the number of students experiencing homelessness; these students have the highest rates of mobility and chronic absenteeism.

The regional section recasts the framework of discussion around housing affordability through the lens of our state’s small geography. HousingWorks RI is using the rich data available at the regional level—looking at Rhode Island as a handful of clustered “neighborhoods of towns”—to examine the projected and existing housing conditions across variables in production, households, and affordability. While there are barriers to implementing planning by region at this time, an analysis at this level may hold the key to some of our most persistent and difficult obstacles to achieving safe, quality homes that are affordable to all Rhode Islanders.
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. Households spending up to 30 percent of their income on housing gives residents the ability to afford food, healthcare, transportation, and childcare expenses.

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 2016, the percent of both homeowner and renter households that are considered cost burdened have increased in Rhode Island. As of 2016, more than half of all Rhode Island renter households and more than 1 in 3 homeowner households with a mortgage along with 1 in 5 homeowner households without a mortgage are cost burdened.
Cost Burdens and Severe Cost Burdens by Income

Three categories of Rhode Island households—homeowners with a mortgage, homeowners without a mortgage, and renters—are seen 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, more than 145,000 Rhode Island households, or 35 percent, spend more than 30 percent of their income on housing costs.

Cost Burdened Homeowner Households with a Mortgage

Nearly 90 percent of the lowest income owner households with a mortgage spend 30 percent or more of their income on housing costs. In total, more than 50,000 Rhode Island households with mortgages are cost burdened.

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 80 percent of the lowest income homeowners without a mortgage—more than 12,000 households—spend 30 percent or more of their income on housing costs. This group includes seniors who are on fixed incomes.

Cost Burdened Renter Households

Nearly 70 percent of the lowest income renter households—more than 23,000 households—spend more than 30 percent of their income on housing costs. Of these households, nearly 17,000 are actually severely cost burdened by spending more than 50 percent of their income on housing costs.
WHERE IS IT AFFORDABLE TO OWN?

Based on 2017 median single family home prices, a household earning the state's median household income of $58,387 would be able to afford to buy in only two 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?

### Median Household Income

<table>
<thead>
<tr>
<th>City/Town</th>
<th>Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Providence (without East Side)</td>
<td>$50,272</td>
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<td>Pawtucket</td>
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### Median Owner Household Income

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<th>Median Owner Household Income</th>
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<td>$189,405</td>
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<tr>
<td>New Shoreham</td>
<td>$221,490</td>
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</table>
Based on 2017 average 2-bedroom apartment rents, a household earning the state’s median renter household income of $31,519 could not affordably rent in any Rhode Island city or town. What income might you need to affordably rent an average priced 2-bedroom apartment in your community? How do your neighboring communities compare?

<table>
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<th>City/Town</th>
<th>Annual income needed to affordably rent a 2-bedroom apartment in this community</th>
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<td>Richmond</td>
<td>N/A</td>
</tr>
<tr>
<td>West Greenwich</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Households Earning: ≤ $30,000
In 2017, 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: ≤ $50,000

Households Earning: ≤ $70,000

Households Earning: ≤ $100,000

Households Earning: > $100,000

Median household income: $58,387
Median renter household income: $31,519

N/A: Insufficient data
CREATION & FUNDING OF AFFORDABLE HOMES

Long-Term Affordable Homes: Existing & Gap, Created and Preserved

Cost burdens and income gaps cause many Rhode Islanders to struggle to afford to live here, which has adverse effects for those households. The purpose of long-term affordable homes, or “Low- and Moderate-Income Housing” per Rhode Island General Law, is to ensure a minimal number (10 percent) of quality, affordable homes are available to low- and moderate-income Rhode Islanders for a minimum of 30 years.

Homelessness in Rhode Island

More than 4,500 Rhode Islanders spent at least one night in a shelter bed or transitional program in 2017—a 7 percent increase over 2016. There were increases in all categories of those without shelter: single men, 7 percent; families, 6 percent; and an alarming increase of 11 percent for single women. Children under 17 represented nearly 1,000 of those who found themselves without a place to call home.

HOUSING DELIVERY SYSTEM: PARTNERS AND PROGRAMS

PROGRAMS

Market Rate Affordable Stock

- **OWNERSHIP**
  - Energy Efficiency
  - Upgrades
  - Home Modifications
  - Home Repairs
  - Lead Remediation
  - Septic System & Sewer Tie-In Loans
  - Weatherization

- **RENTAL**
  - Housing Choice Vouchers
  - HUD-Veterans Affairs Supportive Housing (VASH) Vouchers

CAPITAL ASSISTANCE

- Building Homes RI
- HOME Investment Partnerships Program
- Low-Income Housing Tax Credit
- Neighborhood Opportunities Program (NOP)

RENTAL ASSISTANCE

- Housing Opportunities for People with AIDS (HOPWA)
- HUD 202
- HUD 811
- Public Housing
- RHS 515
- Section 8 / Rental Assistance Demonstration (RAD)

Supportive Stock

- Emergency Shelters
- Permanent Supportive Housing
- Thresholds
- Transitional Housing

PARTNERS

Community Action Agencies (7) | Municipal Offices of Community Development | Nonprofit community development corporations (13) | Private developers | Public Housing Authorities (25 local, 1 statewide)
RHIhousing | Section 8 Public Housing Agencies (2)

FUNDING & OVERSIGHT

- **FEDERAL**: Internal Revenue Service (IRS) | US Department of Agriculture (USDA) | US Department of Health & Human Services (HHS)
US Department of Housing & Urban Development (HUD) | US Department of Veterans Affairs | **STATE**: RI Department of Environmental Management | RI Department of Health | RI Governor’s Commission on Disabilities | RHIhousing | RI Infrastructure Bank
RI Office of Housing & Community Development (OHCD) | RI Housing Resources Commission (HRC) | **PRIVATE**: Housing Tax Credit Equity Investors
Local Initiatives Support Corporation (LISC) RI | Private Financial Institutions | Rhode Island Foundation | United Way of Rhode Island
Although there has been an annual increase of three percent in overall Federal funding from FY15 through FY17, including the new infusion for the Housing Trust Fund, the increase is not sufficient to keep up with tens of millions of dollars lost over the decades, which has led to years of deferred maintenance and decreased production of affordable homes, especially for some of the lowest income households.

Rhode Island invests $5.21 per capita in affordable homes. In stark contrast, neighboring Massachusetts spends nearly 20 times as much. Housing advocates across the state continue to press for a regular funding stream as a line item in the state’s budget.
According to the Centers for Disease Control and Prevention, the Social Determinants of Health are the conditions of the places where people live, learn, work and play that affect health risks and outcomes. Access to homes that are affordable lower household expenses, freeing up income for better quality food and healthcare, reducing stress and lowering school absentee rates of children.

Taking care of Rhode Islanders means, in part, taking care of their homes, which is some of the oldest housing stock in the country. Quality affordable homes limit exposure to environmental toxins like lead and asthma triggers, and integrated supportive services improve the health of vulnerable populations including seniors and people with disabilities.

### 2017 FACTS

- **Home Health Hazards Remediated**: 67 (69% of Goal)
- **Rental Units Rehabilitated**: 216 (248% of Goal)
- **Owner-Occupied Homes Rehabilitated**: 79 (56% of Goal)

**Healthy Homes Outcomes**
- Actual Budget: $1,787,289

### EDUCATION

Rhode Island’s homeless youth have the highest rates of mobility and chronic absenteeism; for any child, a residential move is associated with the loss of nearly half an academic year. A healthy, stable, safe, living environment reduces mobility, prevents chronic absenteeism, and is critical to academic success.

### 2017 FACTS

- **Homeless children/youth enrolled in RI public schools**: 1,245
- **High school municipal school districts**: 20
- **Municipal school districts**: 9
Safe, quality affordable homes reduce mobility, help families and individuals connect, builds community, and increases social cohesion. Social cohesion is highly correlated to community-wide well-being.

2017 FACTS

66,000
Rhode Islanders benefited from $6.2M in CDBG funding for public services and facility improvements.23

3
Rhode Island cities (Cranston, Newport & Providence) were awarded Federal Reserve Bank of Boston’s Working Cities Challenge grants to work on social cohesion, workforce development, and to effectuate systems change.24

Health Equity Zones supported by RIDOH are working throughout Rhode Island to implement place-based strategies to promote healthy communities that support innovative approaches to prevent chronic diseases, improve birth outcomes, and improve the socioeconomic and environmental conditions of neighborhoods across the state.25

5
Health Equity Domains—Integrated Healthcare, Community Resiliency, Physical Environment, Socio-Economics, and Community Trauma—have been identified by Rhode Island Department of Health’s Community Health Assessment Group as the framework by which they will develop statewide health equity indicators.25

9
ECONOMIC STABILITY

Rhode Island benefits when fewer residents face financial burdens, employment disruptions, or housing related instability. Affordable, stable housing frees up resources that can be used for other important needs such as fresh food, transportation, and education.

2017 FACTS

6%
Statewide, there was a 6 percent decrease in the number of housing units permitted. While there were slight increases in single family permits, multifamily unit permitting dropped 44 percent.27

42%
Rhode Island foreclosures decreased by 42 percent. Furthermore, the state’s ranking for seriously delinquent mortgages dropped nationally from tenth to twelfth.28

4.5%
Rhode Island’s average annual unemployment rate has decreased from 5.2% to 4.5%.29

Rhode Islanders benefitted from $6.2M in CDBG funding for public services and facility improvements.23

Zip codes have a greater impact on health and life expectancy than DNA. Living in poor and unsafe neighborhoods increases rates of mental health problems, such as depression and post-traumatic stress disorder.

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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?

Six of Rhode Island’s 39 communities meet this goal: Burrillville, 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.”
LOCAL HOUSING FACTS

HousingWorks RI @ RWU
2018 Housing Fact Book
RHODE ISLAND

POPULATION 1,054,491  HOUSEHOLDS 410,240  MEDIAN HOUSEHOLD INCOME $58,387

60% OWN  40% RENT

**MEDIAN SINGLE FAMILY HOME PRICE**

- $255,000
- Assumed down payment $8,925
- Mortgage amount $250,381
- Monthly housing payment $1,851

**Income needed to afford this**

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 YEAR</td>
<td>$203,230</td>
<td>$185,925</td>
</tr>
<tr>
<td>10 YEAR</td>
<td>$325,919</td>
<td>$300,000</td>
</tr>
</tbody>
</table>

**AVERAGE 2-BEDROOM RENT**

- $1,385
- Income needed to afford this $55,400

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 YEAR</td>
<td>$1,258</td>
<td>$1,353</td>
</tr>
<tr>
<td>10 YEAR</td>
<td>$1,353</td>
<td>$1,385</td>
</tr>
</tbody>
</table>

**HOUSING STOCK**

- Total: 462,657
- Single family: 56%
- Multifamily: 44%

**Long-term Affordable Homes**

- **Current**: 8.3% of year-round housing stock
- **Newly Added**:
  - Ownership: 20
  - Rental: 189
  - Preserved Rentals: 686

- **State-Funded BUILDING HOMES RHODE ISLAND**: Rounds I, II & III
  - Built (BHRI I & II): 1,943
  - Funded (BHRI III): 479

**Affordability**

**Owners: Monthly cost of median price home**

- Below are affordable housing payments of certain income levels
- Cost burdened owners: 30%

**Renters: Monthly cost of average 2BR**

- Below are affordable housing payments of certain income levels
- Cost burdened renters: 51%

**State Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**

- Total: 462,657
- Single family: 56%
- Multifamily: 44%

**Long-term Affordable Homes**

- **Current**: 8.3% of year-round housing stock
- **Newly Added**:
  - Ownership: 20
  - Rental: 189
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- **State-Funded BUILDING HOMES RHODE ISLAND**: Rounds I, II & III
  - Built (BHRI I & II): 1,943
  - Funded (BHRI III): 479
# Rhode Island Median Single Family Home Price

**$427,500**

- Assumed down payment: $14,963
- Mortgage amount: $419,757
- Monthly housing payment: $3,113

**$124,534** Income needed to afford this

## Median Home Price: Comparison

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>$357,256</td>
<td>$397,814</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$513,767</td>
<td>$512,463</td>
</tr>
</tbody>
</table>

5 Year: 20% increase, 10 Year: 17% decrease

## Average 2-Bedroom Rent

**$1,573**

- $62,920 Income needed to afford this

## Rental / 2BR: Comparison

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>$1,234</td>
<td>$1,573</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$1,508</td>
<td>$1,538</td>
</tr>
</tbody>
</table>

5 Year: 27% increase, 10 Year: 4% increase

## Affordability

### Owners: Monthly Cost of Median Price Home

- Below are affordable housing payments of certain income levels

  - 30% Average Private Sector Wage in Barrington
  - 30% Median Renter Household Income for area
  - 30% Minimum Wage in Rhode Island

### Renters: Monthly Cost of Average 2BR

- Below are affordable housing payments of certain income levels

  - 30% Average Private Sector Wage in Barrington
  - 30% Median Renter Household Income for area
  - 30% Minimum Wage in Rhode Island

## Cost Burdened Owners: 25% | Rhode Island: 30%

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

## Cost Burdened Renters: 66% | Rhode Island: 51%

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

## Housing Stock

- **Total**: 6,566
  - Single family: 93%
  - Multifamily: 7%

## Long-Term Affordable Homes

- **Current**: 2.7% % of year-round housing stock
  - Elderly: 36%
  - Family: 43%
  - Special Needs: 21%

- **Newly Added**: Ownership - , Rental -

- **Preserved Rentals**: State-Funded Building Homes Rhode Island: Rounds I, II & III
  - Built (BHRI I & II): 61
  - Funded (BHRI III): 46

---

HousingWorks RI @ RWU | 2018 Housing Fact Book
BRISTOL

POPULATION 22,376  |  HOUSEHOLDS 8,362  |  MEDIAN HOUSEHOLD INCOME $62,909

67% OWN  |  33% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$320,000 Assumed down payment $11,200 Mortgage amount $314,204 Monthly housing payment $2,212

$88,470 Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$280,243</td>
<td>$280,243</td>
</tr>
<tr>
<td>2017</td>
<td>$379,251</td>
<td>$379,251</td>
</tr>
</tbody>
</table>

2012 to 2017: 14% INCREASE 16% DECREASE

AVERAGE 2-BEDROOM RENT

$1,467 $58,680 Income needed to afford this

RENTAL / 2BR: COMPARISON

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,214</td>
<td>$1,214</td>
</tr>
<tr>
<td>2017</td>
<td>$1,370</td>
<td>$1,370</td>
</tr>
</tbody>
</table>

2012 to 2017: 21% INCREASE 7% INCREASE

AFFORDABILITY

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

<table>
<thead>
<tr>
<th>Income Level</th>
<th>$0</th>
<th>$500</th>
<th>$1,000</th>
<th>$1,500</th>
<th>$2,000</th>
<th>$2,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bristol</td>
<td>$1,044</td>
<td>$1,467</td>
<td>$1,851</td>
<td>$2,212</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$912</td>
<td>$1,214</td>
<td>$1,385</td>
<td>$1,851</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

COST BURDENED OWNERS: 33% Rhode Island: 30%

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

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

<table>
<thead>
<tr>
<th>Income Level</th>
<th>$0</th>
<th>$500</th>
<th>$1,000</th>
<th>$1,500</th>
<th>$2,000</th>
<th>$2,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bristol</td>
<td>$1,044</td>
<td>$1,467</td>
<td>$1,851</td>
<td>$2,212</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$912</td>
<td>$1,214</td>
<td>$1,385</td>
<td>$1,851</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

COST BURDENED RENTERS: 52% Rhode Island: 51%

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

HOUSING STOCK

Total 9,129

Single family 60%

Multifamily 40%

LONG-TERM AFFORDABLE HOMES

RI General Law: 45-53-3(b) Low or Moderate Income Housing

CURRENT 6%

<table>
<thead>
<tr>
<th>Category</th>
<th>% of the year-round housing stock</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elderly</td>
<td>67%</td>
</tr>
<tr>
<td>Family</td>
<td>19%</td>
</tr>
<tr>
<td>Special Needs</td>
<td>14%</td>
</tr>
</tbody>
</table>

539 # of long-term affordable homes

NEWLY ADDED

<table>
<thead>
<tr>
<th>Category</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership</td>
<td>30</td>
</tr>
<tr>
<td>Rental</td>
<td>25</td>
</tr>
</tbody>
</table>

PREVIOUSLY ACQUIRED

<table>
<thead>
<tr>
<th>Category</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>State-Funded</td>
<td>BUILDING HOMES RHODE ISLAND: Rounds I, II &amp; III</td>
</tr>
</tbody>
</table>

BUILT (BHRI I & II) 19 |

FUNDED (BHRI III) -
### Rhode Island

<table>
<thead>
<tr>
<th>Median Home Price</th>
<th>Income needed to afford this</th>
</tr>
</thead>
<tbody>
<tr>
<td>$247,900</td>
<td>$70,924</td>
</tr>
</tbody>
</table>

#### Median Home Price: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Burrillville</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$202,695</td>
<td>$200,695</td>
</tr>
<tr>
<td>2017</td>
<td>$302,216</td>
<td>$200,695</td>
</tr>
</tbody>
</table>

#### 5 Year Change
- Rhode Island: 22% increase
- Burrillville: 18% decrease

#### AVERAGE 2-BEDROOM RENT

<table>
<thead>
<tr>
<th>Rent</th>
<th>Income needed to afford this</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,049</td>
<td>$41,960</td>
</tr>
</tbody>
</table>

#### Rental / 2BR: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Burrillville</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,217</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### 10 Year Change
- Rhode Island: N/A
- Burrillville: 14% decrease

#### Cost Burdened Owners: 25% | Rhode Island: 30%
A household is considered burdened if it spends more than 30% of its income on housing costs.

#### Cost Burdened Renters: 57% | Rhode Island: 51%
A household is considered burdened if it spends 30% or more of its income on housing costs.

### Long-Term Affordable Homes

- **State-Funded Building Homes Rhode Island: Rounds I, II & III**
  - Built (BHRI I & II): 139
  - Funded (BHRI III): 8

### Housing Stock

<table>
<thead>
<tr>
<th>Type</th>
<th>Total</th>
<th>Single Family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>6,465</td>
<td>67%</td>
<td>33%</td>
</tr>
</tbody>
</table>

#### New Units Authorized

<table>
<thead>
<tr>
<th>Year</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>43</td>
</tr>
<tr>
<td>2017</td>
<td>30</td>
</tr>
</tbody>
</table>

---

[Local Housing Facts] 2018 Housing Fact Book
**Central Falls**

**Population**: 19,366

**Households**: 6,327

**Median Household Income**: $28,901

<table>
<thead>
<tr>
<th></th>
<th>24% Own</th>
<th>76% Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Stock</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>7,379</td>
<td></td>
</tr>
<tr>
<td>Single family</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td>90%</td>
<td></td>
</tr>
<tr>
<td><strong>New Units Authorized</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2007-2017</td>
<td>8</td>
<td>3</td>
</tr>
</tbody>
</table>

**Median Single Family Home Price**

- **$130,000**
- Assumed down payment: $4,550
- Mortgage amount: $127,645
- Monthly housing payment: $1,069

**Median Home Price: Comparison**

- **Central Falls**: 2012: $81,702, 2017: $130,000
  - 5 Year Increase: 59%
  - 10 Year Decrease: 45%

**Average 2-Bedroom Rent**

- **$1,041**
- Income needed to afford this: $41,640

**Rental / 2BR: Comparison**

- **Central Falls**: 2012: $923, 2017: $1,041
  - 5 Year Increase: 13%
  - 10 Year Increase: N/A

**Affordability**

**Owners: Monthly Cost of Median Price Home**

- **$1,069**
- **$1,851**

**Renters: Monthly Cost of Average 2BR**

- **$1,041**
- **$1,385**

**Long-Term Affordable Homes**

- Ri General Law: 45-53-3(9) Low or Moderate Income Housing
- **Total**: 827
  - Elderly: 76%
  - Family: 17%
  - Special Needs: 6%
  - Ownership: -
  - Rental: -
  - Preserved Rentals: -

**State-Funded Building Homes Rhode Island: Rounds I, II & III**

- **Built (BHRI I & II)**: 30
- **Funded (BHRI III)**: -
MEDIAN SINGLE FAMILY HOME PRICE

- **$364,500**
  - Assumed down payment **$12,758**
  - Mortgage amount **$357,742**
  - Monthly housing payment **$2,348**

- **$93,921** (Income needed to afford this)

MEDIAN HOME PRICE: COMPARISON

<table>
<thead>
<tr>
<th>Year</th>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Change</strong></td>
<td><strong>$312,867</strong></td>
<td><strong>$474,064</strong></td>
</tr>
<tr>
<td><strong>% Increase/Decrease</strong></td>
<td><strong>17% INCREASE</strong></td>
<td><strong>23% DECREASE</strong></td>
</tr>
</tbody>
</table>

AFFORDABILITY

- **OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**
  - **$2,348**
  - **$1,851**

- **COST BURDENED OWNERS: 28%**
  - Rhode Island: 30%

- **RENTERS: MONTHLY COST OF AVERAGE 2BR**
  - **$1,498**
  - **$1,385**

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

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

HOUSING STOCK

- **Total**: 5,145
  - Single family: 90%
  - Multifamily: 10%

New Units Authorized

- **Charlestown**
  - Elderly: **18%**
  - Family: **38%**
  - Special Needs: **44%**

LONG-TERM AFFORDABLE HOMES

- **Current**: 3.7% of year-round housing stock
- **130 # of long-term affordable homes**

- **Newly Added Ownership**: 6
- **Rental**: 24

STATE-FUND ED BUILDING HOMES RHODE ISLAND: Rounds I, II & III

- **Built (BHRI I & II)**: 32
- **Funded (BHRI III)**: 11
## Median Single Family Home Price

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
<th>2007</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$176,489</td>
<td>$296,290</td>
<td>$179,489</td>
<td>$296,290</td>
</tr>
<tr>
<td>Increase</td>
<td>33%</td>
<td>21%</td>
<td>33%</td>
<td>21%</td>
</tr>
</tbody>
</table>

Income needed to afford this: $235,000

- Assumed down payment: $8,225
- Mortgage amount: $230,744
- Monthly housing payment: $1,756

### Median Home Price: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Rental / 2BR: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Average 2-Bedroom Rent

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Income needed to afford this: $70,229

### Long-Term Affordable Homes

- Current: 5,400
- Elderly: 58%
- Family: 37%
- Special Needs: 5%
- State-Funded Building Homes Rhode Island: Rounds I, II & III
  - Built (BHRI I & II): 52
  - Funded (BHRI III): 0

### Housing Stock

- Total: 14,671
  - Single Family: 81%
  - Multifamily: 19%

### New Units Authorized

- 2007: 193
- 2017: 60

### Renters: Monthly Cost of Average 2BR

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Income needed to afford this: $1,366

### Owners: Monthly Cost of Median Price Home

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**CRANSTON**

**POPULATION** 80,882  |  **HOUSEHOLDS** 30,441  |  **MEDIAN HOUSEHOLD INCOME** $61,646  |  **66% OWN** |  **34% RENT**

---

**MEDIAN SINGLE FAMILY HOME PRICE**

- **Assumed down payment** $8,047
- **Mortgage amount** $225,736
- **Monthly housing payment** $1,764
- **Median single family home price** $229,900

- **Income needed to afford this** $70,558

---

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Median single family price in Cranston: $229,900
- Median single family price in Rhode Island: $382,306
- **% of year-round income needed to afford median price home**
  - Cranston: 32%
  - Rhode Island: 30%

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Average 2-bedroom rent in Cranston: $1,369
- Average 2-bedroom rent in Rhode Island: $1,385
- **% of year-round income needed to afford average rent**
  - Cranston: 50%
  - Rhode Island: 51%

---

**HOUSING STOCK**

- **Total housing stock** 32,716
  - **Single family** 62%
  - **Multifamily** 38%

- **New Units Authorized**
  - **61** and **64**

---

**LONG-TERM AFFORDABLE HOMES**

- **Current** 5,416
- **Newly added**
  - Elderly 76%
  - Family 13%
  - Special Needs 11%
- **Preserved rentals**
  - State-funded building homes Rhode Island: Rounds I, II & III
  - Built (BHRI I & II) —
  - Funded (BHRI III) —

---

**LOCAL HOUSING FACTS**

HousingWorks RI @ RWU | 2018 Housing Fact Book
**CUMBERLAND**

**POPULATION** 34,285  |  **HOUSEHOLDS** 13,535  |  **MEDIAN HOUSEHOLD INCOME** $78,150

| 73% OWN | 27% RENT |

---

**MEDIAN SINGLE FAMILY HOME PRICE**

|$280,000 | Assumed down payment $9,800 | Mortgage amount $274,929 | Monthly housing payment $1,935 |

|$77,418 | Income needed to afford this |

---

**MEDIAN HOME PRICE: COMPARISON**

| 5 YEAR | 10 YEAR |

| 2012 | 2017 | 2007 | 2017 |

| $234,784 | $350,808 | $200 | $100 |

| 19% INCREASE | 20% DECREASE |

---

**AVERAGE 2-BEDROOM RENT**

|$1,371 | $54,840 | Income needed to afford this |

---

**RENTAL / 2BR: COMPARISON**

| 5 YEAR | 10 YEAR |

| 2012 | 2017 | 2007 | 2017 |

| $1,184 | $1,237 | $1,184 | $1,237 |

| 16% INCREASE | 11% INCREASE |

---

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

Below are affordable housing payments of certain income levels

| $1,935 | $1,851 |

| $1,312 | $728 | $468 |

| 30% Average Private Sector Wage in Cumberland | 30% Median Renter Household Income for area | 30% Minimum Wage in Rhode Island |

**COST BURDENED OWNERS: 26% | Rhode Island: 30%**

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

---

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

Below are affordable housing payments of certain income levels

| $1,371 | $1,385 |

| $1,312 | $728 | $468 |

| 30% Average Private Sector Wage in Cumberland | 30% Median Renter Household Income for area | 30% Minimum Wage in Rhode Island |

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

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

---

**HOUSING STOCK**

| Total | Single family | Multifamily |

| 14,321 | 66% | 34% |

**Long-term Affordable Homes**

RI General Law: 45-53-3(9) Low or Moderate Income Housing

**CURRENT** 6.2% % of year-round housing stock

**Elderly** 73% of long-term affordable homes

**Family** 19%

**Special Needs** 9%

**NEWLY ADDED**

Ownership Rental

| 66 | 130 |

**State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**

BUILT (BHRI I & II) 56  |  FUNDED (BHRI III) -
**EAST GREENWICH**

**POPULATION** 13,104  
**HOUSEHOLDS** 5,069  
**MEDIAN HOUSEHOLD INCOME** $105,903  

**79% OWN**  
**21% RENT**

---

**MEDIAN SINGLE FAMILY HOME PRICE**

$459,000  
Assumed down payment $16,065  
Mortgage amount $450,686  
Monthly housing payment $3,478

**$139,122**  
Income needed to afford this

---

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$437,479</td>
<td>$397,000</td>
</tr>
<tr>
<td>2017</td>
<td>$459,000</td>
<td>$449,000</td>
</tr>
</tbody>
</table>

5% INCREASE  
24% DECREASE

---

**AVERAGE 2-BEDROOM RENT**

$1,674  
$66,960

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,428</td>
<td>$1,250</td>
</tr>
<tr>
<td>2017</td>
<td>$1,674</td>
<td>$1,325</td>
</tr>
</tbody>
</table>

17% INCREASE  
26% INCREASE

---

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

<table>
<thead>
<tr>
<th></th>
<th>East Greenwich</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,478</td>
<td>$1,851</td>
<td>$1,126</td>
</tr>
</tbody>
</table>

30% Average Private Sector Wage in East Greenwich  
30% Median Renter Household Income for area  
30% Minimum Wage in Rhode Island

---

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

<table>
<thead>
<tr>
<th></th>
<th>East Greenwich</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,126</td>
<td>$1,385</td>
<td>$930</td>
</tr>
</tbody>
</table>

30% Average Private Sector Wage in East Greenwich  
30% Median Renter Household Income for area  
30% Minimum Wage in Rhode Island

---

**HOUSING STOCK**

**Total** 5,411  
**Single family** 73%  
**Multifamily** 27%

**LONG-TERM AFFORDABLE HOMES**

**CURRENT** 4.7%  
% of year-round housing stock

**Elderly** 56%  
Family 27%  
Special Needs 17%

**250** # of long-term affordable homes

**NEWLY ADDED**

Ownership  
Rental  
PRESEERVED RENTALS

State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III

**BUILT (BHRI I & II)** 10  
**FUNDED (BHRI III)** 8

---

HousingWorks RI @ RWU  |  2018 Housing Fact Book
EAST PROVIDENCE

POPULATION
47,260

HOUSEHOLDS
19,605

MEDIAN HOUSEHOLD INCOME
$52,550

58% OWN
42% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$225,000 Assumed down payment $7,875 Mortgage amount $220,925 Monthly housing payment $1,712

$68,500 Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

2012 2017 2007 2017
$168,467 $276,142 34% INCREASE 19% DECREASE

AVERAGE 2-BEDROOM RENT

$1,432 $57,280 Income needed to afford this

RENTAL / 2BR: COMPARISON

2012 2017 2007 2017
$1,280 $1,208 12% INCREASE 19% INCREASE

AFFORDABILITY

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

Rental:
East Providence: $1,712 Rhode Island: $1,851

Affordable:
30% Average Private Sector Wage in East Providence: $1,170
30% Median Renter Household Income for area: $728
30% Minimum Wage in Rhode Island: $468

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

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

Rental:
East Providence: $1,385 Rhode Island: $1,432

Affordable:
30% Average Private Sector Wage in East Providence: $1,170
30% Median Renter Household Income for area: $728
30% Minimum Wage in Rhode Island: $468

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

HOUSING STOCK

Total
20,879

Single family 56%
Multifamily 44%

New Units Authorized

#


46

2

LONG-TERM AFFORDABLE HOMES

RI General Law: 45-53-3(f) Low or Moderate Income Housing

CURRENT 9.8% % of year-round housing stock

Elderly 66%
Family 28%
Special Needs 6%

2,098 # of long-term affordable homes

NEWLY ADDED

Ownership Rental Preserved Rentals

State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
BUILT (BHRI I & II) 6 FUNDED (BHRI III) -
MEDIAN SINGLE FAMILY HOME PRICE

- **Rhode Island**: $313,725
- **Assumed down payment**: $10,980
- **Mortgage amount**: $308,043
- **Monthly housing payment**: $2,198

**Income needed to afford this**: $87,918

MEDIAN HOME PRICE: COMPARISON

- **2012**
  - **Exeter**: $298,427 (5% increase)
  - **Rhode Island**: $302,335 (11% decrease)

AVERAGE 2-BEDROOM RENT

- **N/A**

RENTAL / 2BR: COMPARISON

- **2012**
  - **Exeter**: N/A
  - **Rhode Island**: N/A

AFFORDABILITY

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

- **Rhode Island**: $1,851
- **Exeter**: $2,198

Below are affordable housing payments of certain income levels:

- 30% Average Private Sector Wage in Exeter: $991
- 30% Median Renter Household Income for area: $879
- 30% Minimum Wage in Rhode Island: $468

COST BURDENED OWNERS: 30%  
Rhode Island: 30%

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

RENTERS: MONTHLY COST OF AVERAGE 2BR

- **Rhode Island**: $1,385
- **Exeter**: N/A

Below are affordable housing payments of certain income levels:

- 30% Average Private Sector Wage in Exeter: $991
- 30% Median Renter Household Income for area: $879
- 30% Minimum Wage in Rhode Island: $468

COST BURDENED RENTERS: 58%  
Rhode Island: 51%

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

LONG-TERM AFFORDABLE HOMES

AI General Law: 45-53-3(9) Low or Moderate Income Housing

- **Current**: 2.4% of year-round housing stock
- **59** of long-term affordable homes

NEWLY ADDED

- **Ownership**: 1
- **Family**: 59%
- **Special Needs**: 41%

PRESERVED RENTALS

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT (BHRI I & II)**: 27
  - **FUNDED (BHRI III)**: 2
**FOSTER**

**POPULATION**
4,677

**HOUSEHOLDS**
1,717

**MEDIAN HOUSEHOLD INCOME**
$80,750

---

**MEDIAN SINGLE FAMILY HOME PRICE**

$293,500
- Assumed down payment: $10,273
- Mortgage amount: $288,184
- Monthly housing payment: $2,240

**Income needed to afford this**

$89,610

---

**HOUSING STOCK**

<table>
<thead>
<tr>
<th>Total</th>
<th>Single family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,846</td>
<td>92%</td>
<td>8%</td>
</tr>
</tbody>
</table>

**New Units Authorized**

<table>
<thead>
<tr>
<th>Year</th>
<th>Single family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>7</td>
<td>11</td>
</tr>
</tbody>
</table>

---

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

Foster: $2,240
Rhode Island: $1,851

**Cost Burdened Owners: 24%**
- Rhode Island: 30%

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

Foster: $1,385
Rhode Island: $720

**Cost Burdened Renters: 67%**
- Rhode Island: 51%

---

**LONG-TERM AFFORDABLE HOMES**

RI General Law: 45-53-3(b) Low or Moderate Income Housing

**Current Long-Term Affordable Homes**

- Elderly: 83%
- Family: 0%
- Special Needs: 17%

** Newly Added**

- Ownership: 21%
- Rental: 0%

**Preserved Rentals**

- State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
  - BUILT (BHRI I & II): 7
  - FUNDED (BHRI III): -

---

**Foster**

**Population**
4,677

**Households**
1,717

**Median Household Income**
$80,750

---

**Median Single Family Home Price**

$293,500
- Assumed down payment: $10,273
- Mortgage amount: $288,184
- Monthly housing payment: $2,240

**Income needed to afford this**

$89,610

---

**Housing Stock**

- Total: 1,846
  - Single family: 92%
  - Multifamily: 8%

**New Units Authorized**

- 2007: Single family 7, Multifamily 11

---

**Affordability**

**Owners: Monthly Cost of Median Price Home**

- Foster: $2,240
- Rhode Island: $1,851

**Cost Burdened Owners: 24%**
- Rhode Island: 30%

**Renters: Monthly Cost of Average 2BR**

- Foster: $1,385
- Rhode Island: $720

**Cost Burdened Renters: 67%**
- Rhode Island: 51%

---

**Long-Term Affordable Homes**

RI General Law: 45-53-3(b) Low or Moderate Income Housing

**Current Long-Term Affordable Homes**

- Elderly: 83%
- Family: 0%
- Special Needs: 17%

**Newly Added**

- Ownership: 21%
- Rental: 0%

**Preserved Rentals**

- State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
  - BUILT (BHRI I & II): 7
  - FUNDED (BHRI III): -
## HOUSING STOCK

<table>
<thead>
<tr>
<th>Total</th>
<th>Single Family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,017</td>
<td>92%</td>
<td>8%</td>
</tr>
</tbody>
</table>

### New Units Authorized

- Total: 160
- Single Family: 111
- Multifamily: 49

### Local Housing Facts

- Rhode Island: 92% Own, 8% Rent
- Glocester: 92% Own, 8% Rent

### Median Single Family Home Price

- Rhode Island: $280,000
- Glocester: $280,000

### Income Needed to Afford This

- Rhode Island: $82,640
- Glocester: $82,640

### Median Home Price: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Glocester</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$200,176</td>
<td>$200,000</td>
</tr>
<tr>
<td>2017</td>
<td>$319,697</td>
<td>$319,697</td>
</tr>
</tbody>
</table>

### Average 2-Bedroom Rent

- Rhode Island: N/A
- Glocester: N/A

### Renter/2BR: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Glocester</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Long-Term Affordable Homes

- Rhode Island: 83
- Glocester: 11

### Owners: Monthly Cost of Median Price Home

- Rhode Island: $2,066
- Glocester: $2,066

### Renters: Monthly Cost of Average 2BR

- Rhode Island: $1,385
- Glocester: $1,385

### Affordability

- Owners: 29%
- Renters: 39%

### Cost Burdened Owners: 29%

- Rhode Island: 30%

### Cost Burdened Renters: 39%

- Rhode Island: 51%

### Funding Sources

- Rhode Island: $87,758
- Glocester: $87,758

### Population Households Median Household Income

- Rhode Island: 9,934
- Glocester: 3,569

### Median Household Income

- Rhode Island: $87,758
- Glocester: $87,758

### Percentage of Year-Round Housing Stock

- Rhode Island: 83%
- Glocester: 11%

### Percentage of Long-Term Affordable Homes

- Rhode Island: 83%
- Glocester: 11%

### Percentage of Elderly, Family, Special Needs

- Rhode Island: 75%, 11%, 14%
- Glocester: 75%, 11%, 14%

### State-Funded Building Homes Rhode Island: Rounds I, II & III

- Rhode Island: BUILT: BHRI I & II - FUNDED: BHRI III -
HOPKINTON

**Median Single Family Home Price**

- **$249,950**
  - Assumed down payment: **$8,748**
  - Mortgage amount: **$245,423**
  - Monthly housing payment: **$1,843**

**Affordability**

- **Renters:**
  - Median renter household income: **$1,843**
  - Minimum wage in Rhode Island: **$73,716**

**Median Home Price: Comparison**

- **2012:** $197,881 (26% increase)
- **2017:** $357,919 (30% decrease)

**Average 2-Bedroom Rent**

- **N/A**

**Rental / 2BR: Comparison**

- **2012:** N/A
- **2017:** N/A

**Housing Stock**

- **Total:** 3,625
  - Single family: 82%
  - Multifamily: 18%

**New Units Authorized**

- **2007-2017:**
  - Ownership: N/A
  - Rental: N/A
  - Preserved Rentals: N/A

**Long-Term Affordable Homes**

- **Current:** 7.2% of year-round housing stock
  - Elderly: 78%
  - Family: 9%
  - Special Needs: 12%

- **State-Funded Building Homes Rhode Island: Rounds I, II & III**
  - **Built (BHRI I & II):** 20
  - **Funded (BHRI III):** N/A

**Population:** 8,113

**Households:** 3,276

**Median Household Income:** $74,436

| 80% OWN | 20% RENT |
**MEDIAN SINGLE FAMILY HOME PRICE**

- **Assumed down payment:** $22,794
- **Mortgage amount:** $639,454
- **Monthly housing payment:** $4,060

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
<th>2007</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jamestown</td>
<td>$504,865</td>
<td>$541,298</td>
<td>$437,908</td>
<td>$455,063</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$651,250</td>
<td>$758,327</td>
<td>$885,450</td>
<td>$969,103</td>
</tr>
</tbody>
</table>

**10 YEAR**

- **2012 to 2017:** 29% INCREASE
- **2007 to 2017:** 26% DECREASE

**AVERAGE 2-BEDROOM RENT**

- **Assumed down payment:** $77,280
- **Income needed to afford this:** $1,932

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
<th>2007</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jamestown</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**10 YEAR**

- **2012 to 2017:** N/A
- **2007 to 2017:** N/A

**HOUSING STOCK**

- **Total:** 3,016
- **Single family:** 92%
- **Multifamily:** 8%

**LONG-TERM AFFORDABLE HOMES**

- **State-Funded BUILDING HOMES RHODE ISLAND:** Rounds I, II & III
  - **Built:** 3
  - **Funded:** 0

**CURRENT**

- **Elderly:** 59%
- **Family:** 26%
- **Special Needs:** 14%

- **% of year-round housing stock:** 4.4%

- **# of long-term affordable homes:** 111
### JOHNSTON

**Population** 29,126  
**Households** 12,051  
**Median Household Income** $58,295

#### Local Housing Facts

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Total</th>
<th>Single Family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>13,358</td>
<td>65%</td>
<td>35%</td>
</tr>
</tbody>
</table>

**New Units Authorized**

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>27</td>
</tr>
<tr>
<td>2017</td>
<td>14</td>
</tr>
</tbody>
</table>

### Median Single Family Home Price

- **Price**: $227,000  
- **Assumed down payment**: $7,945  
- **Mortgage amount**: $222,888  
- **Monthly housing payment**: $1,822

### Median Home Price: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Johnston</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>$72,879</td>
<td>$227,000</td>
</tr>
<tr>
<td>2017</td>
<td>$166,327</td>
<td>$720</td>
</tr>
<tr>
<td>10 Year</td>
<td>36% INCREASE</td>
<td>23% DECREASE</td>
</tr>
<tr>
<td>5 Year</td>
<td>7% INCREASE</td>
<td>17% INCREASE</td>
</tr>
</tbody>
</table>

### Average 2-Bedroom Rent

- **Rent**: $1,386  
- **Income needed to afford this**: $55,440

### Rental / 2BR: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Johnston</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>$720</td>
<td>$728</td>
</tr>
<tr>
<td>2017</td>
<td>$1,239</td>
<td>$1,239</td>
</tr>
<tr>
<td>10 Year</td>
<td>30% Average Private Sector Wage in Johnston</td>
<td></td>
</tr>
<tr>
<td>5 Year</td>
<td>30% Average Private Sector Wage in Johnston</td>
<td></td>
</tr>
</tbody>
</table>

### Affordability

#### Owners: Monthly Cost of Median Price Home

- **Cost**: $1,822  
- **Income needed to afford this**: $1,851

#### Renters: Monthly Cost of Average 2BR

- **Cost**: $1,386  
- **Income needed to afford this**: $1,385

### Long-Term Affordable Homes

- **Total**: 1,005  
- **Elderly**: 73%  
- **Family**: 15%  
- **Special Needs**: 12%

**Newly Added**

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Rental</th>
<th>Preserved Rentals</th>
</tr>
</thead>
<tbody>
<tr>
<td>27</td>
<td>14</td>
<td>-</td>
</tr>
</tbody>
</table>

**State-Funded Building Homes Rhode Island**: Rounds I, II & III

<table>
<thead>
<tr>
<th>BUILT (BHRI I &amp; II)</th>
<th>FUNDED (BHRI III)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>-</td>
</tr>
</tbody>
</table>
**Rhode Island**

### Median Single Family Home Price

- **Assumed down payment:** $11,550
- **Mortgage amount:** $324,023
- **Monthly housing payment:** $2,454

**Income needed to afford this:** $1,851

### Median Home Price: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>10 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$256,711</td>
<td>$383,992</td>
<td>$297,408</td>
</tr>
<tr>
<td>2017</td>
<td>$330,000</td>
<td>$383,992</td>
<td>$311,540</td>
</tr>
</tbody>
</table>

5 Year: **29% increase**

10 Year: **14% decrease**

### Average 2-Bedroom Rent

- **Income needed to afford this:** $54,680

### Rental / 2BR: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>10 Year</th>
<th>5 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,212</td>
<td>$1,272</td>
<td>$1,227</td>
</tr>
<tr>
<td>2017</td>
<td>$1,367</td>
<td>$1,385</td>
<td>$1,385</td>
</tr>
</tbody>
</table>

5 Year: **13% increase**

10 Year: **7% increase**

### Cost Burdened Owners: 26% | Rhode Island: 30%

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

### Cost Burdened Renters: 43% | Rhode Island: 51%

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

### Housing Stock

- **Total:** 8,611
  - **Single family:** 59%
  - **Multifamily:** 41%

### New Units Authorized

<table>
<thead>
<tr>
<th>Year</th>
<th>Ownership</th>
<th>Rental</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2008</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2009</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2010</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2011</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2012</td>
<td>30</td>
<td>29</td>
</tr>
<tr>
<td>2013</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2014</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2015</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2016</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2017</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

### Long-Term Affordable Homes

- **Current:** 6.5% of year-round housing stock
- **Newly Added:**
  - **Ownership:** -
  - **Rental:** -
  - **Preserved Rentals:** 120
- **State-Funded Building Homes Rhode Island:**
  - **Built (BHRI I & II):** 2
  - **Funded (BHRI III):** -

### Rhode Island General Law: 45-53-3(9) Low or Moderate Income Housing

- **# of long-term affordable homes:** 589
- **Elderly: 65%**
- **Family: 25%**
- **Special Needs: 10%**

**Local Housing Facts** | HousingWorks RI @ RWU | 2018 Housing Fact Book
**LITTLE COMPTON**

**POPULATION** 3,494  |  **HOUSEHOLDS** 1,636  |  **MEDIAN HOUSEHOLD INCOME** $73,125

**77% OWN**  |  **23% RENT**

---

**MEDIAN SINGLE FAMILY HOME PRICE**

$578,125  |  Assumed down payment $20,234  |  Mortgage amount $567,654  |  Monthly housing payment $3,500

**$139,994**  |  Income needed to afford this

---

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$500,587</td>
<td>$500,587</td>
</tr>
<tr>
<td>2017</td>
<td>$696,875</td>
<td>$696,875</td>
</tr>
</tbody>
</table>

15% INCREASE  |  17% DECREASE

---

**AVERAGE 2-BEDROOM RENT**

N/A  |  N/A  |  Income needed to afford this

---

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

---

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

Below are affordable housing payments of certain income levels

- **$3,500**
- **$1,851**
- **$1,071**
- **$581**
- **$468**

30% Median Renter Household Income for area  |  30% Average Private Sector Wage in Little Compton  |  30% Minimum Wage in Rhode Island

---

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

Below are affordable housing payments of certain income levels

- **$1,385**
- **$1,071**
- **$581**
- **$468**

30% Median Renter Household Income for area  |  30% Average Private Sector Wage in Little Compton  |  30% Minimum Wage in Rhode Island

---

**COST BURDENED OWNERS: 35%**  |  **Rhode Island: 30%**

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

---

**COST BURDENED RENTERS: 58%**  |  **Rhode Island: 51%**

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

---

**HOUSING STOCK**

Total 2,305  |  Single family 95%  |  Multifamily 5%

---

**LONG-TERM AFFORDABLE HOMES**

RI General Law: 45-53-3(b) Low or Moderate Income Housing

**CURRENT** 0.6%  |  % of year-round housing stock

- **Elderly 0%**
- **Family 100%**
- **Special Needs 0%**

**NEWLY ADDED**

- Ownership —
- Rental —

**PREVIOUSLY ADDED**

- State-Funded **BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
- **BUILT (BHRI I & II) 7**
- **FUNDED (BHRI III) 451**
### Rhode Island

<table>
<thead>
<tr>
<th>Median Single Family Home Price</th>
<th>Assumed down payment</th>
<th>Mortgage amount</th>
<th>Monthly housing payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>$380,000</td>
<td>$13,300</td>
<td>$373,117</td>
<td>$2,646</td>
</tr>
<tr>
<td>$105,826</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### HOUSING STOCK

- **Total**: 7,435
- **Single family**: 63%
- **Multifamily**: 37%

**New Units Authorized**

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>24</td>
</tr>
<tr>
<td>2008</td>
<td>15</td>
</tr>
<tr>
<td>2009</td>
<td>10</td>
</tr>
<tr>
<td>2010</td>
<td>20</td>
</tr>
<tr>
<td>2011</td>
<td>20</td>
</tr>
<tr>
<td>2012</td>
<td>20</td>
</tr>
<tr>
<td>2013</td>
<td>15</td>
</tr>
<tr>
<td>2014</td>
<td>15</td>
</tr>
<tr>
<td>2015</td>
<td>15</td>
</tr>
<tr>
<td>2016</td>
<td>15</td>
</tr>
<tr>
<td>2017</td>
<td>28</td>
</tr>
</tbody>
</table>

### Long-Term Affordable Homes

- **Current**: 5.4% of year-round housing stock
- **Newly Added**: Ownership - 25%, Family - 43%, Special Needs - 31%
- **Preserved Rentals**: 371 units
- **State-Funded BUILDING HOMES RHODE ISLAND**: Rounds I, II & III

#### Affordability

**Owners: Monthly Cost of Median Price Home**

- Rhode Island: 30%
- Middletown: 31%

**Rentsers: Monthly Cost of Average 2BR**

- Rhode Island: 51%
- Middletown: 54%

#### Cost Burdened Owners: 31% | Rhode Island: 30%

- Own: 31%
- Rent: 54%

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

### Median Home Price: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$298,427</td>
</tr>
<tr>
<td>2017</td>
<td>$420,732</td>
</tr>
</tbody>
</table>

**10 Year Increase**: 27%

**5 Year Decrease**: 10%

#### Average 2-Bedroom Rent

<table>
<thead>
<tr>
<th>Year</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,414</td>
</tr>
<tr>
<td>2017</td>
<td>$1,438</td>
</tr>
</tbody>
</table>

**10 Year Increase**: 17%

**5 Year Increase**: 19%

### Rental / 2BR: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>$380,000</td>
</tr>
<tr>
<td>2017</td>
<td>$573,117</td>
</tr>
</tbody>
</table>

**10 Year Increase**: 30%

**5 Year Decrease**: 10%
**NARRAGANSETT**

**POPULATION** 15,672  
**HOUSEHOLDS** 6,849  
**MEDIAN HOUSEHOLD INCOME** $71,725  
67% OWN  
33% RENT

---

**MEDIAN SINGLE FAMILY HOME PRICE**

$420,000  
Assumed down payment $14,700  
Mortgage amount $412,393  
Monthly housing payment $2,713

$108,501  
Income needed to afford this

---

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narragansett</td>
<td>$395,763</td>
<td>$468,139</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$468,139</td>
<td>$546,000</td>
</tr>
</tbody>
</table>

5 YEAR  6% INCREASE  10% DECREASE

---

**AVERAGE 2-BEDROOM RENT**

$1,459  
$58,360  
Income needed to afford this

---

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narragansett</td>
<td>$1,321</td>
<td>$1,504</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$1,385</td>
<td>$1,504</td>
</tr>
</tbody>
</table>

5 YEAR  10% INCREASE  3% DECREASE

---

**HOUSING STOCK**

Total 9,982  
- Single family 83%  
- Multifamily 17%

---

**HAUSING FACTS**

New Units Authorized

<table>
<thead>
<tr>
<th>Year</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>96</td>
</tr>
<tr>
<td>2008</td>
<td>65</td>
</tr>
<tr>
<td>2009</td>
<td>19</td>
</tr>
<tr>
<td>2010</td>
<td>13</td>
</tr>
<tr>
<td>2011</td>
<td>10</td>
</tr>
<tr>
<td>2012</td>
<td>18</td>
</tr>
<tr>
<td>2013</td>
<td>10</td>
</tr>
<tr>
<td>2014</td>
<td>8</td>
</tr>
<tr>
<td>2015</td>
<td>6</td>
</tr>
<tr>
<td>2016</td>
<td>5</td>
</tr>
<tr>
<td>2017</td>
<td>34</td>
</tr>
</tbody>
</table>

---

**LONG-TERM AFFORDABLE HOMES**

RI General Law: 45-53-3(b) Low or Moderate Income Housing

CURRENT 3.8%  
- Elderly 40%  
- Family 50%  
- Special Needs 9%

NEWLY ADDED  
- Ownership -  
- Rental -  
- Preserved Rentals -

State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III

BUILT (BHRI I & II) 2  
FUNDED (BHRI III) -
**MEDIAN SINGLE FAMILY HOME PRICE**

- **Assumed down payment:** $15,820
- **Mortgage amount:** $443,813
- **Monthly housing payment:** $2,966

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>Newport</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$390,415</td>
<td>$452,000</td>
</tr>
<tr>
<td>2017</td>
<td>$452,000</td>
<td>$597,940</td>
</tr>
</tbody>
</table>

- *5 YEAR INCREASE:* 16%
- *10 YEAR DECREASE:* 17%

**INCOME NEEDED TO AFFORD THIS**

- **$1,851**
- **$1,385**

**AVERAGE 2-BEDROOM RENT**

- **$1,753**
- **$70,120**

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>Newport</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,466</td>
<td>$1,753</td>
</tr>
<tr>
<td>2017</td>
<td>$1,665</td>
<td>$1,907</td>
</tr>
</tbody>
</table>

- *5 YEAR INCREASE:* 20%
- *10 YEAR INCREASE:* 5%

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Below are affordable housing payments of certain income levels

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Below are affordable housing payments of certain income levels

**HOUSING STOCK**

- **Total:** 13,102
- **Single family:** 39%
- **Multifamily:** 61%

**LONG-TERM AFFORDABLE HOMES**

**NEWLY ADDED**

- Ownership
- Rental

**PRESERVED RENTALS**

- State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
  - BUILT (BHRI I & II): 171
  - FUNDED (BHRI III): 22
NEW SHOREHAM

**POPULATION** 885  |  **HOUSEHOLDS** 448  |  **MEDIAN HOUSEHOLD INCOME** $73,952  |  **73% OWN**  |  **27% RENT**

**MEDIAN SINGLE FAMILY HOME PRICE**

- **$965,550**
  - Assumed down payment: $33,794
  - Mortgage amount: $948,061
  - Monthly housing payment: $5,787

**$231,490**

Income needed to afford this

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,548,824</td>
<td>$1,548,824</td>
</tr>
<tr>
<td>2017</td>
<td>$1,482,103</td>
<td>$1,482,103</td>
</tr>
</tbody>
</table>

38% DECREASE  | 35% DECREASE

**AVERAGE 2-BEDROOM RENT**

- N/A

Income needed to afford this

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- **$5,787**
  - 30% Average Private Sector Wage in New Shoreham
  - 30% Median Renter Household Income for area
  - 30% Minimum Wage in Rhode Island

**$1,851**

**COST BURDENED OWNERS: 41%**

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- N/A

Income needed to afford this

**COST BURDENED RENTERS: 45%**

**LONG-TERM AFFORDABLE HOMES**

RI General Law: 45-53-3(9) Low or Moderate Income Housing

**CURRENT 10.6%**  |  % of year-round housing stock

- Elderly: 0%
- Family: 100%
- Special Needs: 0%

**59 # of long-term affordable homes**

**NEWLY ADDED**

- Ownership: –
- Rental: –

**PREERVED RENTALS**

- State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
  - BUILT (BHRI I & II): 11
  - FUNDED (BHRI III): –
### North Kingstown

**Population**: 26,232  
**Households**: 10,271  
**Median Household Income**: $84,726

#### Median Single Family Home Price

- **Median Price**: $330,000  
- **Assumed Down Payment**: $11,550  
- **Mortgage Amount**: $324,023  
- **Monthly Housing Payment**: $2,395

**Income Needed to Afford This**

- **$95,810**

#### Median Home Price: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>North Kingstown</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$303,775</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$330,000</td>
<td>$445,620</td>
</tr>
</tbody>
</table>

- **5 Year Increase/Decrease**: $26,245 (9%)  
- **10 Year Decrease**: 26%

#### Average 2-Bedroom Rent

- **Median Price**: $1,583

**Income Needed to Afford This**

- **$63,320**

#### Rental / 2BR: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>North Kingstown</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,359</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$1,583</td>
<td>$1,400</td>
</tr>
</tbody>
</table>

- **5 Year Increase**: 16%  
- **10 Year Increase**: 13%

#### Affordability

- **Owners: Monthly Cost of Median Price Home**
  - **North Kingstown**: $2,395  
  - **Rhode Island**: $1,851

- **Renters: Monthly Cost of Average 2BR**
  - **North Kingstown**: $1,583  
  - **Rhode Island**: $1,385

**Cost Burdened Owners: 28%**  
**Cost Burdened Renters: 44%**

- **30% Average Private Sector Wage in North Kingstown**: $1,239  
- **30% Median Renter Household Income for area**: $879  
- **30% Minimum Wage in Rhode Island**: $468

#### Housing Stock

- **Total**: 11,160  
  - **Single Family**: 72%  
  - **Multifamily**: 28%

**New Units Authorized**

- **Total**: 36  
  - **Ownership**: 96  
  - **Rental**: 131

**Long-Term Affordable Homes**

- **Current**: 883  
  - **Elderly**: 23%  
  - **Family**: 63%  
  - **Special Needs**: 14%

- **Newly Added**: 67

- **Preserved Rentals**: -

**State-Funded Building Homes Rhode Island: Rounds I, II & III**

- **Built (BHRI I & II)**: 67  
- **Funded (BHRI III)**: -

---

HousingWorks RI @ RWU | 2018 Housing Fact Book  
Local Housing Facts | 39
NORTH PROVIDENCE

**POPULATION** 32,333  
**HOUSEHOLDS** 14,230  
**MEDIAN HOUSEHOLD INCOME** $52,547

<table>
<thead>
<tr>
<th>MEDIAN SINGLE FAMILY HOME PRICE</th>
<th>$221,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assumed down payment</td>
<td>$7,735</td>
</tr>
<tr>
<td>Mortgage amount</td>
<td>$216,997</td>
</tr>
<tr>
<td>Monthly housing payment</td>
<td>$1,756</td>
</tr>
</tbody>
</table>

**Price Afforded by Income Needed**  
$70,224

**MEDIAN HOME PRICE: COMPARISON**

- **5 YEAR**
  - 2012: $160,337  
  - 2017: $290,364  
  - **38% INCREASE**

- **10 YEAR**
  - 2007: $175,640  
  - 2017: $290,364  
  - **62% INCREASE**

**RENTAL / 2BR: COMPARISON**

- **5 YEAR**
  - 2012: $1,192  
  - 2017: $1,292  
  - **8% INCREASE**

- **10 YEAR**
  - 2007: $1,060  
  - 2017: $1,292  
  - **24% INCREASE**

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- **$1,756**
  - 30% Average Private Sector Wage in North Providence
  - 20% Median Renter Household Income for area
  - 30% Minimum Wage in Rhode Island

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **$1,392**
  - 30% Average Private Sector Wage in North Providence
  - 30% Median Renter Household Income for area
  - 30% Minimum Wage in Rhode Island

**HOUSING STOCK**

- **Total**: 15,513
  - **Single family**: 49%
  - **Multifamily**: 51%

**LONG-TERM AFFORDABLE HOMES**

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT (BHRI I & II)**: 23
  - **FUNDED (BHRI III)**: 23

**CURRENT** 6.9% of year-round housing stock
- **Elderly**: 87%
- **Family**: 1%
- **Special Needs**: 12%

**NEWLY ADDED**
- **Ownership**: 
- **Rental**: 
- **Preserved Rentals**: 

**Total**: 1,060

**POPULATION HOUSEHOLDS MEDIAN HOUSEHOLD INCOME**

- **North Providence**:  
  - **Households**: 23
  - **Median Household Income**: $728,256

- **Rhode Island**:  
  - **Households**: 23
  - **Median Household Income**: $728,256
**Medical Home Price**

- **$284,700**
- **$80,173**

**Median Income Needed to Afford**

- Assumed down payment: **$9,965**
- Mortgage amount: **$279,543**
- Monthly housing payment: **$2,004**

**Medida Home Price: Comparison**

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
<th>2007</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase</td>
<td>$229,970</td>
<td>$364,437</td>
<td>$80,173</td>
<td>$1,549</td>
</tr>
<tr>
<td>Decrease</td>
<td>$224,700</td>
<td>$364,437</td>
<td>$80,173</td>
<td>$1,549</td>
</tr>
</tbody>
</table>

**Average 2-Bedroom Rent**

- **$1,549**
- **$61,960**

**Average 2-Bedroom Rent: Comparison**

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
<th>2007</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase</td>
<td>$1,231</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Decrease</td>
<td>$229,970</td>
<td>$364,437</td>
<td>$80,173</td>
<td>$1,549</td>
</tr>
</tbody>
</table>

**Housing Stock**

- **Total**: **4,892**
- **Single Family**: **67%**
- **Multifamily**: **33%**

**New Units Authorized**

<table>
<thead>
<tr>
<th>Year</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>N/A</td>
</tr>
<tr>
<td>2008</td>
<td>N/A</td>
</tr>
<tr>
<td>2009</td>
<td>N/A</td>
</tr>
<tr>
<td>2010</td>
<td>N/A</td>
</tr>
<tr>
<td>2011</td>
<td>N/A</td>
</tr>
<tr>
<td>2012</td>
<td>125</td>
</tr>
<tr>
<td>2013</td>
<td>28</td>
</tr>
<tr>
<td>2014</td>
<td>N/A</td>
</tr>
<tr>
<td>2015</td>
<td>N/A</td>
</tr>
<tr>
<td>2016</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Long-Term Affordable Homes**

- **State-Funded BUILDING HOMES RHODE ISLAND:** Rounds I, II & III
  - **Built (BHRI I & II)**: 65
  - **Funded (BHRI III)**: N/A

**Affordability**

**Owners: Monthly Cost of Median Price Home**

- **$2,004**
- **$1,851**

**Rental: Monthly Cost of Average 2BR**

- **$1,549**
- **$1,385**

**Cost Burdened Owners: 20%**

- Rhode Island: 30%

**Cost Burdened Renters: 59%**

- Rhode Island: 51%

**Long-Term Affordable Homes**

- **Current**: 8.2% % of year-round housing stock
- **Newly Added**
  - Ownership: 15%
  - Rental: 14%
- **Preserved Rentals**
  - State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
  - **Built (BHRI I & II)**: 65
PAWTUCKET

POPULATION 71,389 | HOUSEHOLDS 27,514 | MEDIAN HOUSEHOLD INCOME $44,120

43% OWN | 57% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$194,450 Assumed down payment $6,806 | Mortgage amount $190,928 | Monthly housing payment $1,492

$59,686 Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

<table>
<thead>
<tr>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>2017</td>
</tr>
<tr>
<td>$133,704</td>
<td>$257,772</td>
</tr>
<tr>
<td>45% INCREASE</td>
<td>25% DECREASE</td>
</tr>
</tbody>
</table>

AVERAGE 2-BEDROOM RENT

$1,235 | $49,400 Income needed to afford this

RENTAL / 2BR: COMPARISON

<table>
<thead>
<tr>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>2017</td>
</tr>
<tr>
<td>$1,097</td>
<td>$1,299</td>
</tr>
<tr>
<td>13% INCREASE</td>
<td>5% DECREASE</td>
</tr>
</tbody>
</table>

AFFORDABILITY

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

<table>
<thead>
<tr>
<th>$1,492</th>
<th>$1,851</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,316</td>
<td>$1,925</td>
</tr>
<tr>
<td>$720</td>
<td>$948</td>
</tr>
</tbody>
</table>

COST BURDENED OWNERS: 38% | Rhode Island: 30%
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

<table>
<thead>
<tr>
<th>$1,235</th>
<th>$1,385</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,316</td>
<td>$1,925</td>
</tr>
<tr>
<td>$720</td>
<td>$948</td>
</tr>
</tbody>
</table>

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

HOUSING STOCK

Total 31,112
Single family 34%
Multifamily 66%

New Units Authorized

<table>
<thead>
<tr>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
</tr>
</tbody>
</table>

LONG-TERM AFFORDABLE HOMES
RI General Law: 45-53-3(b) Low or Moderate Income Housing

CURRENT 8.9% % of year-round housing stock
Elderly 48%
Family 44%
Special Needs 8%

NEWLY ADDED
Ownership 1
Rental 1
PRESERVED RENTALS

State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
BUILT (BHRI I & II) 106
FUNDED (BHRI III) 263
**MEDIAN SINGLE FAMILY HOME PRICE**

- $380,000
- Assumed down payment: $13,300
- Mortgage amount: $373,117
- Monthly housing payment: $2,658
- Income needed to afford this: $1,063,040

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$312,867</td>
<td>$321,867</td>
</tr>
<tr>
<td>2017</td>
<td>$341,654</td>
<td>$343,954</td>
</tr>
</tbody>
</table>

- 2017: 21% increase
- 2017: 13% decrease

**AVERAGE 2-BEDROOM RENT**

- $1,733
- $69,320

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,488</td>
<td>$1,478</td>
</tr>
<tr>
<td>2017</td>
<td>$1,698</td>
<td>$1,733</td>
</tr>
</tbody>
</table>

- 2017: 18% increase

**HOUSING STOCK**

- Total: 8,457
- Single family: 83%
- Multifamily: 17%

**LONG-TERM AFFORDABLE HOMES**

- State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Below are affordable housing payments of certain income levels

- 30% Average Private Sector Wage in Portsmouth
- 30% Median Renter Household Income for area
- 30% Minimum Wage in Rhode Island

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Below are affordable housing payments of certain income levels

- 30% Average Private Sector Wage in Portsmouth
- 30% Median Renter Household Income for area
- 30% Minimum Wage in Rhode Island

**COST BURDENED OWNERS: 29% | Rhode Island: 30%**

**COST BURDENED RENTERS: 52% | Rhode Island: 51%**

**PORTSMOUTH**

- POPULATION: 17,351
- HOUSEHOLDS: 7,163
- MEDIAN HOUSEHOLD INCOME: $86,051

**75% OWN | 25% RENT**

- HousingWorks RI @ RWU | 2018 Housing Fact Book

- 25% Minimum Wage in Rhode Island
PROVIDENCE (WITHOUT EAST SIDE)

- **POPULATION**: 145,232
- **HOUSEHOLDS**: 48,528
- **MEDIAN HOUSEHOLD INCOME**: $32,599

**Mediation Single Family Home Price**

- **$168,000**
- Assumed down payment: **$5,880**
- Mortgage amount: **$164,957**
- Monthly housing payment: **$1,257**

**Median Home Price: Comparison**

<table>
<thead>
<tr>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>$96,267</td>
<td>$233,477</td>
</tr>
</tbody>
</table>

5 Year:
- **75%** increase

10 Year:
- **28%** decrease

**Income needed to afford this**

- **$50,272**

**Average 2-Bedroom Rent**

- **$1,289**
- Income needed to afford this: **$51,560**

**Rental / 2BR: Comparison**

<table>
<thead>
<tr>
<th>2012</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,164</td>
<td>$1,134</td>
</tr>
</tbody>
</table>

5 Year:
- **11%** increase

10 Year:
- **14%** increase

**Cost Burdened Owners: 39% | Rhode Island: 30%**

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

**Cost Burdened Renters: 57% | Rhode Island: 51%**

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

**Housing Stock**

- Total: **56,481**
- Single Family: **21%**
- Multifamily: **79%**

**New Units Authorized**

<table>
<thead>
<tr>
<th>Year</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>4</td>
</tr>
<tr>
<td>2008</td>
<td>1</td>
</tr>
<tr>
<td>2009</td>
<td>1</td>
</tr>
<tr>
<td>2010</td>
<td>1</td>
</tr>
<tr>
<td>2011</td>
<td>1</td>
</tr>
<tr>
<td>2012</td>
<td>1</td>
</tr>
<tr>
<td>2013</td>
<td>1</td>
</tr>
<tr>
<td>2014</td>
<td>1</td>
</tr>
<tr>
<td>2015</td>
<td>1</td>
</tr>
<tr>
<td>2016</td>
<td>1</td>
</tr>
<tr>
<td>2017</td>
<td>1</td>
</tr>
</tbody>
</table>

**Long-Term Affordable Homes**

- RI General Law: 45-53-3(b) Low or Moderate Income Housing

**Current**

- **15.0%** of year-round housing stock

**Newly Added**

- Ownership: **2**
- Rental: **64**

**Preserved Rentals**

- State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
  - **BUILT (BHRI I & II)**: **744**
  - **FUNDED (BHRI III)**: **88**
PROVIDENCE
(EAST SIDE)

POPULATION
33,619
HOUSEHOLDS
12,690
MEDIAN HOUSEHOLD INCOME
$64,447

43% OWN
57% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$570,000
Assumed down payment $19,950
Mortgage amount $559,766
Monthly housing payment $4,048

$161,935
Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

2012 |
| 2017 |
| 2007 |
| 2017 |
| 5 YEAR |
| 10 YEAR |

$480,371
19% INCREASE
$554,744
3% INCREASE

AVERAGE 2-BEDROOM RENT

$1,532
$61,280
Income needed to afford this

RENTAL / 2BR: COMPARISON

2012 |
| 2017 |
| 2007 |
| 2017 |
| 5 YEAR |
| 10 YEAR |

$1,404
9% INCREASE
$1,561
2% DECREASE

HOUSING STOCK

Total
14,285
Single family
30%
Multifamily
70%

LONG-TERM AFFORDABLE HOMES
RI General Law: 45-53-3(9) Low or Moderate Income Housing

CURRENT
15.0%
% of year-round housing stock

10,643
# of long-term affordable homes

Elderly
41%
Family
50%
Special Needs
9%

NEWLY ADDED
Ownership 2
Rental 64

PRESERVED RENTALS
State Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III

BUILT (BHRI I & II) 744
Funded (BHRI III) 88

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

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

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

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

30% Average Private Sector Wage in Providence
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

$4,048
$1,851
$1,433
$1,385
$1,532
$720
$716
$468

30% Average Private Sector Wage in Providence
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

$1,433
$720
$468

30% Average Private Sector Wage in Providence
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

$1,385
$720
$468

30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

$1,532
$720
$468

30% Minimum Wage in Rhode Island
**RICHMOND**

POPULATION: 7,618  |  HOUSEHOLDS: 2,832  |  MEDIAN HOUSEHOLD INCOME: $95,026  |  86% OWN  |  14% RENT

---

**MEDIAN SINGLE FAMILY HOME PRICE**

$288,000

- Assumed down payment: $10,080
- Mortgage amount: $282,784
- Monthly housing payment: $2,131

**Income needed to afford this**

$85,224

---

**MEDIAN HOME PRICE: COMPARISON**

- **5 YEAR**
  - 2012: $228,901
  - 2017: $327,845 (26% increase)
- **10 YEAR**
  - 2007: $228,901
  - 2017: $327,845 (12% decrease)

---

**AVERAGE 2-BEDROOM RENT**

- N/A

**RENTAL / 2BR: COMPARISON**

- **5 YEAR**
  - 2012: N/A
  - 2017: N/A
- **10 YEAR**
  - 2007: N/A
  - 2017: N/A

N/A: Insufficient data

---

**HOUSING STOCK**

- **Total**: 2,930
  - **Single family**: 92%
  - **Multifamily**: 8%

**New Units Authorized**

- 2007: 20
- 2008: 0
- 2009: 2
- 2010: 2
- 2011: 5
- 2012: 0
- 2013: 1
- 2014: 0
- 2015: 1
- 2016: 4
- 2017: 40

---

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- **$2,131**
- **$1,851**

**COST BURDENED OWNERS: 25% | Rhode Island: 30%**

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

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **$1,385**

**COST BURDENED RENTERS: 20% | Rhode Island: 51%**

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

---

**LONG-TERM AFFORDABLE HOMES**

RI General Law: 45-53-3(9) Low or Moderate Income Housing

- **CURRENT**: 2.0% % of year-round housing stock
- **Elderly**: 0%
- **Family**: 44%
- **Special Needs**: 56%
- **59 # of long-term affordable homes**

**NEWLY ADDED**

- **Ownership**: 4
- **Rental**: –

**PRESERVED RENTALS**

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT (BHRI I & II)**: –
  - **FUNDED (BHRI III)**: 32
Rhode Island

**MEDIAN SINGLE FAMILY HOME PRICE**

- Median single family home price: $283,500
- Assumed down payment: $9,923
- Mortgage amount: $278,365
- Monthly housing payment: $2,055

**Income needed to afford this** $82,214

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$232,644</td>
<td>$283,600</td>
</tr>
<tr>
<td>2017</td>
<td>$283,600</td>
<td>$359,703</td>
</tr>
</tbody>
</table>

22% INCREASE 25% DECREASE

**AVERAGE 2-BEDROOM RENT**

- Average 2-bedroom rent: $1,533
- Income needed to afford this: $61,320

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>$1,533</td>
<td>$1,533</td>
</tr>
<tr>
<td>2007</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

N/A: Insufficient data

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

--owned: $2,055
- Rhode Island: $1,851

-30% Average Private Sector Wage in Scituate
-30% Median Renter Household Income for area
-30% Minimum Wage in Rhode Island

30% Average Private Sector Wage in Rhode Island
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Rents: $1,533
- Rhode Island: $1,385

-30% Average Private Sector Wage in Scituate
-30% Median Renter Household Income for area
-30% Minimum Wage in Rhode Island

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

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

**HOUSING STOCK**

- Total: 4,468
- Single family: 88%
- Multifamily: 12%

**LONG-TERM AFFORDABLE HOMES**

- Current: 0.1% of year-round housing stock
- Rhode Island: 35 of long-term affordable homes

- Elderly: 69%
- Family: 0%
- Special Needs: 31%

**NEWLY ADDED**

- Ownership:
- Rental:

**PRESERVED RENTALS**

- State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III

- Built (BHRI I & II):
- Funded (BHRI III):

HousingWorks RI @ RWU | 2018 Housing Fact Book

Local Housing Facts
**SMITHFIELD**

**POPULATION** 21,561  
**HOUSEHOLDS** 7,408  
**MEDIAN HOUSEHOLD INCOME** $76,014  

**80% OWN**  
**20% RENT**

---

**MEDIAN SINGLE FAMILY HOME PRICE**

- **2007** $250,828
- **2012** $250,828
- **2017** $338,956

**5 YEAR** 18% INCREASE  
**10 YEAR** 12% DECREASE

**MEDIAN HOME PRICE: COMPARISON**

**MEDIAN HOME PRICE**

**2012** $250,828  
**2017** $338,956

**ASSUMED DOWN PAYMENT**

**2012** $10,395  
**2017** $291,621

**MONTHLY HOUSING PAYMENT**

**2012** $2,107  
**2017** $1,851

**$297,000** Assumed down payment  
**$1,385** Mortgage amount  
**$2,107** Monthly housing payment

**$84,285** Income needed to afford this

---

**AVERAGE 2-BEDROOM RENT**

- **2007** $720
- **2017** $468

**COST BURDENED OWNERS: 26%** Rhode Island: 30%

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

---

**HOUSING STOCK**

- **Total** 7,726
- **Single family** 68%
- **Multifamily** 32%

**NEWLY ADDED**

- **Ownership** 4
- **Rental** -

**LONG-TERM AFFORDABLE HOMES**

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **2012** $1,348
- **2017** $1,385

**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**

- **2012** $2,107
- **2017** $1,851

**30% Average Private Sector Wage in Smithfield**

**30% Median Renter Household Income for area**

**30% Minimum Wage in Rhode Island**

---

**NEWLY ADDED**

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT** (BHRI I & II) **5**
  - **FUNDED** (BHRI III) -

**CURRENT** 5.2% % of year-round housing stock

**Elderly** 71%  
**Family** 6%  
**Special Needs** 23%

**RENTED**

- **SUPPORTED RENTAL**
- **93%**

---

**SMITHFIELD**

**COST BURDENED OWNERS: 26%**

**COST BURDENED RENTERS: 45%**

---

**NEWLY ADDED**

- **Ownership** 4
- **Rental** -

---

**LONG-TERM AFFORDABLE HOMES**

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **2012** $1,348
- **2017** $1,385

**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**

- **2012** $2,107
- **2017** $1,851

**30% Average Private Sector Wage in Smithfield**

**30% Median Renter Household Income for area**

**30% Minimum Wage in Rhode Island**

---

**NEWLY ADDED**

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT** (BHRI I & II) **5**
  - **FUNDED** (BHRI III) -

---

**SMITHFIELD**

**COST BURDENED OWNERS: 26%**

**COST BURDENED RENTERS: 45%**

---

**NEWLY ADDED**

- **Ownership** 4
- **Rental** -

---

**LONG-TERM AFFORDABLE HOMES**

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **2012** $1,348
- **2017** $1,385

**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**

- **2012** $2,107
- **2017** $1,851

**30% Average Private Sector Wage in Smithfield**

**30% Median Renter Household Income for area**

**30% Minimum Wage in Rhode Island**

---

**NEWLY ADDED**

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT** (BHRI I & II) **5**
  - **FUNDED** (BHRI III) -

---

**SMITHFIELD**

**COST BURDENED OWNERS: 26%**

**COST BURDENED RENTERS: 45%**

---

**NEWLY ADDED**

- **Ownership** 4
- **Rental** -

---

**LONG-TERM AFFORDABLE HOMES**

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **2012** $1,348
- **2017** $1,385

**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**

- **2012** $2,107
- **2017** $1,851

**30% Average Private Sector Wage in Smithfield**

**30% Median Renter Household Income for area**

**30% Minimum Wage in Rhode Island**

---

**NEWLY ADDED**

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT** (BHRI I & II) **5**
  - **FUNDED** (BHRI III) -

---

**SMITHFIELD**

**COST BURDENED OWNERS: 26%**

**COST BURDENED RENTERS: 45%**

---

**NEWLY ADDED**

- **Ownership** 4
- **Rental** -

---

**LONG-TERM AFFORDABLE HOMES**

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **2012** $1,348
- **2017** $1,385

**AFFORDABILITY**

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---

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---

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  - **FUNDED** (BHRI III) -

---

**SMITHFIELD**

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---

**NEWLY ADDED**

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- **Rental** -

---

**LONG-TERM AFFORDABLE HOMES**

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**30% Average Private Sector Wage in Smithfield**

**30% Median Renter Household Income for area**

**30% Minimum Wage in Rhode Island**

---

**NEWLY ADDED**

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT** (BHRI I & II) **5**
  - **FUNDED** (BHRI III) -

---
**SOUTH KINGSTOWN**

**POPULATION** 30,651  
**HOUSEHOLDS** 10,460  
**MEDIAN HOUSEHOLD INCOME** $73,801  

**72% OWN**  
**28% RENT**

**MEDIAN SINGLE FAMILY HOME PRICE**

- **$349,000**
- Assumed down payment: $12,215  
- Mortgage amount: $342,679  
- Monthly housing payment: $2,426

**$97,050**  
Income needed to afford this

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
<th>5 YEAR</th>
<th>2007</th>
<th>2017</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rhode Island</td>
<td>$320,889</td>
<td>$349,000</td>
<td>9% INCREASE</td>
<td>$402,732</td>
<td>$426,841</td>
<td>17% DECREASE</td>
</tr>
<tr>
<td>South Kingstown</td>
<td>$320,889</td>
<td>$349,000</td>
<td></td>
<td>$402,732</td>
<td>$426,841</td>
<td></td>
</tr>
</tbody>
</table>

**AVERAGE 2-BEDROOM RENT**

- **$1,355**
- Income needed to afford this: $54,200

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2017</th>
<th>5 YEAR</th>
<th>2007</th>
<th>2017</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rhode Island</td>
<td>$1,363</td>
<td>$1,385</td>
<td>1% DECREASE</td>
<td>$1,595</td>
<td>$1,620</td>
<td>15% DECREASE</td>
</tr>
<tr>
<td>South Kingstown</td>
<td>$1,363</td>
<td>$1,385</td>
<td></td>
<td>$1,595</td>
<td>$1,620</td>
<td></td>
</tr>
</tbody>
</table>

**HOUSING STOCK**

- **Total**: 13,056  
  - Single family: 78%  
  - Multifamily: 22%

**LONG-TERM AFFORDABLE HOMES**

- **CURRENT**: 5.6% % of year-round housing stock  
  - Elderly: 56%  
  - Family: 26%  
  - Special Needs: 17%

- **NEWLY ADDED**
  - Ownership: -  
  - Rental: -

- **PREERVED RENTALS**
  - State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III  
    - BUILT (BHRI I & II): 20  
    - FUNDED (BHRI III): -
**TIVERTON**

**POPULATION**
15,795

**HOUSEHOLDS**
6,790

**MEDIAN HOUSEHOLD INCOME**
$72,365

<table>
<thead>
<tr>
<th></th>
<th>OWN</th>
<th>RENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>78%</td>
<td>22%</td>
<td></td>
</tr>
</tbody>
</table>

**MEDIAN SINGLE FAMILY HOME PRICE**

- **$283,000**
  - Assumed down payment: $9,905
  - Mortgage amount: $277,874
  - Monthly housing payment: $2,065

**Income needed to afford this**

- **$82,609**

**MEDIAN HOME PRICE: COMPARISON**

- 5 YEAR: 2012 $195,207 → 2017 $236,585 (25% INCREASE)
- 10 YEAR: 2007 $170,071 → 2017 $236,585 (45% INCREASE)

**AVERAGE 2-BEDROOM RENT**

- **$1,636**
  - Income needed to afford this: $65,440

**RENTAL / 2BR: COMPARISON**

- 5 YEAR: 2012 $1,301 → 2017 $1,346 (22% INCREASE)
- 10 YEAR: 2007 $1,145 → 2017 $1,346 (25% INCREASE)

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- $2,065 (Rhode Island: $1,851)

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- $1,636 (Rhode Island: $1,385)

**LONG-TERM AFFORDABLE HOMES**

RI General Law: 45-53-3(8) Low or Moderate Income Housing

- **376** of long-term affordable homes

**CURRENT**

- Elderly: 32%
- Family: 56%
- Special Needs: 12%

**NEWLY ADDED**

- Ownership: -
- Rental: 13

**PRESERVED RENTALS**

- State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
- BUILT (BHRI I & II): 128
- FUNDED (BHRI III): 11
**MEDIAN SINGLE FAMILY HOME PRICE**

- **Rhode Island**
  - $1,851
  - $1,385
- **Assumed down payment**
  - $9,728
  - $7,240
- **Mortgage amount**
  - $272,916
  - $236,240
- **Monthly housing payment**
  - $2,028
  - $1,754

**Income needed to afford this**

- **Mediation Home Price: Comparison**
  - 2012
    - Rhode Island: $1851
    - Warren: $1332
  - 2017
    - Rhode Island: $2028
    - Warren: $1385
  - 5 Year Increase
    - Rhode Island: 26%
    - Warren: 18%
  - 10 Year Decrease
    - Rhode Island: 16%

**AVERAGE 2-BEDROOM RENT**

- **Warren**
  - $1,131
  - $1,249
- **Rhode Island**
  - $53,280
  - $55,320

**Median Home Price: Comparison**

- **5 Year Increase**
  - Rhode Island: 26%
  - Warren: 18%
- **10 Year Decrease**
  - Rhode Island: 16%

**RENTAL / 2BR: COMPARISON**

- **Warren**
  - 2012
    - $1,131
  - 2017
    - $1,249
  - 7% Increase
- **Rhode Island**
  - 2007
    - $5,280
  - 2017
    - $5,532
  - 30% Median Renter Household Income in area

**Median Home Price: Comparison**

- **10 Year Increase**
  - Rhode Island: 30%
  - Warren: 26%
- **5 Year Decrease**
  - Rhode Island: 16%

**COST BURDENED OWNERS: 31% | Rhode Island: 30%**

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

**COST BURDENED RENTERS: 53% | Rhode Island: 51%**

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

**HOUSING STOCK**

- **Total**
  - 5,091
- **Single Family**
  - 47%
- **Multifamily**
  - 53%

**New Units Authorized**

- **2007-2017**
  - Rhode Island: 3

**LONG-TERM AFFORDABLE HOMES**

- **Current**
  - 4.5% of year-round housing stock
  - 226 of long-term affordable homes
- **Newly Added**
  - Ownership
  - Rental
- **Preserved Rentals**
  - State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III
    - Built (BHRI I & II) 3
    - Funded (BHRI III) 6
WARWICK

POPULATION 81,881  HOUSEHOLDS 35,179  MEDIAN HOUSEHOLD INCOME $66,602 71% OWN 29% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$215,000  Assumed down payment $7,525  Mortgage amount $211,106  Monthly housing payment $1,611

$64,437  Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$158,305</td>
<td>$272,587</td>
</tr>
<tr>
<td>2017</td>
<td>$172,355</td>
<td>$272,587</td>
</tr>
<tr>
<td>Increase</td>
<td>26%</td>
<td>21%</td>
</tr>
</tbody>
</table>

RENTAL / 2BR: COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$1,407</td>
<td>$1,380</td>
</tr>
<tr>
<td>2017</td>
<td>$1,558</td>
<td>$1,385</td>
</tr>
<tr>
<td>Increase</td>
<td>11%</td>
<td>13%</td>
</tr>
</tbody>
</table>

AFFORDABILITY

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

- $1,611  30% Average Private Sector Wage in Warwick
- $1,851  30% Median Renter Household Income for area
- $2,050  30% Minimum Wage in Rhode Island
- $2,500  30% Median Home Price

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

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

- $1,558  30% Average Private Sector Wage in Warwick
- $1,385  30% Median Renter Household Income for area
- $2,050  30% Minimum Wage in Rhode Island
- $2,500  30% Median Home Price

COST BURDENED RENTERS: 49%  Rhode Island: 51%
A household is considered burdened if it spends more than 30% of its income on housing costs.

LONG-TERM AFFORDABLE HOMES

RI General Law: 45-53-3(b) Low or Moderate Income Housing

CURRENT 5.4%  % of year-round housing stock

- Elderly 82%
- Family 8%
- Special Needs 10%

NEWLY ADDED

Ownership 48  Rental 10  PRESERVED RENTALS 148

State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III

BUILT (BHRI I & II) 31  FUNDED (BHRI III) 11
**MEDIAN SINGLE FAMILY HOME PRICE**

- **Rhode Island**: $316,950
- **Assumed down payment**: $11,093
- **Mortgage amount**: $311,209
- **Monthly housing payment**: $2,106

**Income needed to afford this**

**AVERAGE 2-BEDROOM RENT**

- **Westerly**: $1,377
- **Income needed to afford this**: $55,080

**RENTAL / 2BR: COMPARISON**

- **2012**: $1,201 (15% INCREASE)
- **2007**: $1,316 (5% INCREASE)

**COST BURDENED RENTERS: 54%**

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

**LONG-TERM AFFORDABLE HOMES**

- **State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**
  - **BUILT (BHRI I & II)**: 15
  - **FUNDED (BHRI III)**: —
WEST GREENWICH

POPULATION 6,112 | HOUSEHOLDS 2,181 | MEDIAN HOUSEHOLD INCOME $86,650

81% OWN | 19% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$355,000

Assumed down payment $12,425

Mortgage amount $348,570

Monthly housing payment $2,664

$106,565

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

2012 2017

$242,004 $408,880

5 YEAR INCREASE

10 YEAR DECREASE

AVERAGE 2-BEDROOM RENT

N/A N/A

Income needed to afford this

RENTAL / 2BR: COMPARISON

2012 2017 2007 2017

N/A N/A N/A N/A

COST BURDENED OWNERS: 29% Rhode Island: 30%

COST BURDENED RENTERS: 33% Rhode Island: 51%

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

HOUSING STOCK

Total 2,354

Single family 90%

Multifamily 10%

New Units Authorized

<table>
<thead>
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</tr>
</thead>
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<tr>
<td>0</td>
<td>50</td>
<td>100</td>
<td>150</td>
<td>200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

LONG-TERM AFFORDABLE HOMES

RI General Law: 45-53-3(9) Low or Moderate Income Housing

CURRENT 1.4% % of year-round housing stock

33 # of long-term affordable homes

Elderly 0% Family 58% Special Needs 42%

NEWLY ADDED

Ownership Rental PRESERVED RENTALS

State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III BUILT (BHRI I & II) FUNDED (BHRI III)
Rhode Island

$1,851

$1,385

HOUSING STOCK

Income needed to afford this

Assumed down payment

Mortgage amount

Monthly housing payment

MEDIAN SINGLE FAMILY HOME PRICE

$199,700

$63,862

MEDIAN HOME PRICE: COMPARISON

5 YEAR

10 YEAR

2012 2017

2007 2017

$145,470 37% INCREASE

$276,142 28% DECREASE

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

AFFORDABILITY

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

Below are affordable housing payments of certain income levels

30% Average Private Sector Wage in West Warwick
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

$1,597

$1,851

$1,262

$930

$468

RENTERS: MONTHLY COST OF AVERAGE 2BR

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

Below are affordable housing payments of certain income levels

30% Average Private Sector Wage in West Warwick
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

RENTERS: MONTHLY COST OF AVERAGE 2BR

$1,282

$1,385

$1,262

$930

$468

LONG-TERM AFFORDABLE HOMES

At General Law: 45-53-3(9) Low or Moderate Income Housing

CURRENT 8.1% % of year-round housing stock

Elderly 64% Family 26% Special Needs 10%

1,123 # of long-term affordable homes

NEWLY ADDED

Ownership – Rental –

PREERVED RENTALS

State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III

BUILT (BHRI I & II) 3

FUNDED (BHRI III) 1

Housing Works RI @ RWU | 2017 Housing Fact Book

LOCAL HOUSING FACTS | 55
WOONSOCKET

**Population** 41,272  **Households** 17,248  **Median Household Income** $37,235

<table>
<thead>
<tr>
<th></th>
<th>2007</th>
<th>2012</th>
<th>5 Year</th>
<th>10 Year</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Median Single Family Home Price</strong></td>
<td>$180,000</td>
<td>$132,527</td>
<td>↑ 36%</td>
<td>↓ 31%</td>
</tr>
<tr>
<td><strong>Income needed to afford this</strong></td>
<td>$59,868</td>
<td>$59,868</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Average 2-Bedroom Rent**

- **Woonsocket** $1,138
- **Rhode Island** $45,520

**Housing Stock**

- **Total**: 19,480
  - **Single Family**: 27%
  - **Multifamily**: 73%

**Long-Term Affordable Homes**

- **Current**: 15.9% of year-round housing stock
  - **Elderly**: 42%
  - **Family**: 53%
  - **Special Needs**: 5%

**Newly Added**

- **Ownership**: -
- **Rental**: -
- **Preserved Rentals**: -

**State-Funded BUILDING HOMES RHODE ISLAND: Rounds I, II & III**

- **Built (BHRI I & II)**: 97
- **Funded (BHRI III)**: -
RHODE ISLAND: REGIONAL AFFORDABILITY

HousingWorks RI @ RWU
2018 Housing Fact Book
Building on the Regional Overview in the 2017 Housing Fact Book, the following pages seek to portray a picture of affordability within our state’s regions. As reflected in the Home Sales Statistics of the RI Association of Realtors, the state’s geographic groupings suggest that housing markets are broader than one municipality. They generally share amenities and community “character” and while potential homebuyers may first seek out a home in Community X, it is very possible that they could end up in neighboring Community Y.

Rhode Island has a unique blend of urban, suburban, and rural landscapes across its small geography, yet while each region has its own distinct characteristics, they each also have a combination of characteristics that reflect the state as a whole: micro-areas of urban centers, suburban rings, mill buildings, and often large areas of open space or shoreline.

HousingWorks RI at RWU has initiated an analysis that ties these regional housing markets to their underlying geography in order to better understand how to fulfill our state’s housing needs, sustainably maximize growth to our economy, and preserve our state’s unique mix of landscapes. The maps and data presented last year offered an overview of how these localities—including villages, roads, and the availability of water and sewer services—affect our habits of habitation. These features also have profound effects on housing markets.

The affordability analysis that follows shows widespread gaps across the regions for many kinds of housing needs. In examining these needs, the immediate concern is to ensure more choices of affordable homes to a wider range of Rhode Islanders regardless of where they live. While the predominant housing type across most regions is single family homes, current demographic changes, including an aging population and increased household formations of non-related adults, indicate the need for more variety in housing stock. Sometimes referred to as the “missing middle,” these styles include courtyard apartments, townhouses and live/work spaces, which rely on more density than single family homes and are less likely to be found in Rhode Island.

While the small size of Rhode Island is often used as a rationale for why all housing needs are not being met, a regional approach offers a unique opportunity to fill those gaps in such a way that maintains distinct geographic identities and quality of place. While not all land attributes—coastline, green spaces—are equally distributed, regionally thought-out adjustments in the state’s housing market and distribution may be the key to affordable quality homes statewide.
Second in size by land area only to the South Region, the Northwest Region includes the historic city of Woonsocket and significant suburban neighborhoods throughout Johnston and Smithfield. While Burrillville and North Smithfield are both largely rural, each has areas of public infrastructure that have contributed to growth in their historic mill villages. The municipalities of Foster, Glocester and Scituate are the least densely populated and lack public water and sewer, with the exception of the village of Hope in southeast Scituate, which has public water. On average, more than 40 percent of residents of the region commute more than a half-hour, and about 10 percent of residents of two municipalities commute for an hour or more.

**PROJECTION NEED & 2017 BUILDING PERMITS**

<table>
<thead>
<tr>
<th>Projected Need of Housing by 2025</th>
<th>1,488 - 1,683</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorized Building Permits</td>
<td>10</td>
<td>165</td>
</tr>
</tbody>
</table>

**PROJECTED & EXISTING HOUSEHOLD TYPES AND HOUSING**

<table>
<thead>
<tr>
<th>Age of Householder</th>
<th>% Single Family Households</th>
<th>% Multifamily Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 15-24</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 25-44</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 45-64</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 65+</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**AFFORDABILITY NEED AND CONDITIONS**

Households Below 80% Income: **24,070 / 39%**

<table>
<thead>
<tr>
<th>Tenure &amp; Cost Burdens</th>
<th>% Cost Burdened</th>
<th>% Severely Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
<td>29%</td>
<td>11%</td>
</tr>
<tr>
<td>Renters</td>
<td>49%</td>
<td>25%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing Composition of Household Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families</td>
</tr>
<tr>
<td>Age 15-24</td>
</tr>
<tr>
<td>Age 25-44</td>
</tr>
<tr>
<td>Age 45-64</td>
</tr>
<tr>
<td>Age 65+</td>
</tr>
</tbody>
</table>

**2017 PRODUCTION**

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Type</th>
<th>75 Family Rental</th>
<th>4 Family Homeownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burrillville</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smithfield</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Spotlight on: Greenridge Commons**

Abutting 175 acres of preserved open space, Greenridge Commons includes 75 one to three bedroom rental homes for households under 50 to 60 percent area median income, which translates into rents from $525/month for one-bedroom to $960/month for three-bedrooms. Built in a townhome style, the development also includes a 2,000 square-foot community center. Developed by NeighborWorks Blackstone River Valley, Greenridge Commons already has a waiting list of 400. ([Providence Journal], 11/19/2017)
Defined primarily by its historic mill villages, Northeast RI is one of the state’s smaller regions. Its history of manufacturing makes it the most urbanized region outside of Providence. With infrastructure serving all of Pawtucket and Central Falls, and most of North Providence and Lincoln, Cumberland is served primarily by only public water. Pawtucket and Central Falls are two of the most densely populated cities in the state; at one time, Pawtucket was the most densely populated city in the United States. The region also has significant outdoor amenities, including Lincoln Woods State Park and the Blackstone River Bikeway. On average, about 30 percent of residents of the region commute more than a half-hour, and about 10 percent of residents of two municipalities commute for an hour or more.

**Affordability Need and Conditions**

Households Below 80% Income: 34,595 / 45%

**2017 Production**

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pawtucket</td>
<td>2 Family Owner-Occupied with Rental</td>
</tr>
</tbody>
</table>

**Spotlight on: Lonsdale Avenue Homeownership**

A two-family property became a young couple’s first-time homebuyer dream home in Pawtucket. Developed by Blackstone Valley Community Action Program, using City of Pawtucket’s Federal HOME funds, the young family will live in the ground floor home and rent out the second floor apartment to another income-qualified resident. Built on what was once a dilapidated and overgrown park, the home now contributes to the city’s tax rolls and the neighborhood’s sense of pride. (Pawtucket Times, 5/24/2018)
Despite Providence being the only region that is a single municipality, its affordability challenges lie in the fact that it is two distinct real estate markets: the “East Side” and the rest of the city. While the regional analysis below blends the two as one geography, the facts on pages 44 and 45—with home prices of $570,000 versus $168,000—tell another story. Unlike other regions, Providence has full public water service, and lacks sewer infrastructure only in a small western area. It has nearly twice the population of the state’s next two largest municipalities. The city is the heart of the state’s public transportation system, with all routes in the state either beginning or ending there. As the Capital City, it also has significant economic and jobs infrastructure. For this particular region, the challenge is to provide for equitable housing opportunities for all its residents. On average, about 25 percent of residents commute more than a half-hour.

**PROVIDENCE RI**

**Municipality:** Providence

Despite Providence being the only region that is a single municipality, its affordability challenges lie in the fact that it is two distinct real estate markets: the “East Side” and the rest of the city. While the regional analysis below blends the two as one geography, the facts on pages 44 and 45—with home prices of $570,000 versus $168,000—tell another story. Unlike other regions, Providence has full public water service, and lacks sewer infrastructure only in a small western area. It has nearly twice the population of the state’s next two largest municipalities. The city is the heart of the state’s public transportation system, with all routes in the state either beginning or ending there. As the Capital City, it also has significant economic and jobs infrastructure. For this particular region, the challenge is to provide for equitable housing opportunities for all its residents. On average, about 25 percent of residents commute more than a half-hour.

**Projected Need & 2017 Building Permits**

- **Projected Need of Housing by 2025**: 18,227-19,320 MULTIFAMILY
- **2017 Building Permits**: 2,655-2,881 SINGLE FAMILY
- **Authorized Building Permits**: 2 MULTIFAMILY 2 SINGLE FAMILY

**Projected & Existing Household Types and Housing**

<table>
<thead>
<tr>
<th>Housing Composition of Household Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families: %</td>
</tr>
<tr>
<td>Age 15-24: 33%</td>
</tr>
<tr>
<td>Age 25-44: 27%</td>
</tr>
<tr>
<td>Age 45-64: 23%</td>
</tr>
<tr>
<td>Age 65+: 8%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>% Single Family Households</th>
<th>% Multifamily Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 15-24</td>
<td>0%</td>
</tr>
<tr>
<td>Age 25-44</td>
<td>0%</td>
</tr>
<tr>
<td>Age 45-64</td>
<td>0%</td>
</tr>
<tr>
<td>Age 65+</td>
<td>0%</td>
</tr>
</tbody>
</table>

**Affordability Need and Conditions**

- **Households Below 80% Income**: 36,665 / 52%

<table>
<thead>
<tr>
<th>Tenure &amp; Cost Burdens</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners: 34%</td>
</tr>
<tr>
<td>% Cost Burdened</td>
</tr>
<tr>
<td>38%</td>
</tr>
<tr>
<td>50%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Affordable Homes by Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income (in 1000's)</td>
</tr>
<tr>
<td>$30</td>
</tr>
<tr>
<td>Owners</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2017 Rental Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apt. Size</td>
</tr>
<tr>
<td>1 BR</td>
</tr>
<tr>
<td>2 BR</td>
</tr>
<tr>
<td>3 BR</td>
</tr>
</tbody>
</table>

**2017 Production**

<table>
<thead>
<tr>
<th>Developer</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fellowship Health Resources, Inc.</td>
<td>2 Special Needs Rentals</td>
</tr>
<tr>
<td>ONE Neighborhood Builders</td>
<td>36 Family Rentals</td>
</tr>
<tr>
<td>SWAP</td>
<td>2 Family Homeownership 26 Family Rentals</td>
</tr>
</tbody>
</table>

**Spotlight on: Revitalize SouthSide and Amherst Gardens**

Two of Providence’s community development corporations continued their work in revitalization. Developed by ONE Neighborhood Builders in strategically targeted areas to have a positive impact on nearby homes, Amherst Gardens, in Olneyville, includes two new commercial spaces and 36 new affordable rental homes. Revitalize SouthSide adds 26 new rental homes and 2,400 square feet of commercial space to SWAP’s mixed-use buildings along Broad Street and the surrounding areas. (Providence Journal, 12/6/2017; SWAP, RIHousing Press Release, 6/14/2017)
Southeast Providence County RI

Municipalities: Cranston, East Providence

The Southeast Providence County Region is the only region comprised of just two municipalities. Both cities are inner ring suburbs of Providence and include substantial suburban neighborhoods and commercial areas. Cranston, however, is nearly twice the size of East Providence and includes dense neighborhoods on its border with Providence. A portion of western Cranston was formerly agricultural and while about half has public water and significant suburban subdivisions, the most western reaches do not have any public water or sewer. Though the two cities differ in size, their real estate markets are comparable in home prices and rents. On average, about 25 percent of residents of the region commute more than a half-hour.

Projected Need & 2017 Building Permits

- **Projected Need of Housing by 2025**: 2,044-2,186
  - **Multifamily**: 1,689-1,822
  - **Single Family**: 21-45

Affordability Need and Conditions

- **Households Below 80% Income**: 21,950 / 41%

Affordable Homes by Household Income

- | Household | Rents | Range of Annual Income Needed |
- |-----------|-------|-------------------------------|
- | 1 BR      | $1,020-$1,157 | $40,800-$46,280 |
- | 2 BR      | $1,400-$1,639  | $56,000-$65,560  |
- | 3 BR      | $1,743-$1,989  | $69,720-$79,560  |

2017 Production

No long-term affordable homes were produced in the region in 2017.
Southeast RI

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

Containing three of the state’s four islands, the Southeast Region is anchored to the south by the City of Newport and to the north by the suburban municipalities of Barrington, Bristol and Warren. Given the substantial shoreline, coastal resiliency is a development concern throughout the region. Dense development patterns in Newport have allowed it to achieve more than 15 percent of its housing stock as long-term affordable. There is little public infrastructure in the region’s eastern municipalities of Little Compton and Tiverton, but Tiverton’s border with Fall River includes historic mills—some suitable for redevelopment as housing—and public water. On average, nearly 40 percent of residents of the region commute more than a half-hour, and a little more than 10 percent of residents of one municipality commute for an hour or more.

Projected & Existing Household Types and Housing

Projected Household Change by Age of Householder

Housing Composition of Household Types

Affordability Need and Conditions

Households Below 80% Income: 16,440 / 26%

Tenure & Cost Burdens

Affordable Homes by Household Income

2017 Production

Spotlight on: Apple Creek Apartments

A mixed-income development of 28 family rental homes was developed in Tiverton by Church Community Housing Corporation. Thirteen of the homes will be long-term affordable for families up to 50 percent of area median income (e.g., $36,150 for a household of three) and three will be set aside for formerly homeless households. Known as Apple Creek Apartments, the development also includes solar photovoltaic panels for renewable energy. (Providence Journal, 11/18/2014)
In square miles, the South Region is the largest in the state and contains nearly a third of the state’s land mass. Except for its coastal areas the region is largely rural and lacks public infrastructure. Among its nine municipalities, its four largest population centers—South Kingstown, North Kingstown, Westerly, and Narragansett—account for 75 percent of the region’s total. While these four municipalities do have coastal considerations, they also have public infrastructure and host a number of suburban neighborhoods, large villages, and economic centers, such as Quonset and the University of Rhode Island, which provide opportunities for homes connected to jobs and other amenities. On average, nearly 40 percent of residents of the region commute more than a half-hour, and about 10 percent of residents of one municipality commute for an hour or more.

**Projected Need & 2017 Building Permits**

<table>
<thead>
<tr>
<th>Projected Need of Housing by 2025</th>
<th>Authorized Building Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,102-3,254 MULTIFAMILY</td>
<td>103 MULTIFAMILY</td>
</tr>
<tr>
<td>269-469 SINGLE FAMILY</td>
<td>274 SINGLE FAMILY</td>
</tr>
</tbody>
</table>

**Projected & Existing Household Types and Housing**

![Projected Household Change by Age of Householder]

<table>
<thead>
<tr>
<th>Age 15-24</th>
<th>Age 25-44</th>
<th>Age 45-64</th>
<th>Age 65+</th>
</tr>
</thead>
<tbody>
<tr>
<td>28%</td>
<td>27%</td>
<td>15%</td>
<td>11%</td>
</tr>
</tbody>
</table>

**Housing Composition of Household Types**

<table>
<thead>
<tr>
<th>Families</th>
<th>Unrelated Adults</th>
<th>Single Adults</th>
<th>65+ Adults</th>
<th>65+ Single Adult</th>
</tr>
</thead>
<tbody>
<tr>
<td>28%</td>
<td>27%</td>
<td>15%</td>
<td>19%</td>
<td>11%</td>
</tr>
</tbody>
</table>

**Affordability Need and Conditions**

Households Below 80% Income: 19,920 / 32%

<table>
<thead>
<tr>
<th>Tenure &amp; Cost Burdens</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
</tr>
<tr>
<td>Renters</td>
</tr>
<tr>
<td>% Cost Burdened</td>
</tr>
<tr>
<td>% Severely Cost Burdened</td>
</tr>
<tr>
<td>28%</td>
</tr>
<tr>
<td>53%</td>
</tr>
</tbody>
</table>

**Affordable Homes by Household Income**

<table>
<thead>
<tr>
<th>Household Income (in 1000's)</th>
<th>Owners</th>
<th>Renters</th>
<th>Affordable Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>$30</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$60</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$90</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$120</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$150</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**2017 Production**

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlestown</td>
<td>24 Elderly Rentals</td>
</tr>
<tr>
<td></td>
<td>6 Family Homeownership</td>
</tr>
<tr>
<td>Exeter</td>
<td>1 Family Homeownership</td>
</tr>
<tr>
<td>Richmond</td>
<td>4 Family Homeownership</td>
</tr>
</tbody>
</table>

**Spotlight on: ChurchWoods**

Using the $1 million affordable housing Bond passed in 2004, ChurchWoods is a development by Washington County CDC for seniors 55 and older at 50 to 80 percent of area median incomes. A lottery process was needed for the 24 one-bedroom rental homes, which can have a maximum of two occupants. The design includes individual entrances and small patios in seven one-story buildings in a semi-circle facing a community building. Five comply with the Americans with Disabilities Act and another 15 are adaptable to the standards. ([Westerly Sun, 12/17/2017](https://www.westerlysun.com/article/20171217/NEWS/312170010)).
Rhode Island’s Central Region is anchored by one of the state’s largest municipalities, Warwick, which is also home to the state’s only international airport. The region’s eastern half is defined by substantial suburban and commercial development. The City of Warwick also has an ambitious plan for “City Centre Warwick, which is envisioned as a Transit-Oriented Development Hub defined by access to transit and mixed-use development. The region’s western half is some of the most rural geography in the state and fully lacking in public infrastructure. The eastern cities of Warwick and West Warwick have public water throughout and considerable public sewer infrastructure. On average, more than a third of the residents of the region commute more than a half-hour.

**Projected Need & 2017 Building Permits**

<table>
<thead>
<tr>
<th>Projected Need of Housing by 2025</th>
<th>2,145-2,190 MULTIFAMILY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorized Building Permits</td>
<td>10 MULTIFAMILY</td>
</tr>
<tr>
<td>SINGLE FAMILY</td>
<td>165 SINGLE FAMILY</td>
</tr>
</tbody>
</table>

**Projected & Existing Household Types and Housing**

<table>
<thead>
<tr>
<th>Projected Household Change by Age of Householder</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Age 15-24</td>
</tr>
<tr>
<td>Age 25-44</td>
</tr>
<tr>
<td>Age 45-64</td>
</tr>
<tr>
<td>Age 65+</td>
</tr>
</tbody>
</table>

**Cost Burdened**

- Owners: 69% % Cost Burdened, 30% % Severely Cost Burdened
- Renters: 31% % Cost Burdened, 49% % Severely Cost Burdened

**Affordable Homes by Household Income**

- # Households & Affordable Homes: >52% of households cannot afford Median Home Price: $212,000

**2017 Rental Affordability**

<table>
<thead>
<tr>
<th>Apt. Size</th>
<th>Rents</th>
<th>Range of Annual Income Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>$950-$1,107</td>
<td>$38,000-$44,280</td>
</tr>
<tr>
<td>2 BR</td>
<td>$1,282-$1,674</td>
<td>$51,280-$66,960</td>
</tr>
<tr>
<td>3 BR</td>
<td>$1,659-$2,232</td>
<td>$66,360-$89,280</td>
</tr>
</tbody>
</table>

**Spotlight on: Fair House**

Once a site for state agricultural fairs, the 200-year old Fair House took on a new life with the renovation of the historic home by House of Hope CDC; it now provides 10 permanent supportive homes to formerly homeless and disabled individuals. Located in Pawtuxet Village, the building was the centerpiece of the 12-acre fairground. Permanent supportive homes include independent living with access to supportive services through a case manager, who has an office in the building. The development won a Smart Growth Award from Grow Smart RI in 2017. (Warwick Post, 5/18/2017)
## COMPARISON: ACTUAL FORECLOSURES 2013 - 2017

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>5</td>
<td>7</td>
<td>7</td>
<td>10</td>
<td>10</td>
<td>0%</td>
</tr>
<tr>
<td>Bristol</td>
<td>13</td>
<td>24</td>
<td>13</td>
<td>18</td>
<td>12</td>
<td>-33% ↓</td>
</tr>
<tr>
<td>Burrillville</td>
<td>36</td>
<td>22</td>
<td>19</td>
<td>40</td>
<td>25</td>
<td>-38% ↓</td>
</tr>
<tr>
<td>Central Falls</td>
<td>27</td>
<td>20</td>
<td>15</td>
<td>26</td>
<td>12</td>
<td>-54% ↓</td>
</tr>
<tr>
<td>Charlestown</td>
<td>6</td>
<td>7</td>
<td>7</td>
<td>10</td>
<td>9</td>
<td>-10% ↓</td>
</tr>
<tr>
<td>Coventry</td>
<td>84</td>
<td>73</td>
<td>43</td>
<td>91</td>
<td>21</td>
<td>-77% ↓</td>
</tr>
<tr>
<td>Cranston</td>
<td>36</td>
<td>22</td>
<td>19</td>
<td>40</td>
<td>25</td>
<td>-38% ↓</td>
</tr>
<tr>
<td>Cumberland</td>
<td>44</td>
<td>29</td>
<td>23</td>
<td>46</td>
<td>12</td>
<td>-74% ↓</td>
</tr>
<tr>
<td>East Greenwich</td>
<td>12</td>
<td>12</td>
<td>9</td>
<td>18</td>
<td>8</td>
<td>-56% ↓</td>
</tr>
<tr>
<td>East Providence</td>
<td>66</td>
<td>57</td>
<td>43</td>
<td>54</td>
<td>41</td>
<td>-24% ↓</td>
</tr>
<tr>
<td>Exeter</td>
<td>5</td>
<td>10</td>
<td>5</td>
<td>9</td>
<td>3</td>
<td>-67% ↓</td>
</tr>
<tr>
<td>Foster</td>
<td>8</td>
<td>4</td>
<td>14</td>
<td>8</td>
<td>4</td>
<td>-50% ↓</td>
</tr>
<tr>
<td>Glocester</td>
<td>18</td>
<td>16</td>
<td>8</td>
<td>13</td>
<td>6</td>
<td>-54% ↓</td>
</tr>
<tr>
<td>Hopkinton</td>
<td>7</td>
<td>17</td>
<td>16</td>
<td>29</td>
<td>7</td>
<td>-76% ↓</td>
</tr>
<tr>
<td>Jamestown</td>
<td>0</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>0</td>
<td>-100% ↓</td>
</tr>
<tr>
<td>Johnston</td>
<td>63</td>
<td>71</td>
<td>37</td>
<td>66</td>
<td>57</td>
<td>-14% ↓</td>
</tr>
<tr>
<td>Lincoln</td>
<td>21</td>
<td>18</td>
<td>14</td>
<td>25</td>
<td>15</td>
<td>-40% ↓</td>
</tr>
<tr>
<td>Little Compton</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>-67% ↓</td>
</tr>
<tr>
<td>Middletown</td>
<td>8</td>
<td>5</td>
<td>12</td>
<td>6</td>
<td>3</td>
<td>-50% ↓</td>
</tr>
<tr>
<td>Narragansett</td>
<td>7</td>
<td>7</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>-25% ↓</td>
</tr>
<tr>
<td>New Shoreham</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Newport</td>
<td>12</td>
<td>15</td>
<td>10</td>
<td>6</td>
<td>7</td>
<td>17% ↑</td>
</tr>
<tr>
<td>North Kingstown</td>
<td>16</td>
<td>29</td>
<td>18</td>
<td>29</td>
<td>17</td>
<td>-41% ↓</td>
</tr>
<tr>
<td>North Providence</td>
<td>52</td>
<td>55</td>
<td>36</td>
<td>52</td>
<td>52</td>
<td>0%</td>
</tr>
<tr>
<td>North Smithfield</td>
<td>7</td>
<td>13</td>
<td>15</td>
<td>23</td>
<td>16</td>
<td>-30% ↓</td>
</tr>
<tr>
<td>Pawtucket</td>
<td>104</td>
<td>109</td>
<td>99</td>
<td>131</td>
<td>101</td>
<td>-23% ↓</td>
</tr>
<tr>
<td>Portsmouth</td>
<td>17</td>
<td>16</td>
<td>3</td>
<td>5</td>
<td>7</td>
<td>40% ↑</td>
</tr>
<tr>
<td>Providence (without East Side)</td>
<td>260</td>
<td>319</td>
<td>191</td>
<td>276</td>
<td>161</td>
<td>-42% ↓</td>
</tr>
<tr>
<td>Providence (East Side)</td>
<td>21</td>
<td>18</td>
<td>20</td>
<td>12</td>
<td>5</td>
<td>-58% ↓</td>
</tr>
<tr>
<td>Richmond</td>
<td>8</td>
<td>15</td>
<td>8</td>
<td>17</td>
<td>2</td>
<td>-88% ↓</td>
</tr>
<tr>
<td>Scituate</td>
<td>12</td>
<td>12</td>
<td>13</td>
<td>22</td>
<td>12</td>
<td>-45% ↓</td>
</tr>
<tr>
<td>Smithfield</td>
<td>29</td>
<td>22</td>
<td>8</td>
<td>16</td>
<td>15</td>
<td>-6% ↓</td>
</tr>
<tr>
<td>South Kingstown</td>
<td>13</td>
<td>20</td>
<td>16</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Tiverton</td>
<td>14</td>
<td>29</td>
<td>17</td>
<td>25</td>
<td>12</td>
<td>-52% ↓</td>
</tr>
<tr>
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## 2017 HOMEOWNER DATA

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<tr>
<th>City/Town</th>
<th>Median Price: Single Family Home 2017</th>
<th>Income Needed Per Year to be Affordable</th>
<th>% Owner Households</th>
<th>% Owner Households that are Cost Burdened</th>
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<tr>
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## SECOND QUARTER 2018 HOMEOWNER DATA

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<th>City/Town</th>
<th>Median Price: Single Family Home Q2 2018</th>
<th>Income Needed Per Year to be Affordable</th>
<th>% Owner Households</th>
<th>% Owner Households that are Cost Burdened</th>
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## 2017 RENTER DATA

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<th>2017 Average Rent: 2-Bedroom Apartment</th>
<th>Income Needed Per Year to be Affordable</th>
<th>Income Needed per Hour</th>
<th>% Renter Households</th>
<th>% Renter Households that are Cost Burdened</th>
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<tbody>
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<td>*</td>
<td>22%</td>
<td>58%</td>
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<tr>
<td>Foster</td>
<td>*</td>
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<td>*</td>
<td>17%</td>
<td>67%</td>
</tr>
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<td>Hopkinton</td>
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<td>*</td>
<td>*</td>
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<td>41%</td>
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<td>*</td>
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<td>58%</td>
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<td>45%</td>
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<td>59%</td>
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<td>50%</td>
</tr>
<tr>
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<td>*</td>
<td>*</td>
<td>*</td>
<td>14%</td>
<td>20%</td>
</tr>
<tr>
<td>Scituate</td>
<td>$1,533</td>
<td>$61,320</td>
<td>$31.45</td>
<td>12%</td>
<td>56%</td>
</tr>
<tr>
<td>Smithfield</td>
<td>$1,348</td>
<td>$53,920</td>
<td>$27.65</td>
<td>20%</td>
<td>45%</td>
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<tr>
<td>South Kingstown</td>
<td>$1,355</td>
<td>$54,200</td>
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<td>53%</td>
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<tr>
<td>Tiverton</td>
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<tr>
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<td>53%</td>
</tr>
<tr>
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<td>49%</td>
</tr>
<tr>
<td>Westerly</td>
<td>$1,377</td>
<td>$55,080</td>
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<td>54%</td>
</tr>
<tr>
<td>West Greenwich</td>
<td>*</td>
<td>*</td>
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<td>19%</td>
<td>33%</td>
</tr>
<tr>
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<tr>
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<tr>
<td>Rhode Island</td>
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<td>$55,400</td>
<td>$28.41</td>
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<td>51%</td>
</tr>
</tbody>
</table>

*Data not available  †Estimates with high margins of error
## SIX-MONTH 2018 RENTER DATA

<table>
<thead>
<tr>
<th>City/Town</th>
<th>First Half 2018 Average Rent: 2-Bedroom Apartment</th>
<th>Income Needed Per Year to be Affordable</th>
<th>% Renter Households</th>
<th>% Renter Households that are Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>*</td>
<td>*</td>
<td>12%</td>
<td>66%</td>
</tr>
<tr>
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<td>$1,554</td>
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<td>Burrillville</td>
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<tr>
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</tr>
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</tr>
<tr>
<td>East Greenwich</td>
<td>*</td>
<td>*</td>
<td>21%</td>
<td>41%</td>
</tr>
<tr>
<td>East Providence</td>
<td>*</td>
<td>*</td>
<td>42%</td>
<td>46%</td>
</tr>
<tr>
<td>Exeter</td>
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<td>*</td>
<td>22%</td>
<td>58%†</td>
</tr>
<tr>
<td>Foster</td>
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<td>*</td>
<td>17%</td>
<td>67%†</td>
</tr>
<tr>
<td>Glocester</td>
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<td>*</td>
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<td>39%†</td>
</tr>
<tr>
<td>Hopkinton</td>
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<td>41%†</td>
</tr>
<tr>
<td>Jamestown</td>
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<td>53%†</td>
</tr>
<tr>
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</tr>
<tr>
<td>Little Compton</td>
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<td>58%†</td>
</tr>
<tr>
<td>Middletown</td>
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<tr>
<td>Narragansett</td>
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<td>57%</td>
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<tr>
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<tr>
<td>New Shoreham</td>
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<td>45%†</td>
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<td>North Kingstown</td>
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</tr>
<tr>
<td>North Providence</td>
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<td>55%</td>
</tr>
<tr>
<td>North Smithfield</td>
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</tr>
<tr>
<td>Pawtucket</td>
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</tr>
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<td>Portsmouth</td>
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<td>52%</td>
</tr>
<tr>
<td>Providence (without East Side)</td>
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<td>*</td>
<td>68%</td>
<td>57%</td>
</tr>
<tr>
<td>Providence (East Side)</td>
<td>$1,606</td>
<td>*</td>
<td>57%</td>
<td>50%</td>
</tr>
<tr>
<td>Richmond</td>
<td>*</td>
<td>*</td>
<td>14%</td>
<td>20%†</td>
</tr>
<tr>
<td>Scituate</td>
<td>*</td>
<td>*</td>
<td>12%</td>
<td>56%†</td>
</tr>
<tr>
<td>Smithfield</td>
<td>$1,503</td>
<td>$60,127</td>
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<td>45%</td>
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<tr>
<td>South Kingstown</td>
<td>*</td>
<td>*</td>
<td>28%</td>
<td>53%</td>
</tr>
<tr>
<td>Tiverton</td>
<td>*</td>
<td>*</td>
<td>22%</td>
<td>37%</td>
</tr>
<tr>
<td>Warren</td>
<td>$1,459</td>
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<td>46%</td>
<td>53%</td>
</tr>
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<td>Warwick</td>
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<td>49%</td>
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<tr>
<td>Westerly</td>
<td>$1,381</td>
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<td>38%</td>
<td>54%</td>
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<td>West Greenwich</td>
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<td>*</td>
<td>19%</td>
<td>33%†</td>
</tr>
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<td>West Warwick</td>
<td>$1,320</td>
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<td>Woonsocket</td>
<td>$1,236</td>
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<td>62%</td>
<td>49%</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$1,452</td>
<td>$58,071</td>
<td>40%</td>
<td>51%</td>
</tr>
</tbody>
</table>

*Data not available †Estimates with high margins of error
Methods and Sources for Local Housing Facts & Regional Affordability

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.


Households Source: U.S. Census Bureau, American Community Survey, 2012-2016 5-year estimates of total occupied housing units.

Owner and Renter Households Source: U.S. Census Bureau, American Community Survey, 2012-2016 5-year estimates of tenure.


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

- Assumed 3.5% down payment of 2017 and mid-year 2018 median sale price of single family homes
- 30-year mortgage at 3.65% interest rate, the 2017 annual average, and 4.405% interest rate, the 2018 six-month average, as reported by Freddie Mac at www.freddiemac.com/pmms/pmms30.htm
- Tax Year 2017 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 Source: 2017, 2012, and 2007 Year-End Rent Survey. RIHousing. All rents have been adjusted (using HUD utility allowances for 2017) 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 2012 and 2007 are inflation-adjusted to 2017 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 Source: For a Private Sector Job in Each City/Town Source: Quarterly Census of Employment and Wages, Private Sector, Annual 2017. Rhode Island Department of Labor and Training (http://www.dlt.ri.gov/ls/esi/2017q1/). 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, 2012-2016 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/ls/minwage.htm) for 2017. 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, 2012-2016 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 Source: Total Units Source: U.S. Census Bureau, American Community Survey, 2012-2016 5-year estimates of housing units.

Multifamily and Single Family Units Source: U.S. Census Bureau, American Community Survey, 2012-2016 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 2017 Low and Moderate Income Housing Chart, RIHousing, as of June 1, 2018.

Annual Building Permits Source: U.S. Census Bureau, Building Permits Survey, 2007-2017, Annual Permits by Place; statewide figure based on Annual Permits by State. Note: new construction only.


Annual Building Permits Source: U.S. Census Bureau, Building Permits Survey, 2017, Annual Permits by Place added by region. Note: new construction only.


Cost Burdened Owner and Renter Households Source: HousingWorks RI cross-tabulation of U.S. Census, American Community Survey. Public Use Microdata Sample, 5-Year, 2012-2016, Population and Housing Unit Records. Owner-occupied units that report zero or negative income and renter-occupied units that indicate “no cash rent” are excluded from cost burden calculations.

Affordable Homes by Household Income Source: HousingWorks RI cross-tabulation of U.S. Census, American Community Survey, Public Use Microdata Sample, 5-Year, 2012-2016, Population and Housing Unit Records with analysis of Warren Group Mortgages and Homes Sales, 2017. Numbers of sales were multiplied by 10 as average tenure to accommodate scales.


2017 Production Source: Low and Moderate Income Housing Chart, RIHousing, as of June 1, 2018.
STATEWIDE HOUSING INDICATORS: SOURCES

2. Rhode Island Department of Labor and Training, Labor Market Information.
12. Ibid.
13. Ibid.
16. “Market Rate Affordable Stock” refers to housing that is priced affordably, but does not necessarily include a subsidy that maintains its affordability for any period of time. As noted in Rhode Island General Law 42-128-8.1(d)(1); “Affordable housing” means residential housing that has a sales price or rental amount that is within the means of a household that is moderate income or less. In the case of dwelling units for sale, housing that is affordable means housing in which principal, interest, taxes, which may be adjusted by state and local programs for property tax relief, and insurance constitute no more than thirty percent (30%) of the gross household income for a household with less than one hundred and twenty percent (120%) of area median income, adjusted for family size. In the case of dwelling units for rent, housing that is affordable means housing for which the rent, heat, and utilities other than telephone constitute no more than thirty percent (30%) of the gross annual household income for a household with eighty percent (80%) or less of area median income, adjusted for family size. Affordable housing shall include all types of year-round housing, including, but not limited to, manufactured housing, housing originally constructed for workers and their families, accessory dwelling units, housing accepting rental vouchers and/or tenant-based certificates under Section 8 of the United States Housing Act of 1937, as amended, and assisted living housing, where the sales or rental amount of such housing, adjusted for any federal, state, or municipal government subsidy, is less than or equal to thirty percent (30%) of the gross household income of the low and/or moderate income occupants of the housing.
17. RIHousing calculations, 2017. Rhode Island 2017 figure does not include the $50M Housing Opportunity Bond Bill passed in 2016, which was allocated beginning in FY18. NH 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.
18. All figures represent total funding across the state, including Entitlement Communities. FY15 Federal Funding from National Low Income Housing Coalition, “A Place to Call Home: The Case for Increased Federal Investments in Affordable Housing,” p.18; FY16 and FY17 Federal Funding from U.S. Housing and Urban Development, “Community Assessment Reporting Tool.” Accessed at: https://regis.hud.gov/cart/#. Figures for FY16 and FY17 Vouchers and Public Housing represent Expenditures. Figures for the Community Development Block Grant (CDBG) represent 50% of total funding to reflect an average that is used for direct housing assistance in Rhode Island. According to the Rhode Island Consolidated Annual Performance and Evaluation Reports for Program Years 2015-2017, direct housing assistance was 50% (p. 42); 66% (p. 41); and 8% (p. 48) respectively of the state’s portion of CDBG funding.
21. Rhode Island Kids Count. HousingWorks RI analysis of Table 52 in 2017 Rhode Island Kids Count Factbook; and Table 51 in 2018 Rhode Island Kids Count Factbook.
22. 2018 Rhode Island Kids Count Factbook. “Mobility rates are calculated by adding all children who enrolled after September 30 to all those who withdrew before June 1 and dividing the total by the total enrollment for that school district,” p. 144.
23. RI CAPER, PY2016-17, and PY2017-18, pp. 3 and 7.
24. See https://www.bostonfed.org/workingcities/rhode-island/ri-cities#.
25. Correspondence with Rhode Island Department of Health (RIDOH), September 4, 2018.
26. Correspondence with RIDOH, September 4, 2018. To learn more about RIDOH’S Health Equity Initiative, see http://health.ri.gov/equity/.
30. RIHousing, 2017 Low and Moderate Income Housing by Community. For further details, see: https://www.rihousing.com/filelibrary/2017_LowModChart_ShortForm.pdf. The shortfall is derived by HousingWorks RI analysis.
31. See Sources & Methods for Regional Affordability on p. 80.