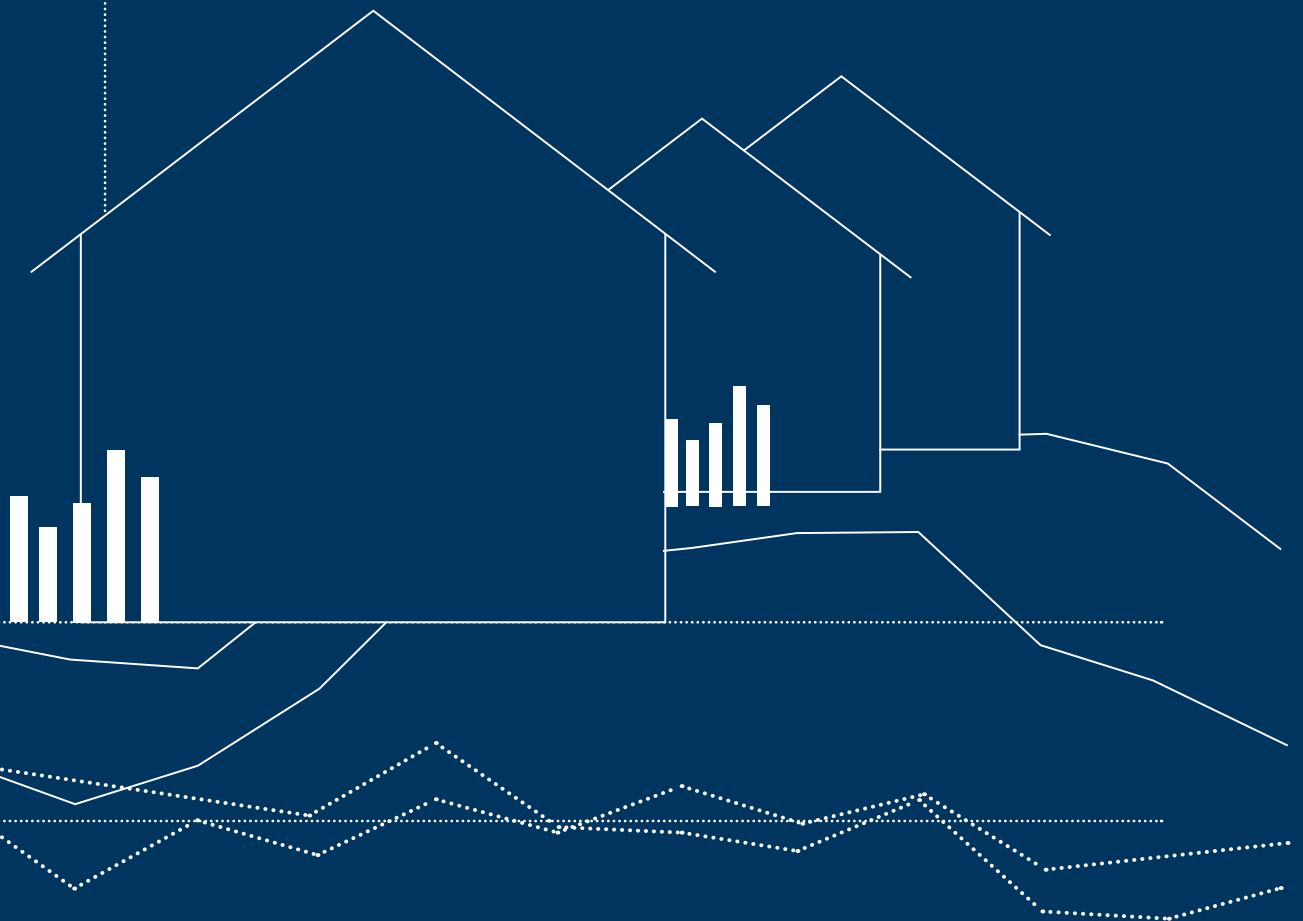


HousingWorksRI   
at Roger Williams University

# 2015 HOUSING FACT BOOK



ADVISORY BOARD

Richard F. Staples, Jr. - Chair

David Caldwell, Jr. - Vice Chair

Robert I. Stolzman, Esq. - Secretary

Stephen Antoni

Michael Emmer, Ph.D.

Paola Fernandez

Joseph Garlick

Eric Jacobs, Ph.D.

Ian Lang

Kelly Mahoney

Rhonda Mitchell

Amy Rainone

June Speakman, Ph.D.

Michelle Wilcox

J. Scott Wolf

## WHO IS HOUSINGWORKS RI AT RWU?

HousingWorks RI at Roger Williams University is an authoritative source 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.

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

## ORIGINS & FUNDERS

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

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

---

## ACKNOWLEDGEMENT & THANKS

The 2015 Housing Fact Book would not have been possible without the dedication, input, and energy of the following people: Stephen Antoni, LeeAnn Byrne, John Marcantonio, Rhonda Mitchell, Amy Rainone, Eric Rollins, Jamie Scurry, Richard Staples, the Community Development Corporations across the state, and all of our dedicated Advisory Board members.

### HousingWorks RI Founding Funders:



### 2015 Housing Fact Book Funder:



### 2015 Housing Fact Book Supporters:



**Dear Reader:**

Welcome to the 2015 Housing Fact Book. The goal of this annual publication has always been to provide you with easy to understand information about housing affordability in Rhode Island. This year's edition is bigger than ever before and includes many new indicators and data points that paint a more detailed picture of housing throughout the Ocean State.

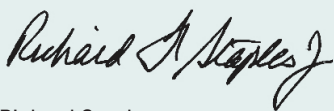
In Statewide Housing Indicators for example, we look at everything from how Rhode Island Millennials are interacting in the housing market, to the quality of the state's housing stock, to trends in the homebuyer and renter markets. Then we dig deeper to see how this relates to housing affordability for Rhode Islanders at different income levels.

We are also excited to unveil new housing facts for every city and town in Rhode Island. In Local Housing Facts, we offer each community a look at its own trends in housing prices and what this means for housing affordability. We also offer insight on each town's housing stock and the number of new units authorized for construction.

Here are some of the more compelling findings from this year's analysis:

- Rhode Island ranks second highest in the country for average number of housing units per square mile.
- Rhode Island ranks fourth nationally for highest percent of housing stock built before 1940.
- Seventy-nine percent of all conventionally sold multi-family properties sold for under \$250,000.
- In 2014, Rhode Island households earning \$30,000 or less—about half of renter households—could not affordably rent an average-priced 2-bedroom apartment in any Rhode Island city or town.

As we look ahead to 2016, HousingWorks RI at Roger Williams University will continue to advance housing affordability as a public policy priority. We hope that the 2015 Housing Fact Book is a useful tool for you as you engage in initiatives to inform state and local decision makers on the importance of an integrated approach to improving housing affordability in Rhode Island.



Richard Staples  
Board Chair, HousingWorks RI at RWU



Nicole Lagace  
Director, HousingWorks RI at RWU

# INSIDE THE HOUSINGWORKS RI 2015 HOUSING FACT BOOK

Who is HousingWorks RI at RWU?	Inside Cover
Welcome Letter	1

## STATEWIDE HOUSING INDICATORS

---

POPULATION	
Rhode Island by Generation	5
Younger Rhode Islanders and Housing	6

HOUSING STOCK	
Vacancy in Rhode Island's Housing Stock	8
New Construction	9
Age of Housing Stock	10
Heating Fuel Types	10

MARKET CONDITIONS	
Property Sales	11
Trends in Sale Prices	11
Trends in Rent Prices	12
Home Purchase Mortgage Applications	13
Distressed Mortgages	13

WHERE CAN YOU AFFORD TO BUY/RENT?	14
-----------------------------------	----

OWNER/RENTER SPENDING & INCOME	16
--------------------------------	----

HOUSING COST BURDENS	
What Do Cost Burdens Mean?	18
Cost Burdens and Severe Cost Burdens by Income	19
Cost Burdened Households Throughout Rhode Island	20

## LOCAL HOUSING FACTS

---

Rhode Island	22
Barrington	23
Bristol	24
Burrillville	25
Central Falls	26
Charlestown	27
Coventry	28
Cranston	29
Cumberland	30
East Greenwich	31
East Providence	32

<b>Exeter</b> .....	<b>33</b>
<b>Foster</b> .....	<b>34</b>
<b>Glocester</b> .....	<b>35</b>
<b>Hopkinton</b> .....	<b>36</b>
<b>Jamestown</b> .....	<b>37</b>
<b>Johnston</b> .....	<b>38</b>
<b>Lincoln</b> .....	<b>39</b>
<b>Little Compton</b> .....	<b>40</b>
<b>Middletown</b> .....	<b>41</b>
<b>Narragansett</b> .....	<b>42</b>
<b>Newport</b> .....	<b>43</b>
<b>New Shoreham</b> .....	<b>44</b>
<b>North Kingstown</b> .....	<b>45</b>
<b>North Providence</b> .....	<b>46</b>
<b>North Smithfield</b> .....	<b>47</b>
<b>Pawtucket</b> .....	<b>48</b>
<b>Portsmouth</b> .....	<b>49</b>
<b>Providence (without East Side)</b> .....	<b>50</b>
<b>Providence (East Side)</b> .....	<b>51</b>
<b>Richmond</b> .....	<b>52</b>
<b>Scituate</b> .....	<b>53</b>
<b>Smithfield</b> .....	<b>54</b>
<b>South Kingstown</b> .....	<b>55</b>
<b>Tiverton</b> .....	<b>56</b>
<b>Warren</b> .....	<b>57</b>
<b>Warwick</b> .....	<b>58</b>
<b>Westerly</b> .....	<b>59</b>
<b>West Greenwich</b> .....	<b>60</b>
<b>West Warwick</b> .....	<b>61</b>
<b>Woonsocket</b> .....	<b>62</b>

## **PUBLIC INVESTMENT IN AFFORDABLE HOUSING**

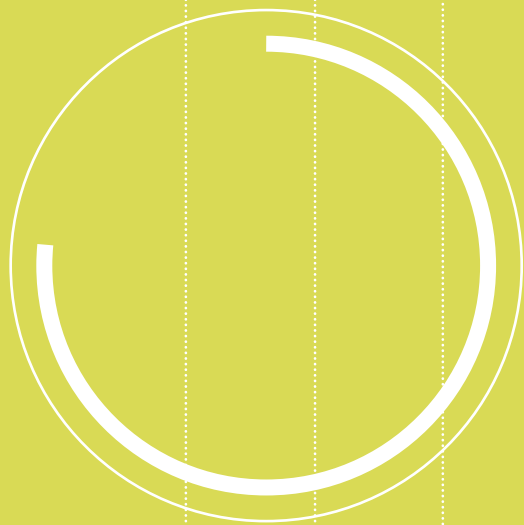
---

<b>Why Affordable Housing?</b> .....	<b>64</b>
<b>Progress Toward Affordable Housing Goals</b> .....	<b>65</b>
<b>Rhode Island's Investment in Affordable Housing</b> .....	<b>66</b>

## **APPENDIX**

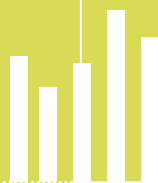
---

<b>Homeowner Data</b> .....	<b>68</b>
<b>Renter Data</b> .....	<b>70</b>
<b>Methods and References</b> .....	<b>72</b>

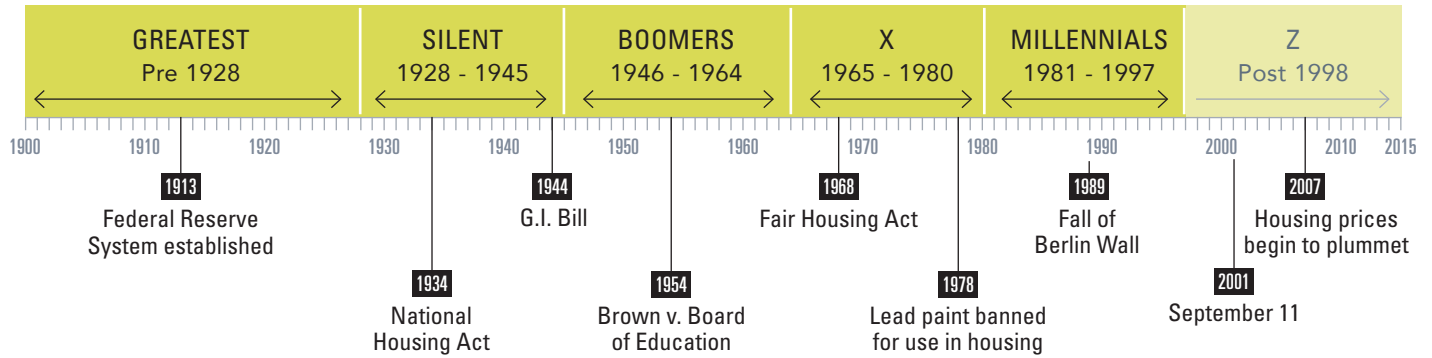


# STATEWIDE HOUSING INDICATORS

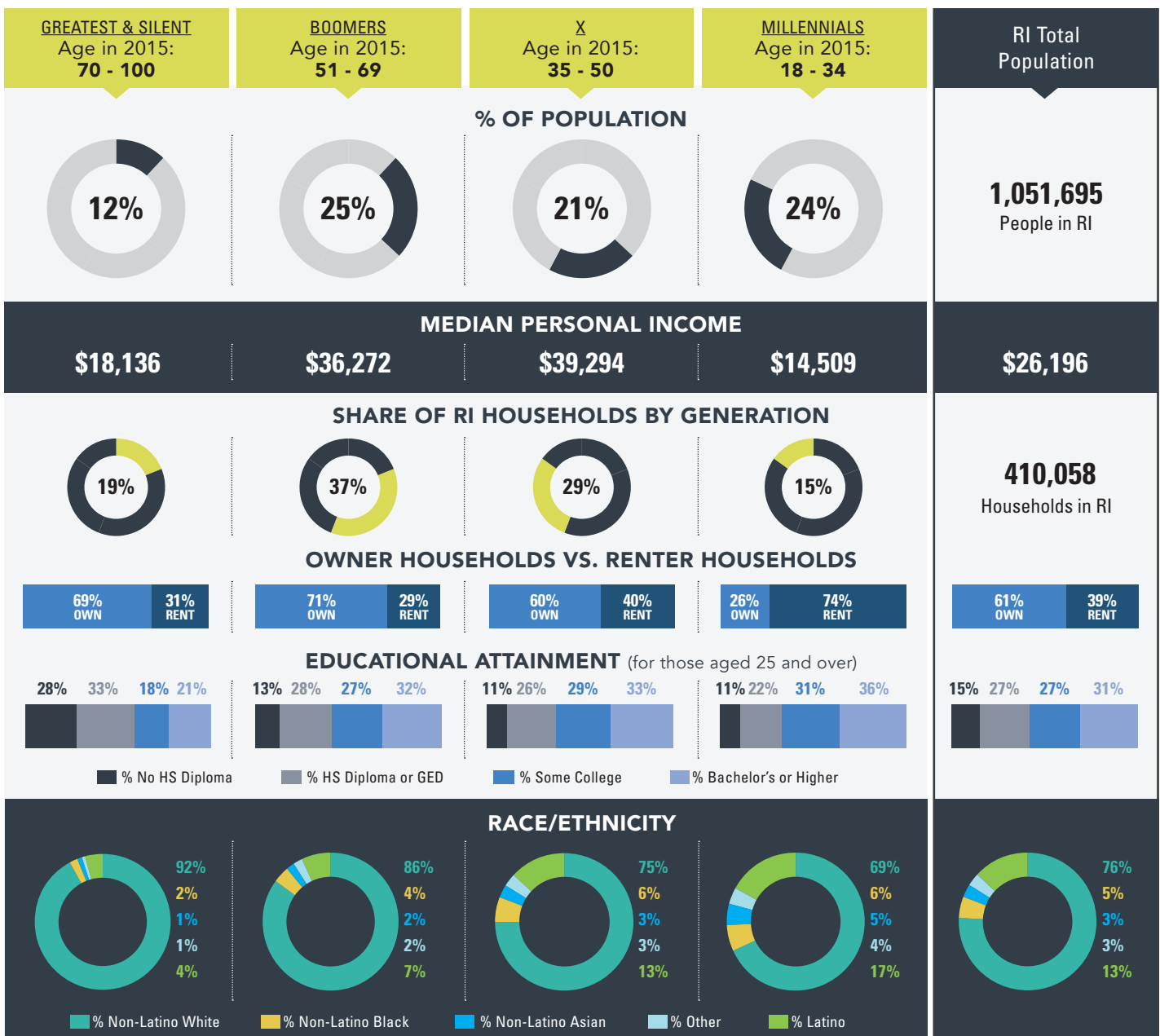
HousingWorks RI @ RWU | 2015 Housing Fact Book



# POPULATION



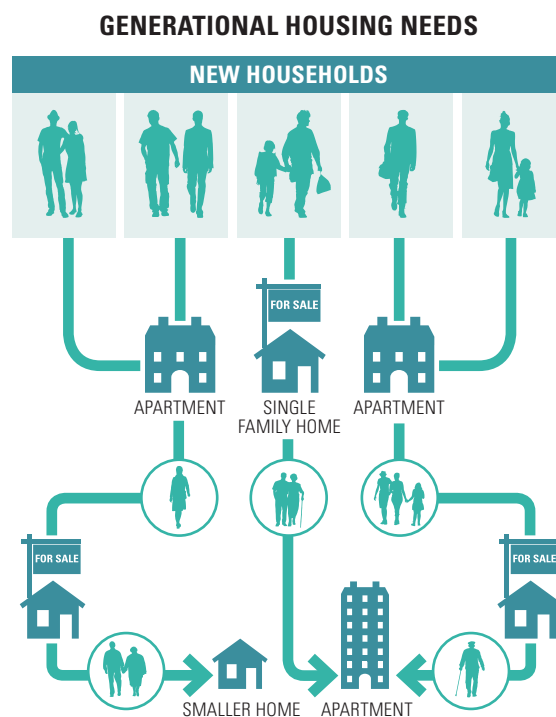
## RHODE ISLAND BY GENERATION



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates 2009-2013

Rhode Island's total population grew less than 1 percent between 2000 and 2013,<sup>1</sup> and—as the younger population shrinks and elders live longer—it is increasingly aging. Sixty-one percent of all Rhode Islanders own their homes and traditionally ownership is higher among older households. Currently 71 percent of households ages 51 to 69, and 69 percent of households ages 70 and older are homeowners.<sup>2</sup>

As people age their housing needs change. In a typical housing market, older people may seek to downsize or move to an apartment, selling their homes to the next generation. However, Rhode Island's younger, more diverse population is delaying household formation. This could have implications for the future of the housing market in Rhode Island.



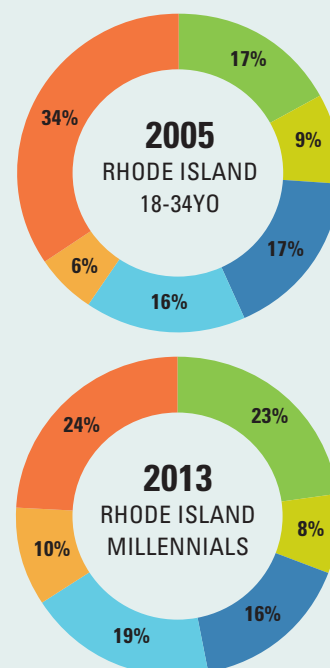
## YOUNGER RHODE ISLANDERS AND HOUSING

Millennials in Rhode Island are forming far fewer households than their peer age group did in 2000. During that year, 41 percent of those ages 18 to 34 headed a household, compared to just 28 percent today. Thirty percent of Millennials head households nationally.<sup>3</sup>

Young adults today face the unique challenge of starting their careers in the aftermath of a severe economic downturn and historic high rates of unemployment, so income may be a driving factor behind their lack of household formation. In 2014, the unemployment rate for younger Millennials (ages 20 to 24) in Rhode Island was 12.5 percent,<sup>4</sup> the highest in New England. The median personal income for Millennials in Rhode Island is \$14,509, much lower than the income needed to affordably rent the average priced 1-bedroom apartment in Rhode Island.<sup>5</sup>

For those Millennials who have formed households, only a quarter were in married households in 2013 compared to about a third of those ages 18 to 34 in 2005.<sup>6</sup> Nearly half of today's Millennials live alone or in **non-family households**.

**HOUSEHOLD TYPE IN 2005, 2013:  
PEER AGE GROUP COMPARISON<sup>7</sup>**

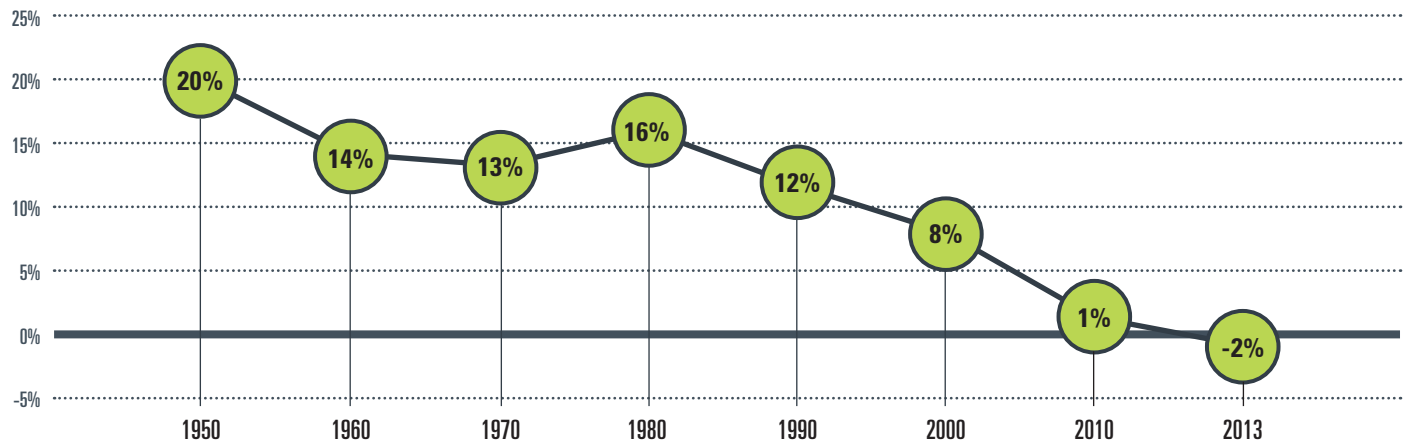


**Non-family Households** include people who either live alone or who share their home with unrelated residents.



In Rhode Island, total household formation has decelerated over time; since 2010 there has been a 2 percent decline in the number of households formed across the state.<sup>8</sup> Household formation is important for economic growth as it drives new home construction and consumer spending in everything from durable goods to services such as utilities and telecommunications.

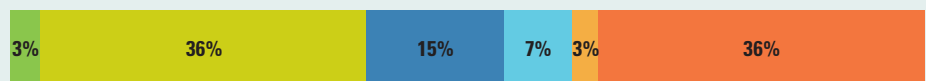
**PERCENT CHANGE IN HOUSEHOLD FORMATION FROM PREVIOUS DECADE**



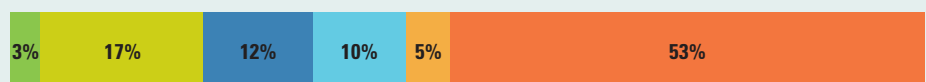
**HOUSEHOLD TYPE BY GENERATION 2013<sup>10</sup>**

When looking at household type by generation, Millennials in Rhode Island are less likely to head a married couple household, a finding that is consistent with Millennials' low marriage rates nationally.<sup>9</sup> Experts disagree on whether these low marriage rates signal a cultural shift among young people or if economic hardships—such as low incomes and high student debt—are to blame. If trends continue, members of this generation may drive demand for affordable rental housing in coming years.

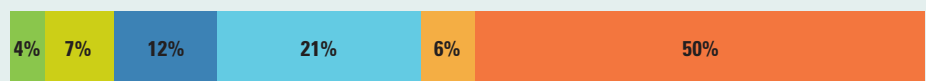
**GREATEST/SILENT**



**BOOMERS**



**X**



**MILLENNIALS**



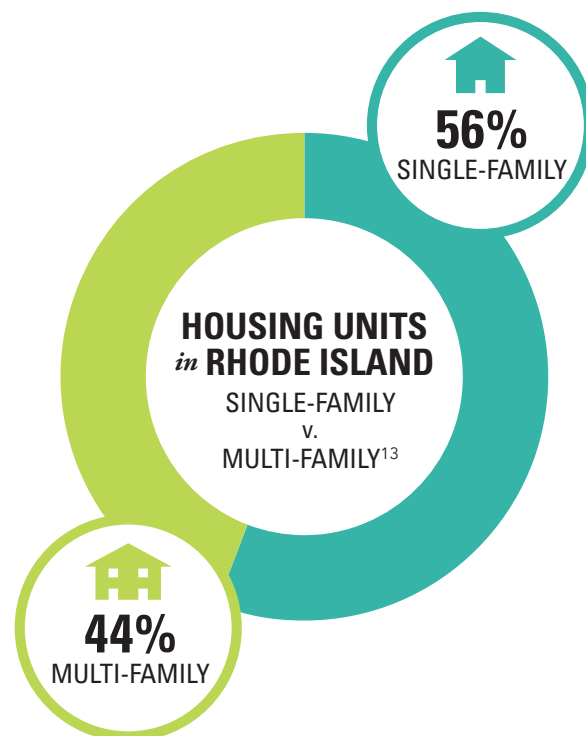
Non-Family
  Single Female Living Alone
  Single Male Living Alone
  Single Female Family
  Single Male Family
  Married Couple

# HOUSING STOCK

At the latest census count, Rhode Island had 462,516 housing units.<sup>11</sup> This ranks Rhode Island 44th in the nation for the count of housing units, but second highest for average number of housing units per square mile.

Since 2000, Rhode Island has had the second smallest increase in housing units among all states, totaling only 5 percent (22,679 housing units). Sixty-five percent of that increase was in single-family units.<sup>12</sup>

Because population and household growth are relatively stagnant, the occupancy rate has remained flat, increasing by just 0.4 percent since 2000. But, occupancy alone does not paint a complete picture, and we must also factor in vacancy rates for housing throughout Rhode Island.



## VACANCY IN RHODE ISLAND'S HOUSING STOCK

The latest Housing Vacancy Survey shows vacancy for **year-round housing units** in Rhode Island at 9 percent in 2013. Low vacancy rates signal a tight housing market and are a national trend, particularly for rental properties. Across the country, rental vacancies are at a 20-year low in many cities and communities.<sup>14</sup> In Rhode Island, for-rent year-round vacancies were 6.1 percent in 2013, the lowest level since 2004 and lower than the national rate of 8.3 percent. For-sale year-round vacancies were at 1.3 percent in 2013, the lowest since 2006 and lower than the US average of 2 percent. This points to Rhode Island having a low inventory in homes for sale in addition to a tight rental market.

---

**Year-round Housing Units** include homes that are ready to be sold or rented, but exclude seasonal homes, homes under construction or uninhabitable properties.

---

---

The **Gross Vacancy** rate sums the year-round vacant count with properties that are abandoned, under construction or considered seasonal.

---

**Gross vacancies** for Rhode Island were at 13 percent in 2013. The Housing Vacancy Survey found approximately 30 percent of all vacant properties were due to abandonment, construction, or seasonal rentals—up from 24 percent in 2005, the earliest year available for gross vacancy data.

## NEW CONSTRUCTION<sup>15</sup>

In 2014, Rhode Island had 952 new residential **units authorized by building permits**, 84 percent of which were single-family. In fact, only 10 municipalities out of 39 issued multi-family building permits in 2014. Rhode Island ranked last nationally in 2014 for count of units authorized by building permits and has consistently ranked last or within the bottom five states for building permits since 2000.

**Units Authorized by Building Permits** *account for a single dwelling. A multi-family property may have several units permitted.*

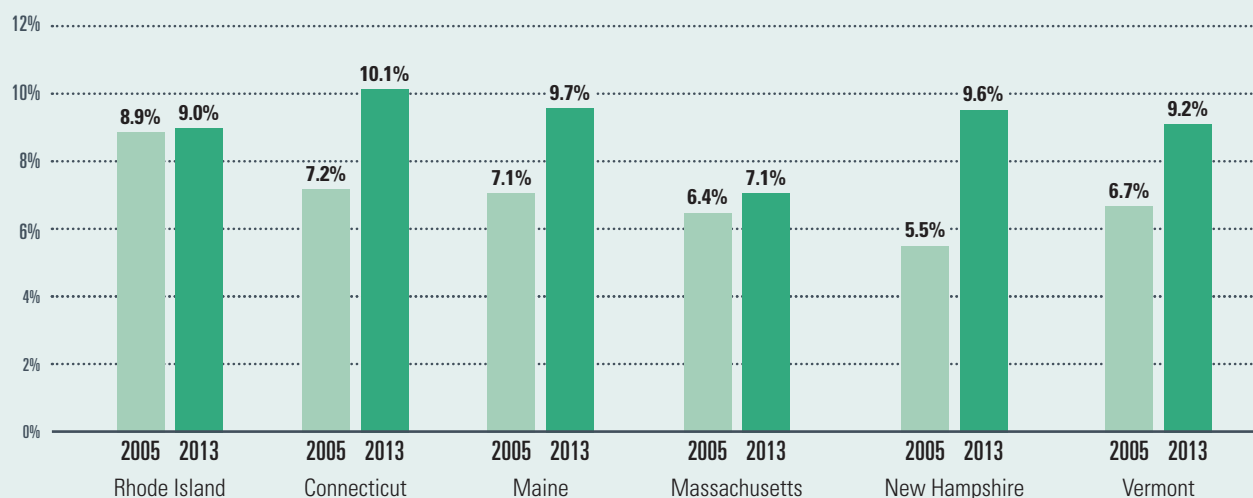
Since 2009, Rhode Island is one of only three states that did not increase the annual number of building permits issued. In 2014, Rhode Island had the fewest permits of any state, but ranked 13th highest in average construction costs per unit, meaning the cost of construction associated with a building permit is high. Cities and towns may calculate the cost of construction differently. To the right we see the municipalities with the highest average construction costs per unit.

### MUNICIPALITIES WITH HIGHEST AVERAGE CONSTRUCTION COSTS PER UNIT

SINGLE-FAMILY		MULTI-FAMILY	
CITY	AVERAGE CONSTRUCTION COSTS PER UNIT	CITY	AVERAGE CONSTRUCTION COSTS PER UNIT
NEWPORT	\$730,323	HOPKINTON	\$175,000
NEW SHOREHAM	\$533,100	PROVIDENCE	\$155,115
JAMESTOWN	\$469,883	PAWTUCKET	\$131,560

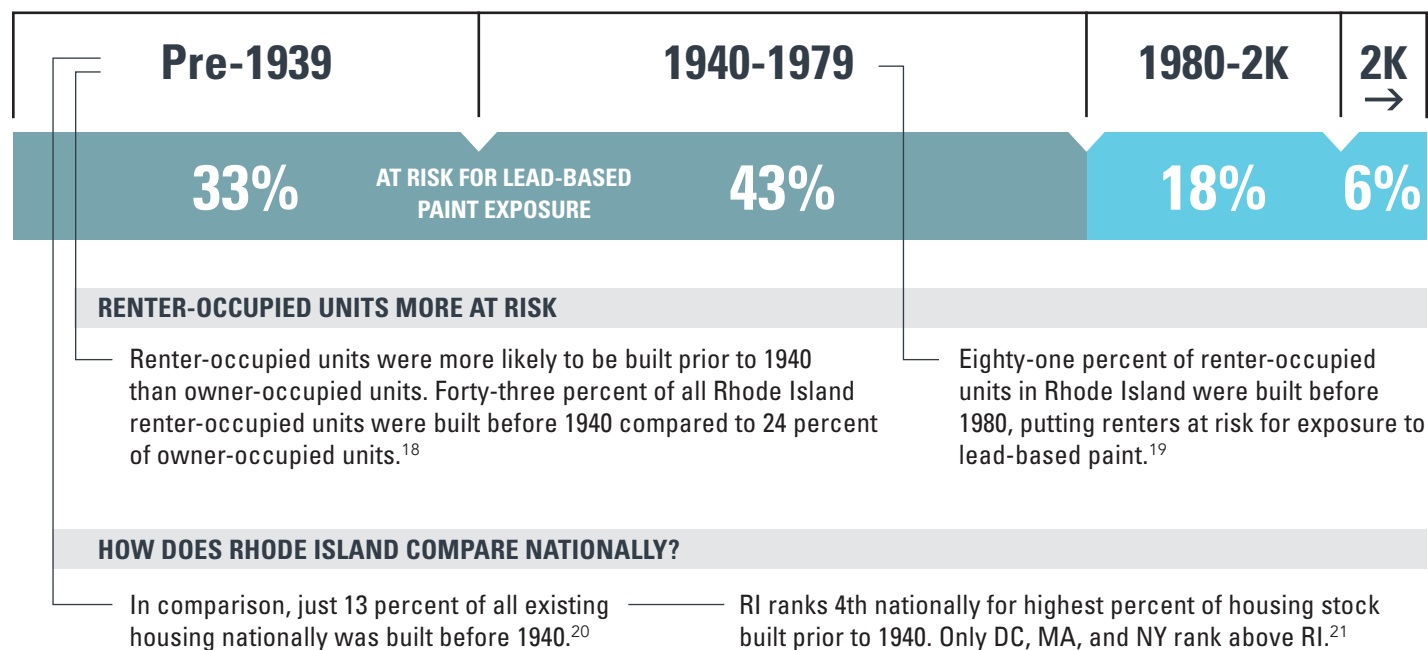
From 2005 to 2013, year-round vacancy rates increased for all New England states. Rhode Island's year-round vacancy rate increased the least: from 8.9 percent in 2005 to 9.0 percent in 2013. Currently, Rhode Island's year-round vacancy rate is the second lowest in New England, behind Massachusetts.

### YEAR-ROUND VACANCY RATES IN NEW ENGLAND: 2005 - 2013<sup>16</sup>



## AGE OF HOUSING STOCK

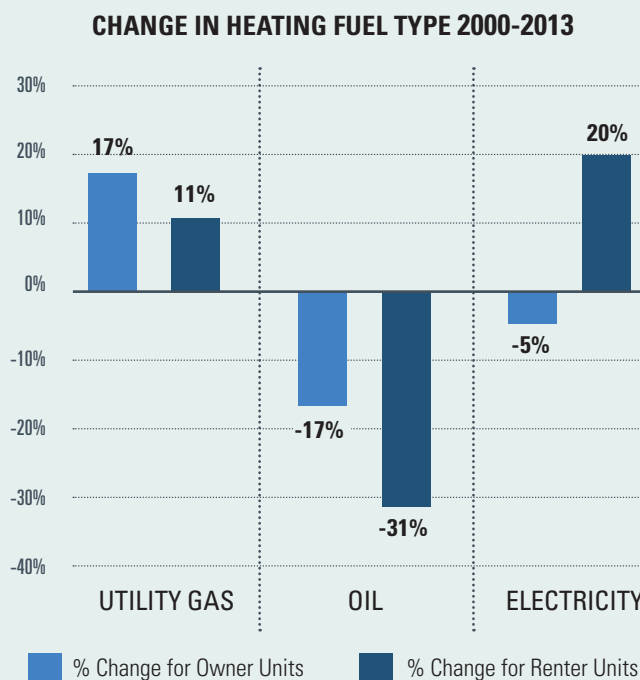
Rhode Island has one of the nation's oldest housing stocks and age contributes to the deterioration of housing units. According to the American Housing Survey, Rhode Island metro area renter-occupied properties are twice as likely to have moderate or severe physical problems—with plumbing or heating for example—compared to owner-occupied properties.<sup>17</sup>



## HEATING FUEL TYPES

Fifty-two percent of all homes in Rhode Island are heated by utility gas, 32 percent by oil, and 10 percent by electricity. The remaining 5 percent are heated by wood, coal or other energy sources such as solar power.<sup>22</sup>

Since 2000, there has been a marked decline in the number of homes heated with oil in Rhode Island. Gas is now the overall most common heating fuel type and more renter-occupied units are heated with gas than owner units.<sup>23</sup>



# MARKET CONDITIONS

## PROPERTY SALES<sup>24</sup>

### SINGLE-FAMILY

Over 16,000 single-family homes were placed on the market in 2014, representing approximately 6 percent of Rhode Island's single-family housing stock. Slightly more than half (53 percent) of single-family properties that went on the market in 2014 were sold by the second quarter of 2015.

### MULTI-FAMILY

In 2014, 2,806 multi-family properties were placed on the market for sale in Rhode Island representing about 7,150 housing units. Just under half (47 percent) of multi-family properties that were placed on the market in 2014 were sold by the second quarter of 2015.

### CONDOS

In 2014, 2,849 condominiums were placed on the market for sale in Rhode Island. Slightly more than half (52 percent) of condos that went on the market in 2014 were sold by the second quarter of 2015.

There were more single-family and condo property sales in 2014 than in 2009, when prices saw a sharp decline. Single-family property sales increased 15 percent from 2009 to 2014 and condo sales increased 29 percent. Multi-family property sales, however, decreased 42 percent from 2009 to 2014. Time spent on the sales market has declined for single-family, multi-family, and condos alike. After increases between 2009 and 2012, the number of days on the market shrank in 2014 to levels lower than in 2009.

## TRENDS IN SALE PRICES

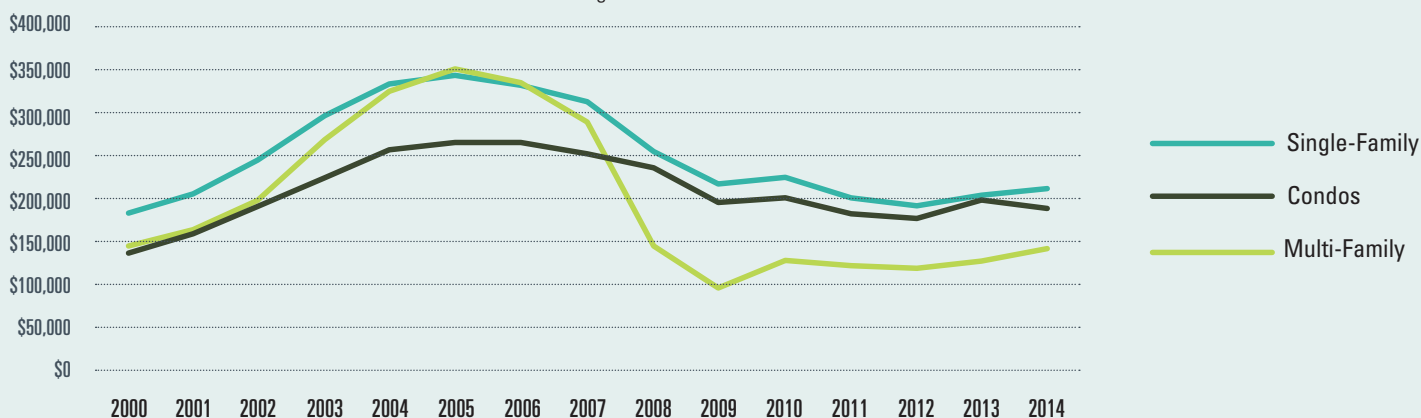
The 2014 median single-family home price was 37 percent below the 2005 peak. Since 2012, however, the median single-family home price has seen annual gains, reaching \$215,000 in 2014, a 10 percent increase.

At \$145,750, the 2014 median multi-family home price was up 18 percent from 2012, and had a third consecutive year of price appreciation.

Unlike single-family and multi-family median prices, median condo prices have not increased year over year since 2012. At \$192,000, the 2014 median condo sales price fell 4 percent from 2013.

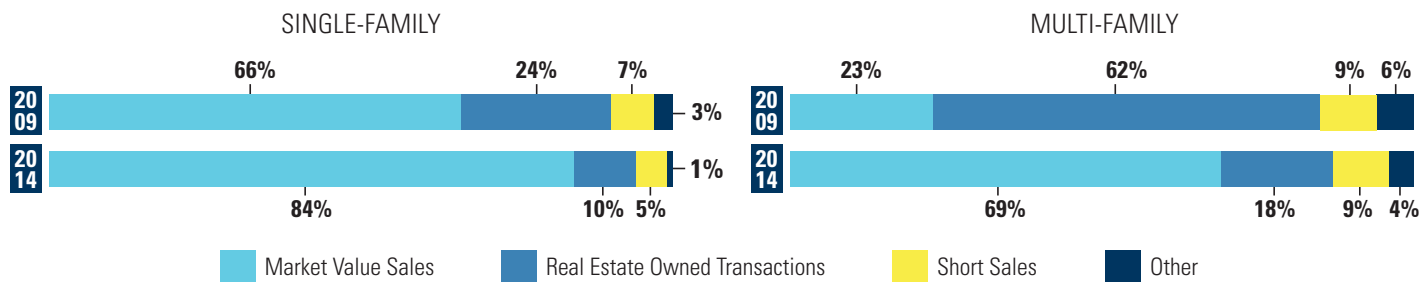
### MEDIAN HOME PRICES BY TYPE 2000 - 2014

All figures calculated in 2014 dollars



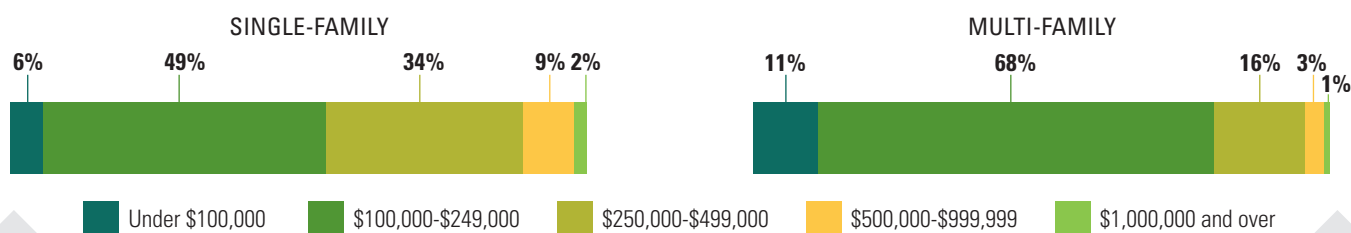
# MARKET CONDITIONS

## RI PROPERTY SALES BY TYPE 2009 & 2014



Real Estate Owned Transactions (REOs) happen when a bank fails to sell a property at a foreclosure auction, and subsequently purchases the home instead of immediately selling the property. From 2009, in the midst of the foreclosure crisis, to 2014 there was a marked decline in the number of REOs, particularly with multi-family properties.

## RI PROPERTY SALES BY PRICE 2014



Fifty-five percent of single-family homes that had a market value sale were purchased for less than \$250,000.

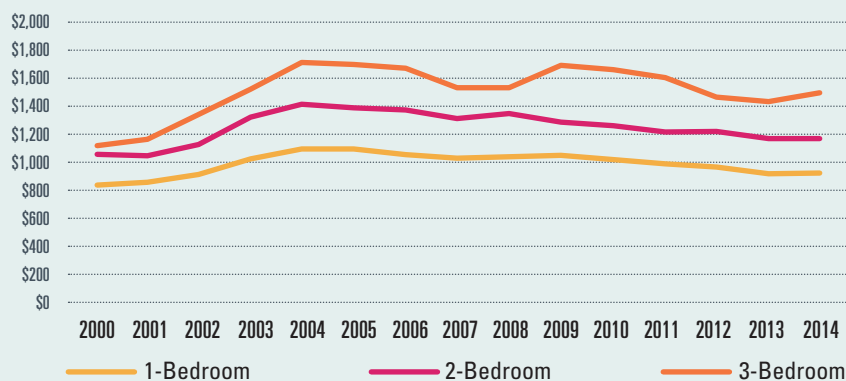
Most multi-family properties that had a market value sale sold for between \$100,000 and \$249,999. Seventy-nine percent of all conventionally-sold multi-family properties sold for under \$250,000.

## TRENDS IN RENT PRICES

Today, a 2-bedroom apartment and utilities cost an average of \$1,172, showing little change over the past several years. However, average rents for 3-bedroom apartments increased 4 percent from 2013 to 2014. If national forecasts hold true locally, rents in Rhode Island may increase in 2015 due to high rental demand.

### AVERAGE RI RENTS BY NUMBER OF BEDROOMS 2000 - 2014<sup>25</sup>

All figures calculated in 2014 dollars

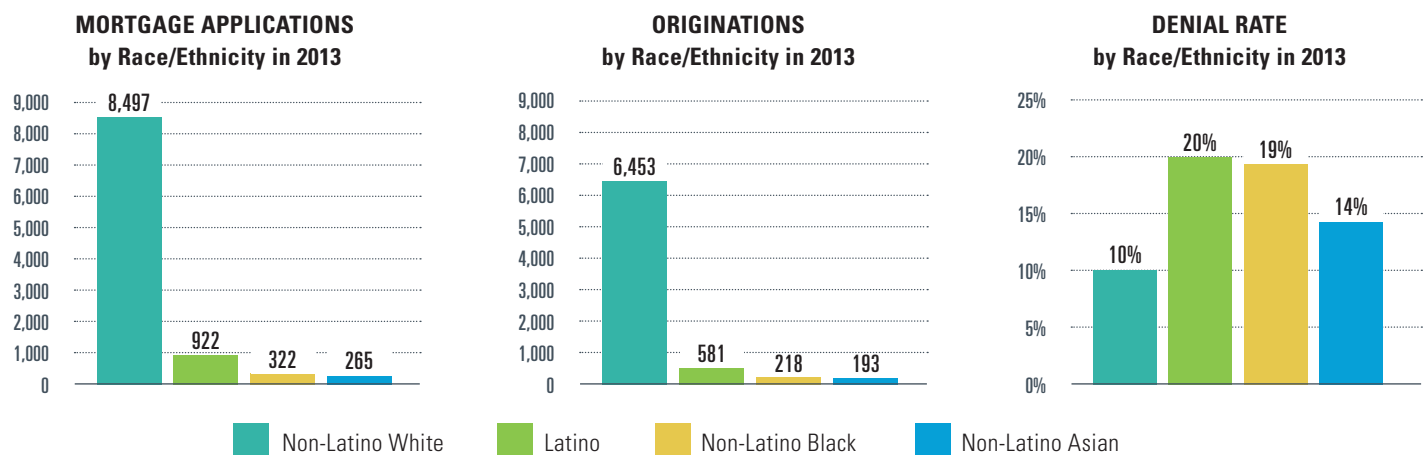


## HOME PURCHASE MORTGAGE APPLICATIONS<sup>26</sup>

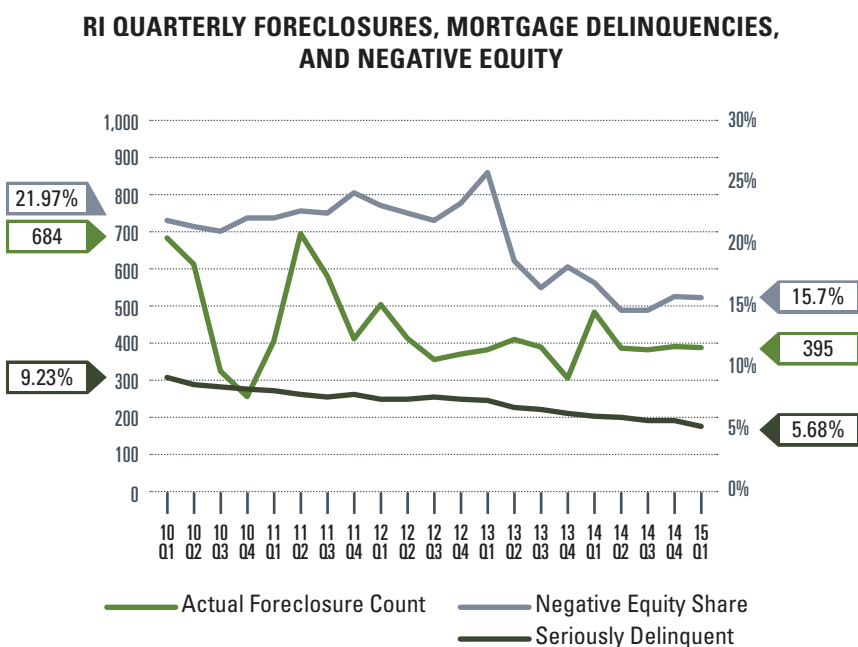
There were 10,748 home purchase applications submitted in 2013. The state's loan **origination rate** was 73.5 percent, the second highest in New England behind Massachusetts. The state's mortgage application denial rate was third lowest at 12 percent.

**Origination Rate** is the percentage of mortgage applications that have been approved.

Eighty-two percent of statewide mortgage applications were submitted by Non-Latino whites. Although they submitted fewer applications, applicants of color experienced higher denial rates. The denial rate for Latinos in particular was 20 percent—twice that of Non-Latino whites.



## DISTRESSED MORTGAGES



Nearly 16 percent of Rhode Island mortgages have **negative equity**, placing the Ocean State among the top five states in the US with the highest share of residential properties with negative equity.<sup>27</sup>

Although the percentage of RI loans in serious delinquency has declined every quarter since Q3 2012, Rhode Island has the second highest percentage of **seriously delinquent** mortgages in New England and ranks 5th in the nation.<sup>28</sup>

Residential **foreclosure deeds** have been on a general decline since 2009 and have begun to level off with roughly the same count for the past several quarters.<sup>29</sup>



# WHERE CAN YOU AFFORD TO BUY?

In 2014, a household earning the state's median household income of \$55,902 would only be able to afford a median priced single-family home in six of Rhode Island's cities and towns.<sup>30</sup> What income do you need to affordably purchase a median priced single-family home in your community? How do your neighboring communities compare?

HOUSEHOLDS EARNING: **≤ \$30,000**

In 2014, Rhode Island households earning \$30,000 or less could not affordably buy a median priced single family home in any Rhode Island city or town.

HOUSEHOLDS EARNING: **≤ \$50,000**

HOUSEHOLDS EARNING: **≤ \$70,000**

HOUSEHOLDS EARNING: **≤ \$100,000**

HOUSEHOLDS EARNING: **> \$100,000**

Median household income  
**\$55,902**

Median owner household income  
**\$78,211**

Town	Annual income needed to affordably purchase a median priced home in this town	≤ \$30,000	≤ \$50,000	≤ \$70,000	≤ \$100,000	> \$100,000
CENTRAL FALLS	\$39,300					
PROVIDENCE (without East Side)	\$40,399					
PAWTUCKET	\$49,997					
WOONSOCKET	\$51,064					
WEST WARWICK	\$54,592					
WARWICK	\$55,661					
EAST PROVIDENCE	\$56,687					
JOHNSTON	\$57,102					
COVENTRY	\$57,890					
NORTH PROVIDENCE	\$60,294					
CRANSTON	\$61,190					
HOPKINTON	\$64,711					
BURRILLVILLE	\$65,401					
GLOCESTER	\$67,163					
NORTH SMITHFIELD	\$71,460					
TIVERTON	\$72,741					
WARREN	\$73,489					
SMITHFIELD	\$74,718					
FOSTER	\$76,350					
RICHMOND	\$76,442					
SCITUATE	\$78,902					
WESTERLY	\$80,252					
CUMBERLAND	\$80,359					
EXETER	\$81,653					
LINCOLN	\$85,068					
WEST GREENWICH	\$85,086					
CHARLESTOWN	\$88,462					
SOUTH KINGSTOWN	\$90,856					
BRISTOL	\$93,033					
NORTH KINGSTOWN	\$93,210					
PORTSMOUTH	\$95,826					
MIDDLETOWN	\$102,137					
NARRAGANSETT	\$103,991					
JAMESTOWN	\$117,354					
NEWPORT	\$118,948					
BARRINGTON	\$122,110					
EAST GREENWICH	\$131,308					
LITTLE COMPTON	\$139,578					
PROVIDENCE (East Side)	\$141,482					
NEW SHOREHAM	\$302,639					





# WHERE CAN YOU AFFORD TO RENT?

In 2014, a household earning the state's median renter household income of \$30,437 could not affordably rent the average priced 2-bedroom apartment in any Rhode Island city or town.<sup>31</sup> What income do you need to affordably rent an average priced 2-bedroom apartment in your community? How do your neighboring communities compare?

HOUSEHOLDS EARNING:  $\leq$  \$30,000

In 2014, Rhode Island households earning \$30,000 or less could not affordably rent an average priced 2-bedroom apartment in any Rhode Island city or town.

HOUSEHOLDS EARNING:  $\leq$  \$50,000

HOUSEHOLDS EARNING:  $\leq$  \$70,000

HOUSEHOLDS EARNING:  $\leq$  \$100,000

HOUSEHOLDS EARNING:  $>$  \$100,000

Median household income  
**\$55,902**

Median renter household income  
**\$30,437**

Town	Annual income needed to affordably rent a 2-bedroom apartment in this town	$\leq$ \$30,000	$\leq$ \$50,000	$\leq$ \$70,000	$\leq$ \$100,000	$>$ \$100,000
CENTRAL FALLS	\$35,720					
WOONSOCKET	\$39,320					
PAWTUCKET	\$40,840					
BURRILLVILLE	\$41,880					
PROVIDENCE (without East Side)	\$42,680					
WEST WARWICK	\$43,000					
WARREN	\$46,200					
COVENTRY	\$46,240					
WESTERLY	\$46,680					
SMITHFIELD	\$46,760					
NORTH SMITHFIELD	\$46,920					
LINCOLN	\$47,400					
CRANSTON	\$47,480					
NORTH PROVIDENCE	\$48,280					
CUMBERLAND	\$48,920					
BRISTOL	\$49,280					
EAST PROVIDENCE	\$49,280					
TIVERTON	\$49,520					
SCITUATE	\$49,600					
JOHNSTON	\$51,000					
NARRAGANSETT	\$51,120					
PORTSMOUTH	\$51,240					
BARRINGTON	\$51,680					
SOUTH KINGSTOWN	\$52,040					
CHARLESTOWN	\$52,280					
WARWICK	\$52,320					
NORTH KINGSTOWN	\$53,320					
PROVIDENCE (East Side)	\$53,320					
EAST GREENWICH	\$54,320					
MIDDLETOWN	\$55,920					
NEWPORT	\$56,960					
EXETER	N/A					
FOSTER	N/A					
GLOCESTER	N/A					
HOPKINTON	N/A					
JAMESTOWN	N/A					
LITTLE COMPTON	N/A					
NEW SHOREHAM	N/A					
RICHMOND	N/A					
WEST GREENWICH	N/A					

N/A: Insufficient data

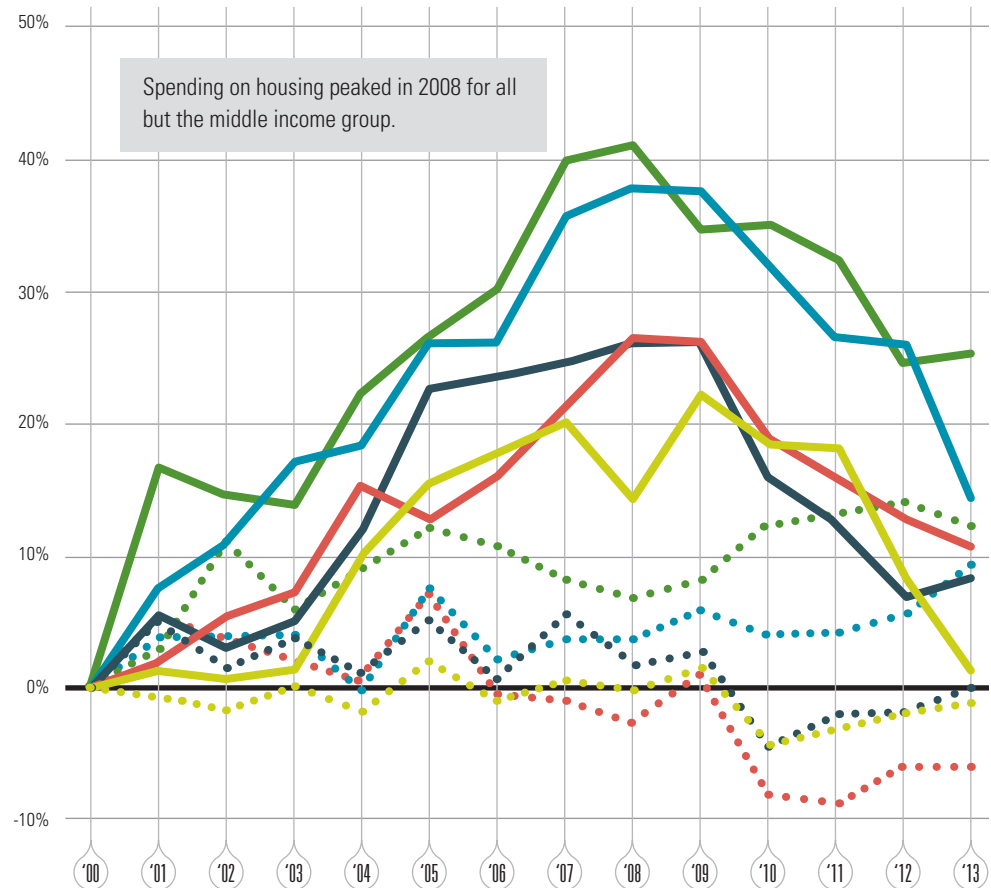
# OWNER SPENDING & INCOME

Below, Rhode Island homeowner households have been ordered by income and then divided into five equally sized groups. The analysis is further refined by looking only at homeowner households with mortgages. By doing this, the differences in housing affordability for different income groups in Rhode Island can be seen.

This data shows the percent change since 2000 in housing spending for homeowner households compared to the percent change in household incomes for each of the five income groups.



**PERCENT CHANGE SINCE 2000 IN RI HOMEOWNER HOUSEHOLD SPENDING & INCOME<sup>32</sup>**  
According to income group



The changes in spending and income over time have been isolated for three of our five income groups below.



**↑ 11%** Spending on housing for lowest income owner households grew by 11 percent between 2000 and 2013.

**↓ 7%** Incomes for lowest income owner households fell by 7 percent between 2000 and 2013.



**↑ 2%** Spending on housing for middle income owner households grew by 2 percent between 2000 and 2013.

**↓ 2%** Incomes for middle income owner households fell by 2 percent between 2000 and 2013.



**↑ 26%** Spending on housing for highest income owner households grew by 26 percent between 2000 and 2013.

**↑ 12%** Incomes for highest income owner households grew by 12 percent between 2000 and 2013.



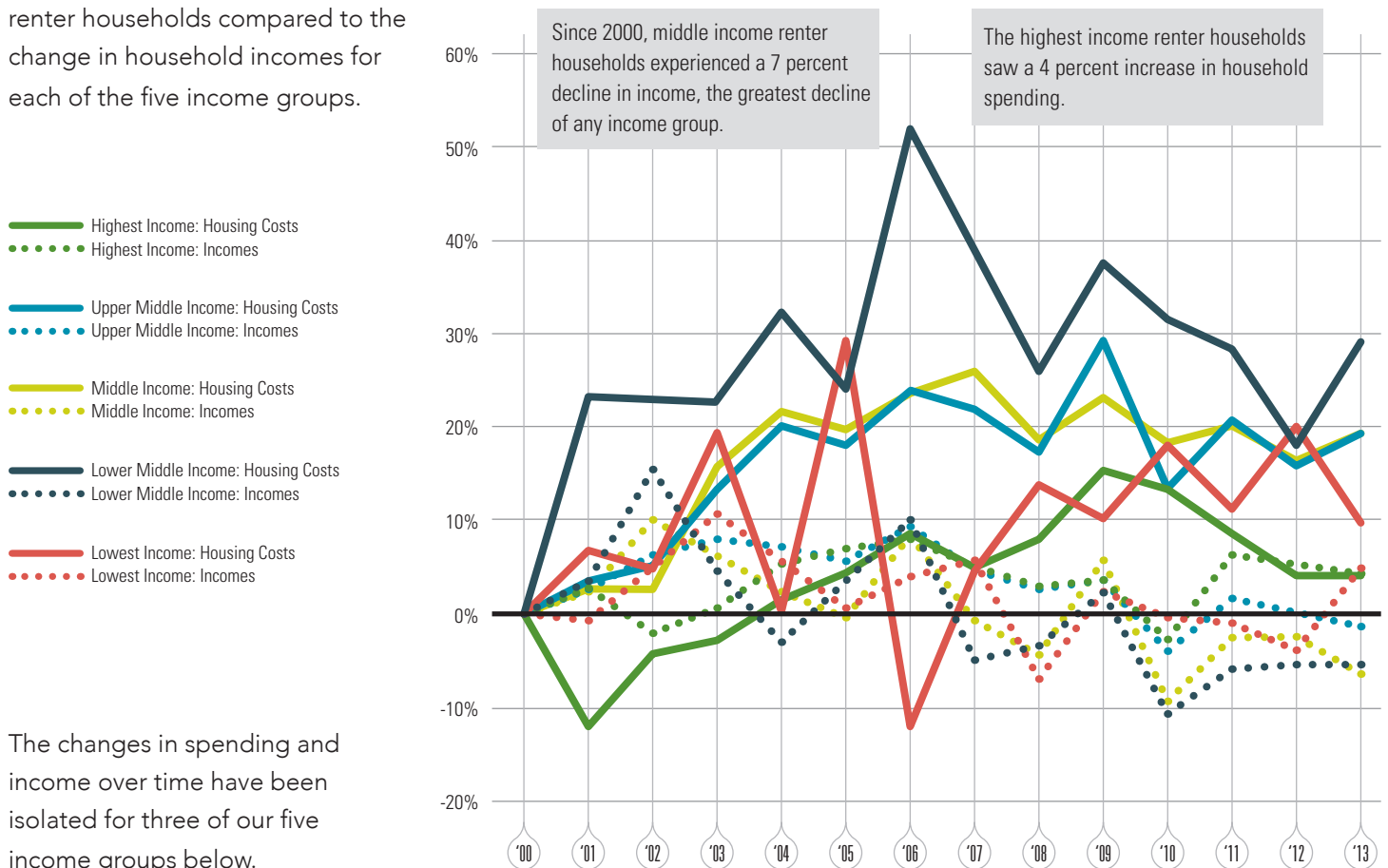
# RENTER SPENDING & INCOME



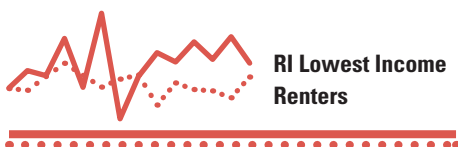
Below, Rhode Island renter households have been ordered by income and then divided into five equally sized groups. By doing this, the differences in housing affordability for different income groups in Rhode Island can be seen.

This data shows the percent change since 2000 in housing spending for renter households compared to the change in household incomes for each of the five income groups.

**PERCENT CHANGE SINCE 2000 IN RI RENTER HOUSEHOLD SPENDING & INCOME<sup>33</sup>**  
According to income group



The changes in spending and income over time have been isolated for three of our five income groups below.



**RI Lowest Income Renters**

↑ **9%**

**Spending** on housing for lowest income renter households grew by 9 percent between 2000 and 2013.

↑ **5%**

**Incomes** for lowest income renter households grew by 5 percent between 2000 and 2013.



**RI Middle Income Renters**

↑ **19%**

**Spending** on housing for middle income renter households grew by 19 percent between 2000 and 2013.

↓ **7%**

**Incomes** for middle income renter households fell by 7 percent between 2000 and 2013.



**RI Highest Income Renters**

↑ **4%**

**Spending** on housing for highest income owner households grew by 4 percent between 2000 and 2013.

↑ **4%**

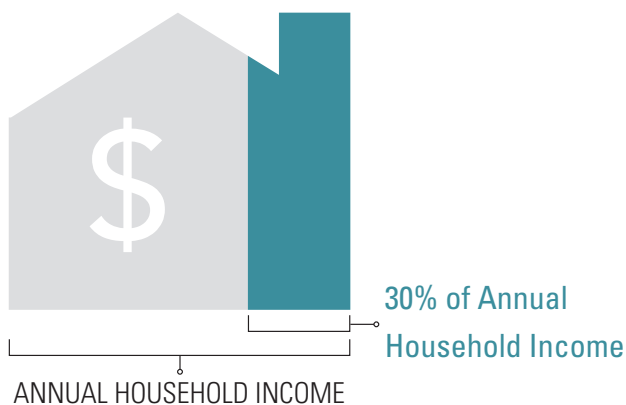
**Incomes** for highest income renter households grew by 4 percent between 2000 and 2013.

# HOUSING COST BURDENS

## WHAT DO COST BURDENS MEAN?

A household is considered cost burdened if it spends more than 30 percent of its annual income on housing costs. For example, for a Rhode Island household earning \$50,000, housing and utility costs combined should not exceed \$15,000 annually or about \$1,250 monthly. The 30 percent rule was established by the Federal government and adopted by housing and mortgage agencies.<sup>34</sup> The rationale is that households spending up to 30 percent of their income on housing will still be able to afford other non-discretionary items such as food, health care, transportation, and childcare expenses.

### The 30 Percent Rule for Housing Affordability



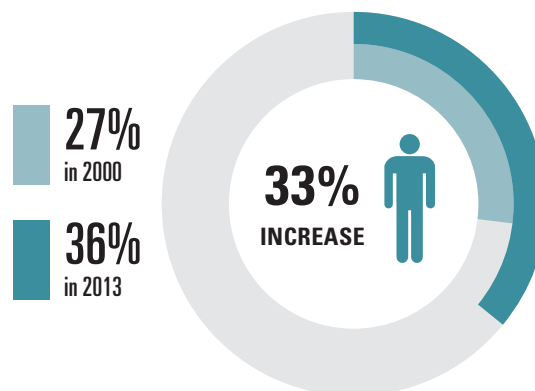
Households spending more than 50 percent of their income on housing are considered severely housing cost burdened.

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

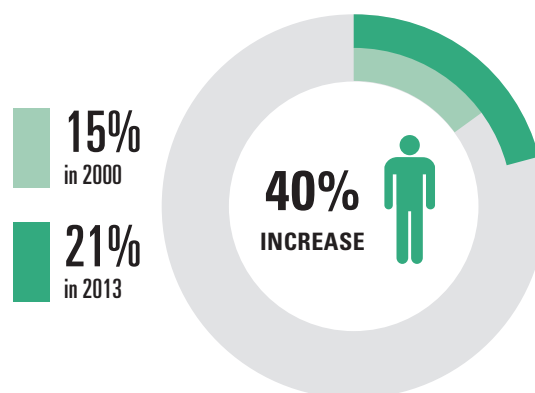
From 2000 to 2013, the percent of both homeowner and renter households that are considered cost burdened have increased in Rhode Island. As of 2013, half of all Rhode Island renter households, about 1 in 3 homeowner households with a mortgage, and 1 in 5 homeowner households without a mortgage are cost burdened.

## CHANGE IN COST BURDENED RI HOUSEHOLDS 2000 - 2013<sup>35</sup>

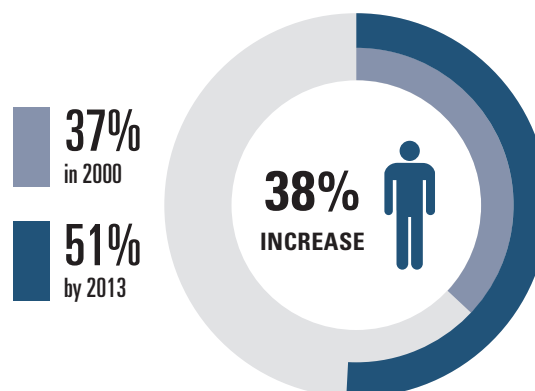
### Cost Burdened Homeowner Households with a Mortgage



### Cost Burdened Homeowner Households without a Mortgage



### Cost Burdened Renter Households



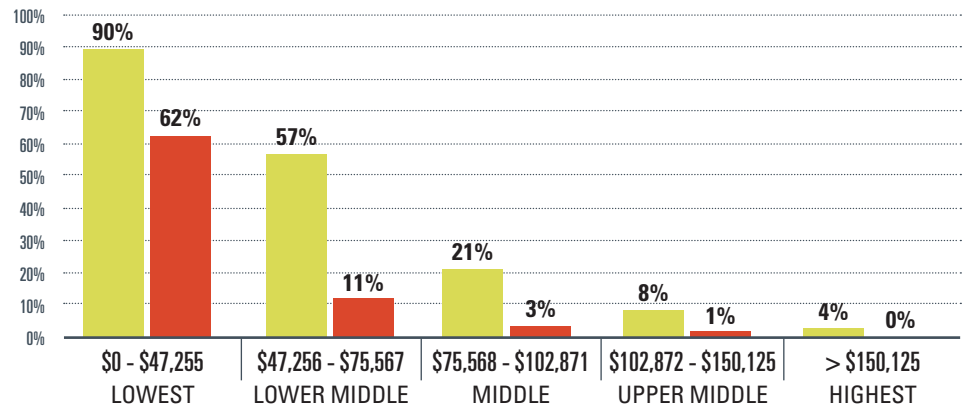
## COST BURDENS AND SEVERE COST BURDENS BY INCOME<sup>36</sup>

Three categories of Rhode Island households—homeowners with a mortgage, homeowners without a mortgage, and renters—are seen below. Each category has been divided into five equally sized income groups to illustrate the percent of households that are cost burdened or severely cost burdened.

### Cost Burdened Homeowner

#### Households with a Mortgage

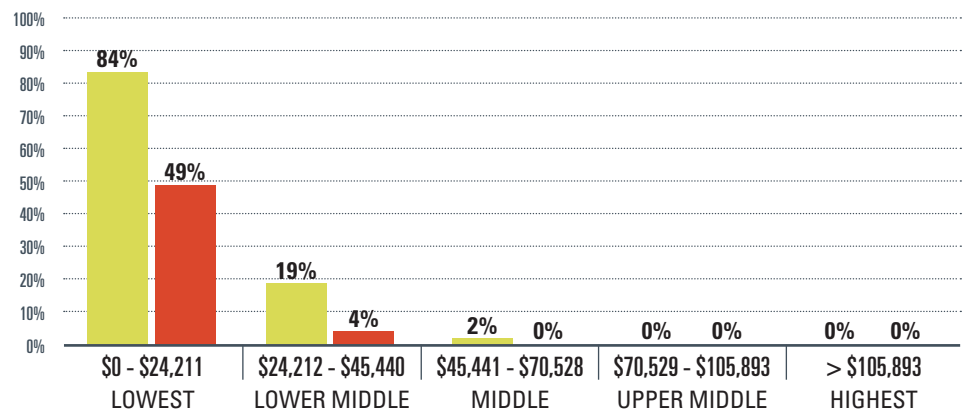
Ninety percent of the lowest income owner households with a mortgage spend 30 percent or more of their income on housing costs. On average, these households spend nearly \$11,000 more annually than what is generally considered affordable.<sup>18</sup>



### Cost Burdened Homeowner

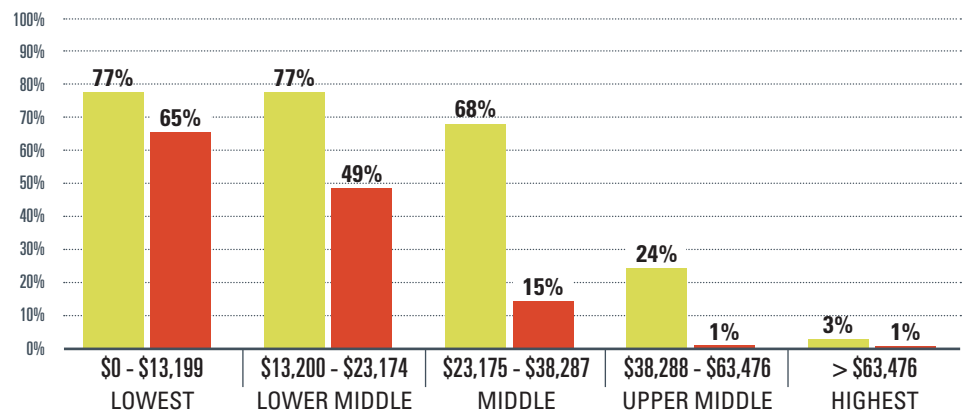
#### Households without a Mortgage

Even after paying off a mortgage, some homeowner households are still burdened by housing costs such as utilities, insurance, and property taxes. On average the lowest income mortgage-free households spend \$4,190 more annually than what is generally considered affordable.



### Cost Burdened Renter Households

Sixty-five percent of the lowest income renter households spend 50 percent or more of their income on housing costs. On average, these households spend nearly \$7,000 more annually than what is generally considered affordable.



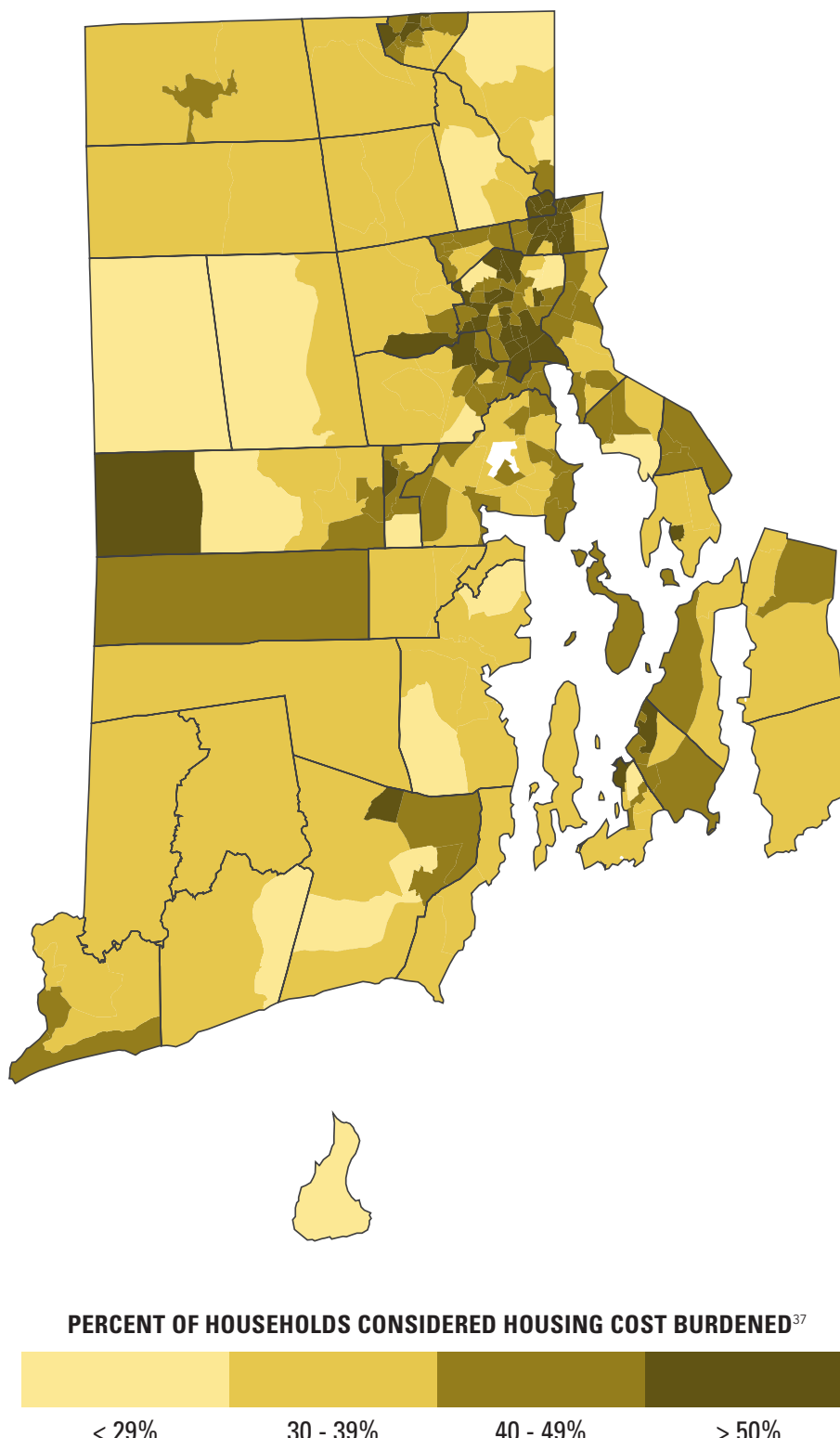
 Cost Burdened  Severely Cost Burdened

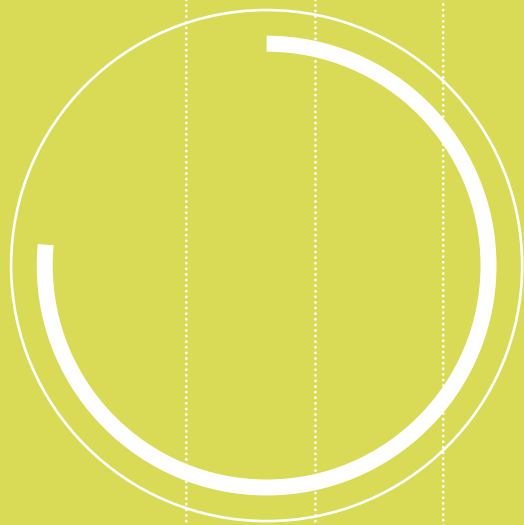
## COST BURDENED HOUSEHOLDS THROUGHOUT RHODE ISLAND

The state's low vacancy rate, low rates of new housing authorized by building permits and high costs of construction have resulted in housing costs that are high relative to incomes in Rhode Island. We see cost burdens among renter and homeowner households alike and across income groups; Rhode Islanders in every community are struggling.

Urban areas show the highest percent of residents who are burdened by their housing costs, but more than 50 percent of households in some rural areas are cost burdened as well.

These housing cost burdens decrease the purchasing power of many Rhode Islanders and hold back the state's economy. Policymakers need to advance housing affordability as a public policy priority and invest in housing as an economic driver for Rhode Island.





# LOCAL HOUSING FACTS

HousingWorks RI @ RWU | 2015 Housing Fact Book



# RHODE ISLAND

POPULATION **1,051,695** HOUSEHOLDS **410,058**

**61% OWN**

**39% RENT**

## MEDIAN SINGLE-FAMILY HOME PRICE

**\$215,000**

Assumed down payment  
**\$7,525**

Mortgage amount  
**\$207,475**

Monthly housing payment  
**\$1,689**

**\$67,552**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,172**

**\$46,880**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

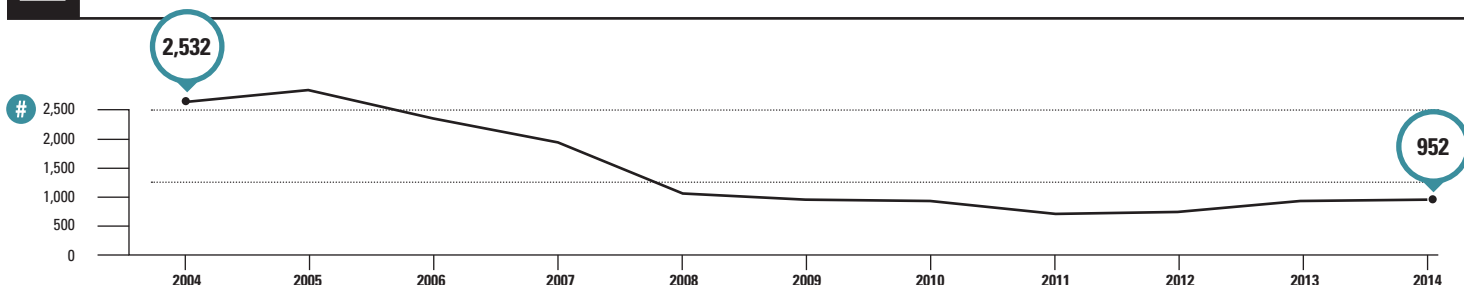
Rhode Island: **462,516**

**Multi-family 44%**

**Single-family 56%**

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

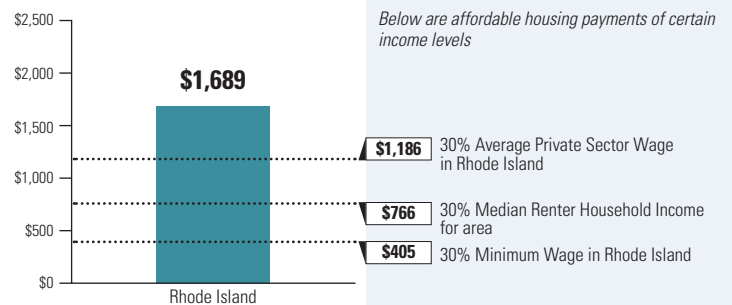
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

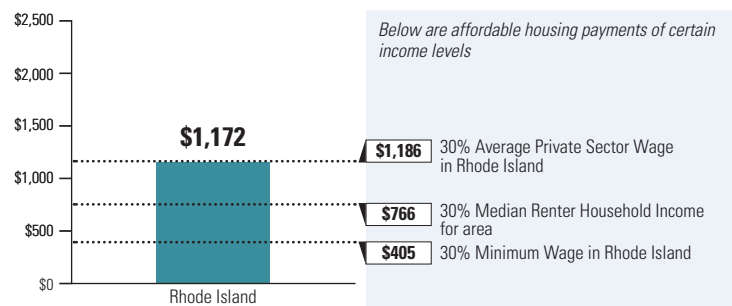
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



### COST BURDENED OWNERS: 35%

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 51%

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



# BARRINGTON

POPULATION

**16,298**

HOUSEHOLDS

**6,025**

**88% OWN**

**12% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$398,000**

Assumed down payment  
**\$13,930**

Mortgage amount  
**\$384,070**

Monthly housing payment  
**\$3,053**

**\$122,110**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



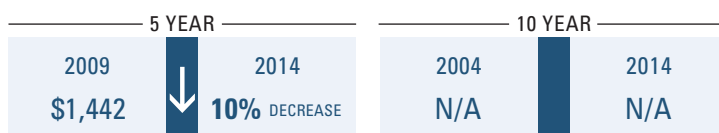
## AVERAGE 2-BEDROOM RENT

**\$1,292**

**\$51,680**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Barrington: 6,382**

**Rhode Island: 462,516**



Multi-family

**9%**  
**44%**



Single-family

**91%**  
**56%**

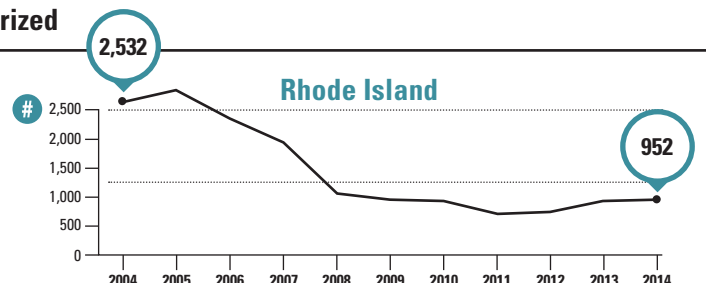
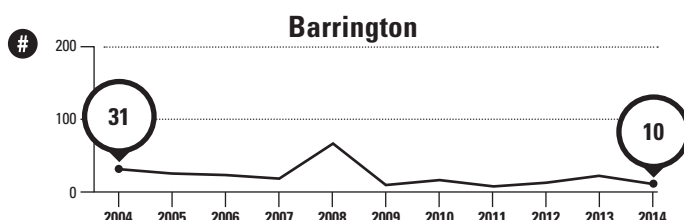


Affordable Housing  
% of year-round housing stock

**2.6%**  
**8.3%**



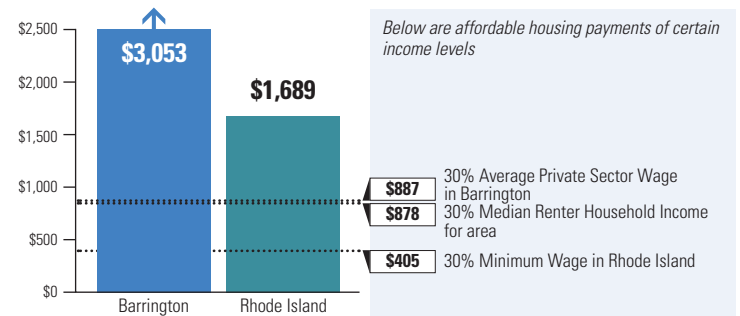
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

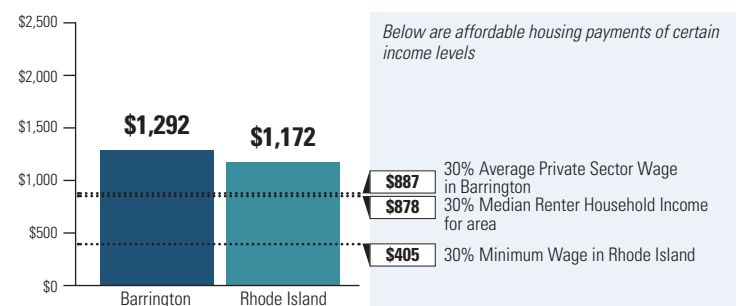


### COST BURDENED OWNERS: 34%

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 64%

**Rhode Island: 51%**

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

# BRISTOL

POPULATION

**22,531**

HOUSEHOLDS

**8,724**

**69% OWN**

**31% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$320,000**

Assumed down  
payment  
**\$11,200**

Mortgage  
amount  
**\$308,800**

Monthly housing  
payment  
**\$2,326**

**\$93,033**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



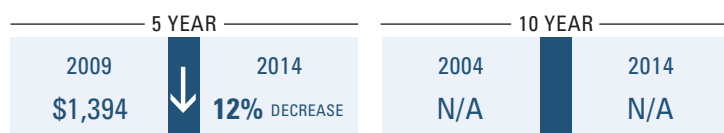
## AVERAGE 2-BEDROOM RENT

**\$1,232**

**\$49,280**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Bristol: 9,525**

**Rhode Island: 462,516**



Multi-family

**38%**  
**44%**



Single-family

**62%**  
**56%**

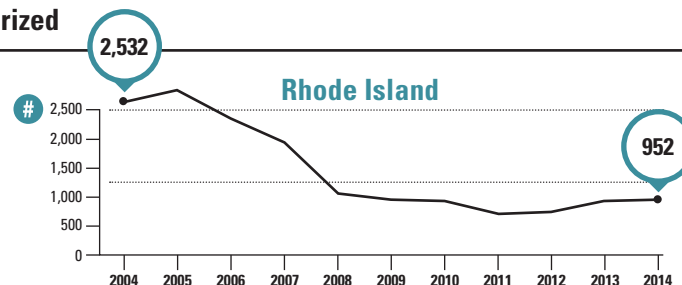
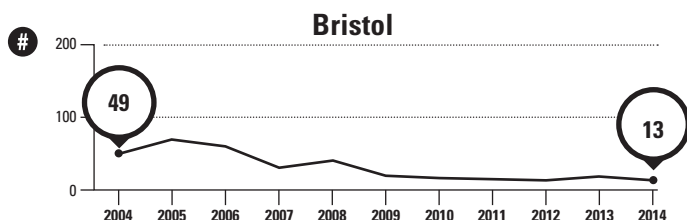


Affordable Housing  
% of year-round housing stock

**5.9%**  
**8.3%**



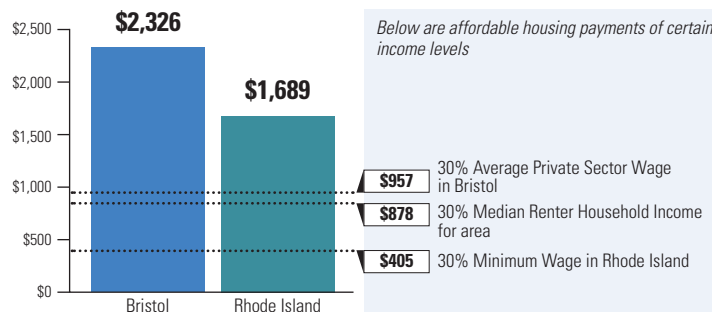
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

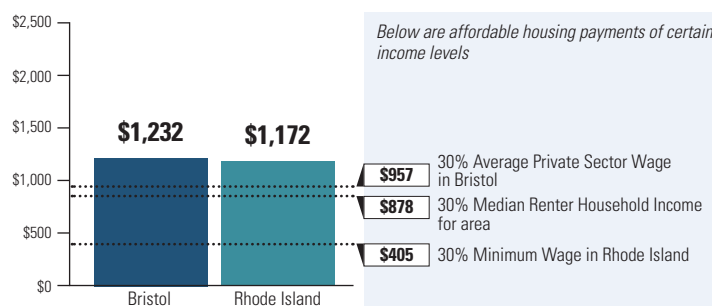


**COST BURDENED OWNERS: 36%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 54%**

**Rhode Island: 51%**

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

# BURRILLVILLE

POPULATION

**16,015**

HOUSEHOLDS

**6,083**

**73% OWN**

**27% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$208,750**

Assumed down  
payment  
**\$7,306**

Mortgage  
amount  
**\$201,444**

Monthly housing  
payment  
**\$1,635**

**\$65,401**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,047**

**\$41,880**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Burrillville: 6,572**

**Rhode Island: 462,516**



Multi-family **33%**  
**44%**



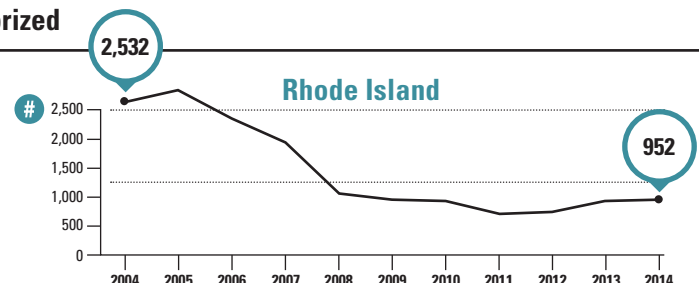
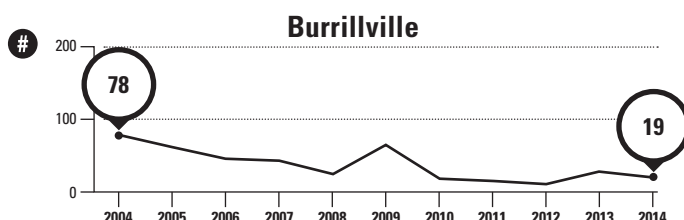
Single-family **67%**  
**56%**



Affordable Housing **8.6%**  
% of year-round housing stock **8.3%**



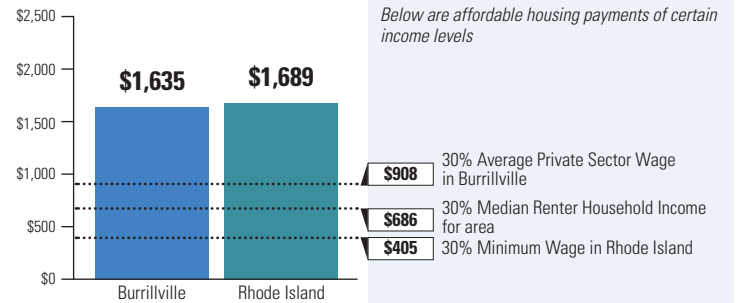
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

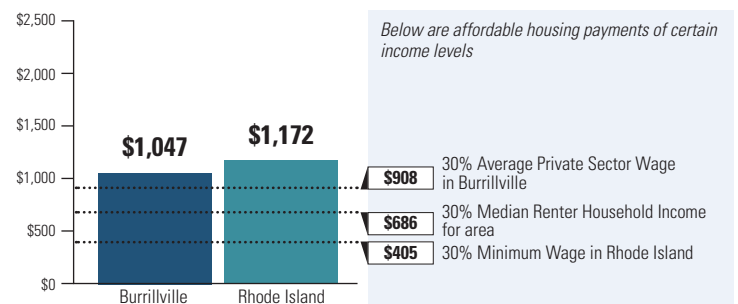
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



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

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 50%** | **Rhode Island: 51%**

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

# CENTRAL FALLS

POPULATION

**19,387**

HOUSEHOLDS

**6,544**

**27% OWN**

**73% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$110,000**

Assumed down payment  
**\$3,850**

Mortgage amount  
**\$106,150**

Monthly housing payment  
**\$983**

**\$39,300**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$893**

**\$35,720**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

Central Falls: 7,783

Rhode Island: 462,516



Multi-family

**90%**  
**44%**



Single-family

**10%**  
**56%**

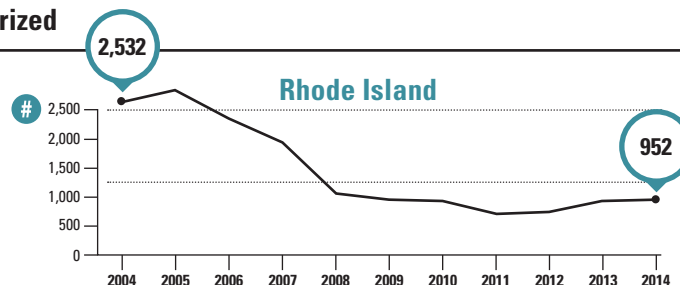
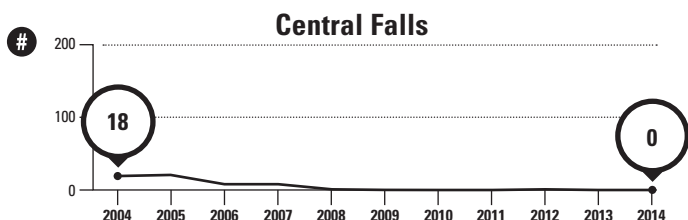


Affordable Housing  
% of year-round housing stock

**11.8%**  
**8.3%**



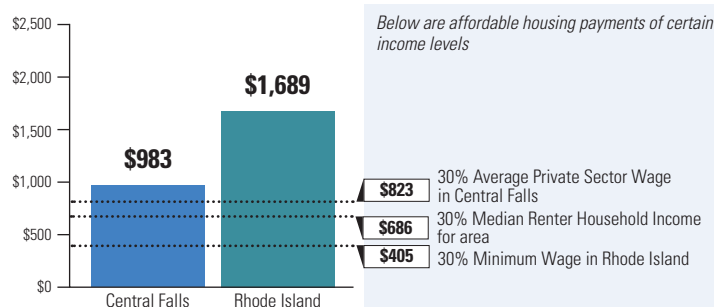
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

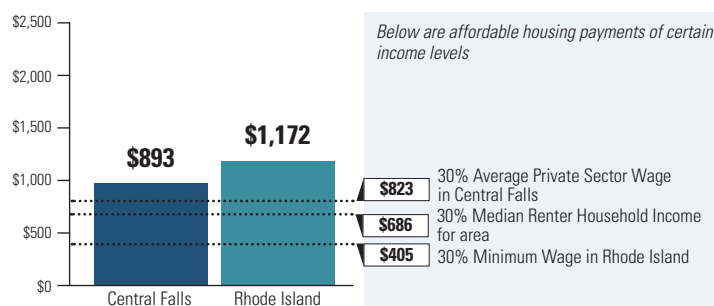


**COST BURDENED OWNERS: 63%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 57%**

**Rhode Island: 51%**

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

# CHARLESTOWN

POPULATION

**7,821**

HOUSEHOLDS

**3,159**

**82% OWN**

**18% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$315,000**

Assumed down  
payment  
**\$11,025**

Mortgage  
amount  
**\$303,975**

Monthly housing  
payment  
**\$2,212**

**\$88,462**

Income needed to afford this

### MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,307**

**\$52,280**

Income needed to afford this

### RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

Charlestown: 5,064

Rhode Island: 462,516



Multi-family

**10%**  
**44%**



Single-family

**90%**  
**56%**

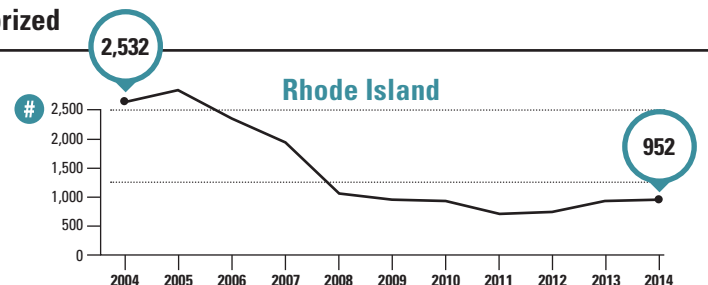
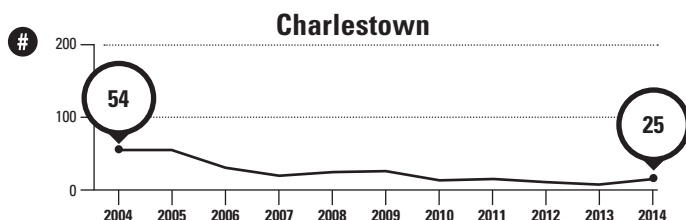


Affordable Housing  
% of year-round housing stock

**2.1%**  
**8.3%**



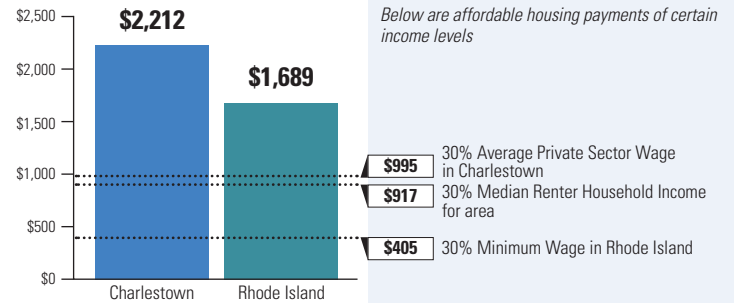
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

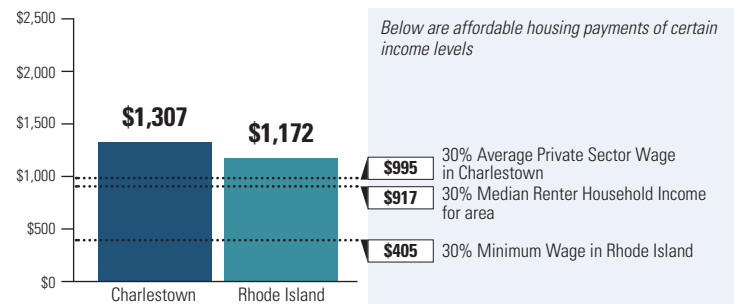


### COST BURDENED OWNERS: 32%

Rhode Island: 35%

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

### RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 50%

Rhode Island: 51%

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

# COVENTRY

POPULATION

**34,989**

HOUSEHOLDS

**13,723**

**80% OWN**

**20% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$180,000**

Assumed down payment  
**\$6,300**

Mortgage amount  
**\$173,700**

Monthly housing payment  
**\$1,447**

**\$57,890**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,156**

**\$46,240**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

Coventry: 14,503

Rhode Island: 462,516

Multi-family

**17%**  
**44%**

Single-family

**83%**  
**56%**

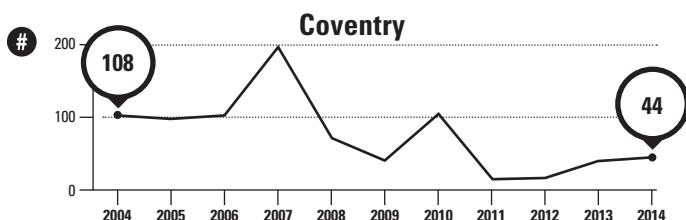


Affordable Housing  
% of year-round housing stock

**5.4%**  
**8.3%**



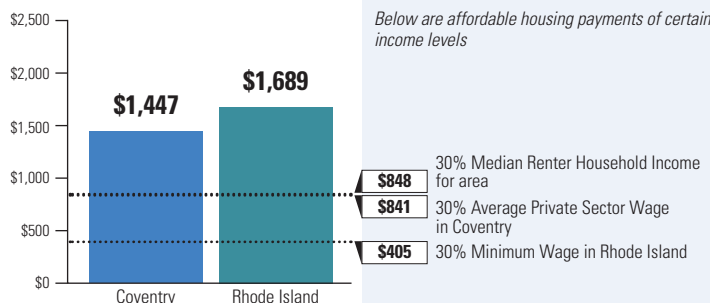
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

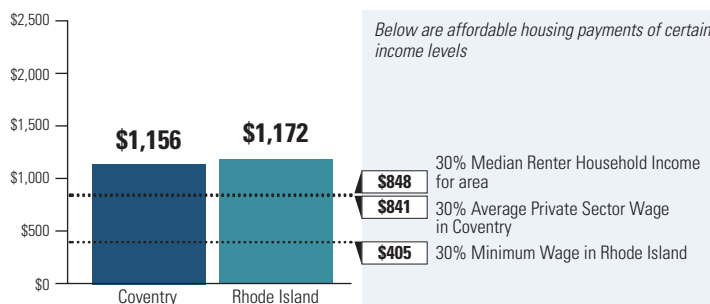


**COST BURDENED OWNERS: 36%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 47%**

**Rhode Island: 51%**

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

# CRANSTON

POPULATION

**80,470**

HOUSEHOLDS

**30,033**

**66% OWN**

**34% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$185,000**

Assumed down  
payment  
**\$6,475**

Mortgage  
amount  
**\$178,525**

Monthly housing  
payment  
**\$1,530**

**\$61,190**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,187**

**\$47,480**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

**Cranston: 32,189**

**Rhode Island: 462,516**



Multi-family **38%**  
**44%**



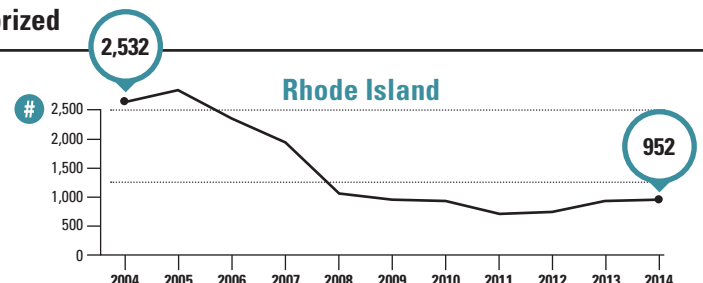
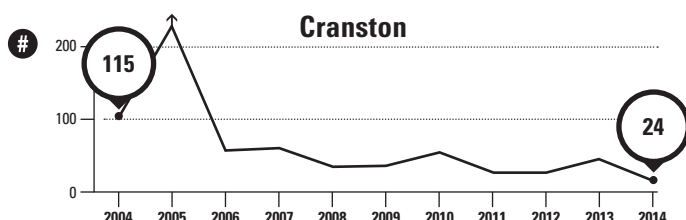
Single-family **62%**  
**56%**



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



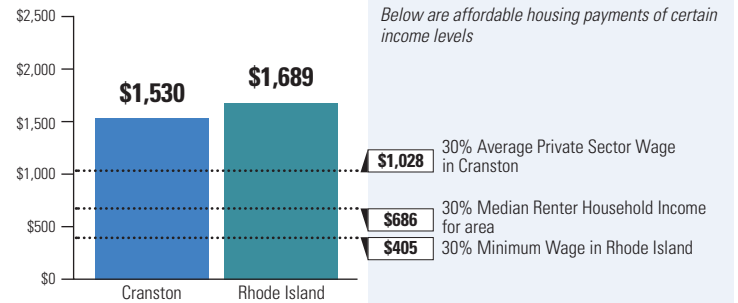
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

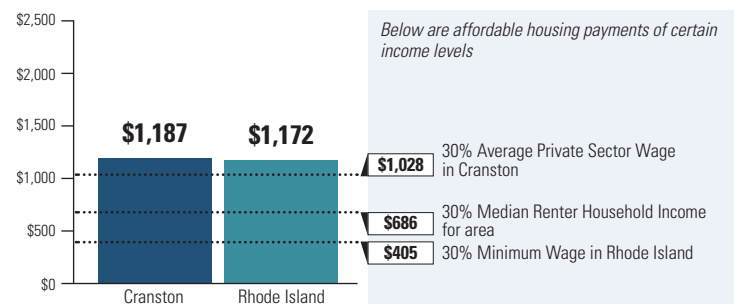
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 37%** | **Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



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

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



# CUMBERLAND

POPULATION

**33,705**

HOUSEHOLDS

**13,345**

**75% OWN**

**25% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$264,500**

Assumed down payment  
**\$9,258**

Mortgage amount  
**\$255,243**

Monthly housing payment  
**\$2,009**

**\$80,359**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,223**

**\$48,920**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

Cumberland: 13,936

Rhode Island: 462,516



Multi-family

**34%**  
**44%**



Single-family

**66%**  
**56%**

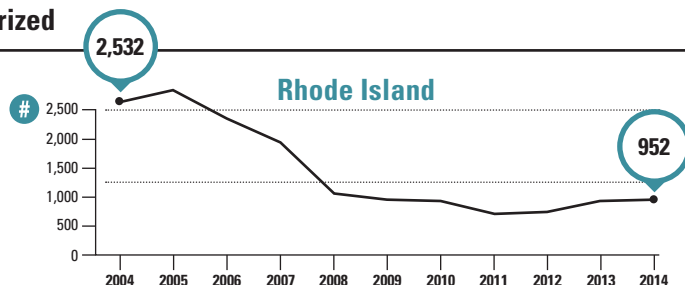
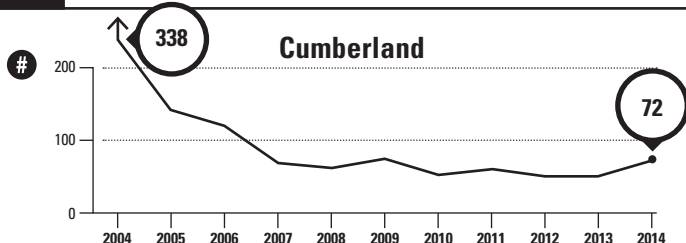


Affordable Housing  
% of year-round housing stock

**5.8%**  
**8.3%**



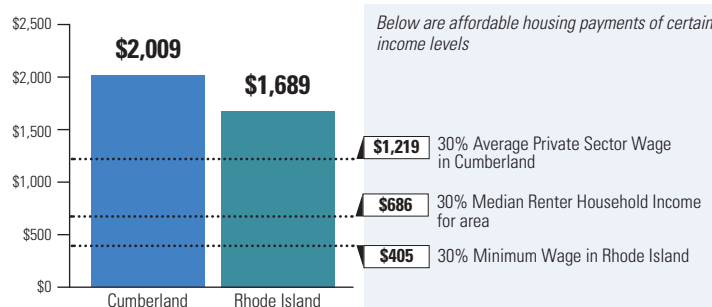
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

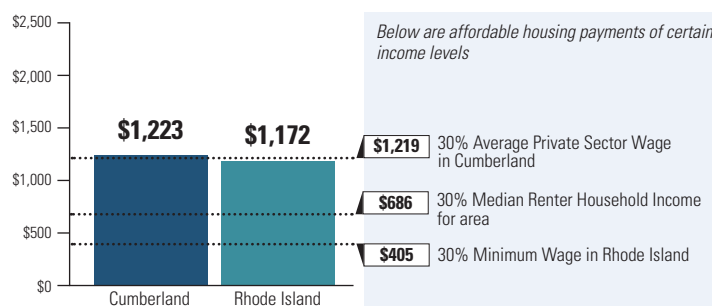


**COST BURDENED OWNERS: 33%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 45%**

**Rhode Island: 51%**

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



# EAST GREENWICH

POPULATION

**13,124**

HOUSEHOLDS

**5,039**

**78% OWN**

**22% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$406,000**

Assumed down  
payment  
**\$14,210**

Mortgage  
amount  
**\$391,790**

Monthly housing  
payment  
**\$3,283**

**\$131,308**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



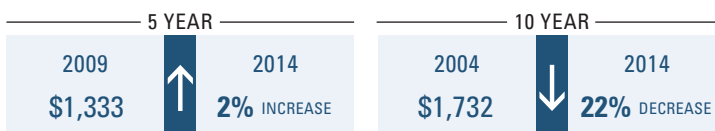
## AVERAGE 2-BEDROOM RENT

**\$1,358**

**\$54,320**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

East Greenwich: 5,377

Rhode Island: 462,516



Multi-family **26%**  
**44%**



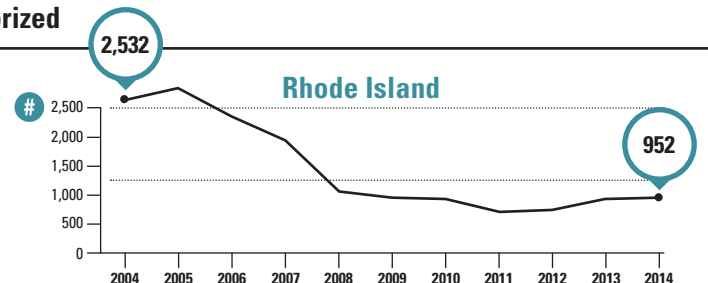
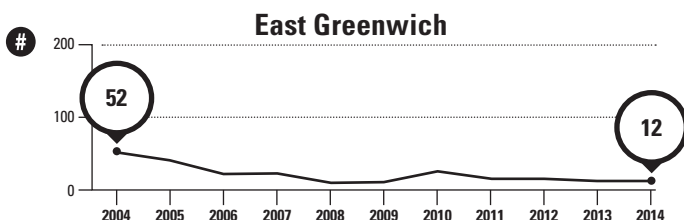
Single-family **74%**  
**56%**



Affordable Housing **4.3%**  
% of year-round housing stock **8.3%**



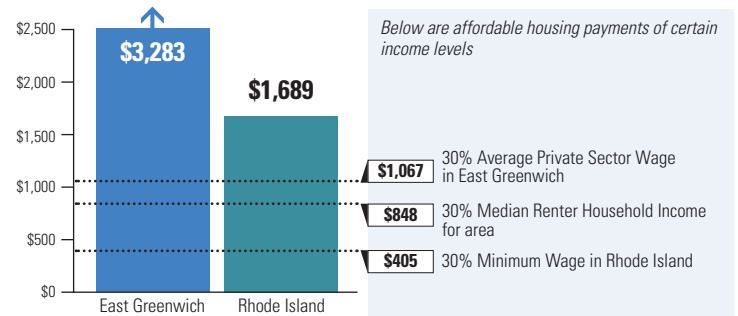
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

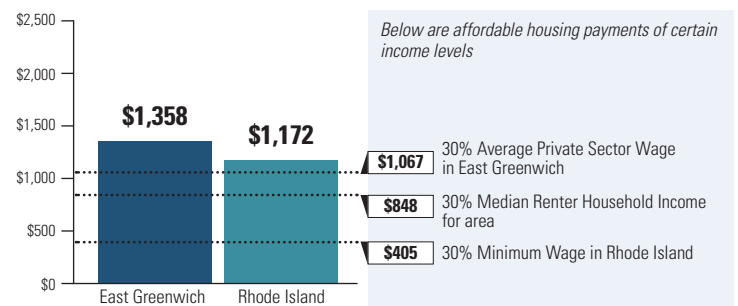
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



### COST BURDENED OWNERS: 31% | Rhode Island: 35%

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 41% | Rhode Island: 51%

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

# EAST PROVIDENCE

POPULATION

**47,099**

HOUSEHOLDS

**20,235**

**57% OWN**

**43% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$171,000**

Assumed down payment  
**\$5,985**

Mortgage amount  
**\$165,015**

Monthly housing payment  
**\$1,417**

**\$56,687**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,232**

**\$49,280**

Income needed to afford this

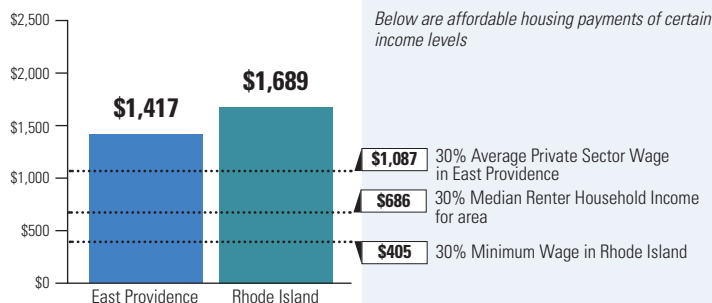
### ► RENTAL / 2BR: COMPARISON



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

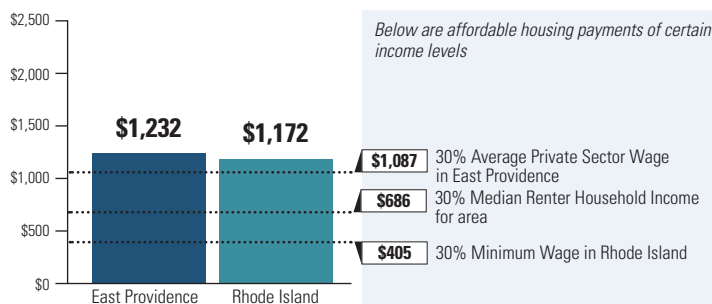


**COST BURDENED OWNERS: 37%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 45%**

**Rhode Island: 51%**

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



## HOUSING STOCK

East Providence: 21,713

Rhode Island: 462,516



Multi-family

**46%**  
**44%**



Single-family

**54%**  
**56%**

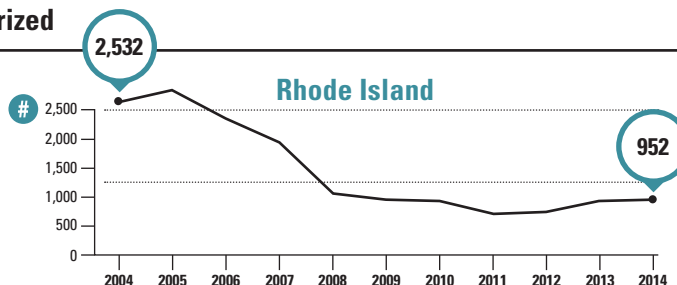
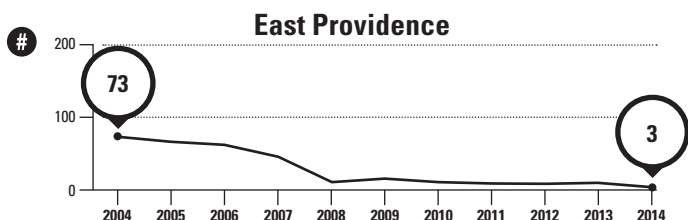


Affordable Housing  
% of year-round housing stock

**9.8%**  
**8.3%**



## ANNUAL BUILDING PERMITS: Total Units Authorized



# EXETER

POPULATION

**6,683**

HOUSEHOLDS

**2,396**

**84% OWN**

**16% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$275,000**

Assumed down  
payment  
**\$9,625**

Mortgage  
amount  
**\$265,375**

Monthly housing  
payment  
**\$2,041**

**\$81,653**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Exeter: 2,549**

**Rhode Island: 462,516**



Multi-family

**4%**  
**44%**



Single-family

**96%**  
**56%**

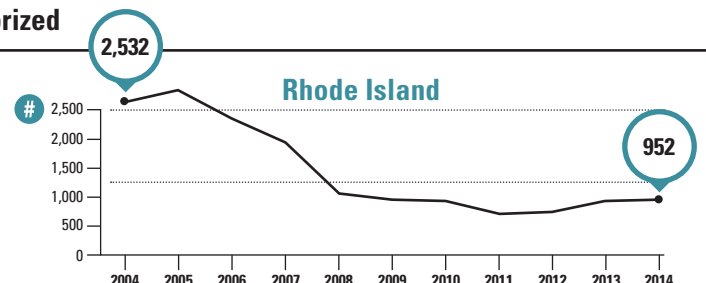
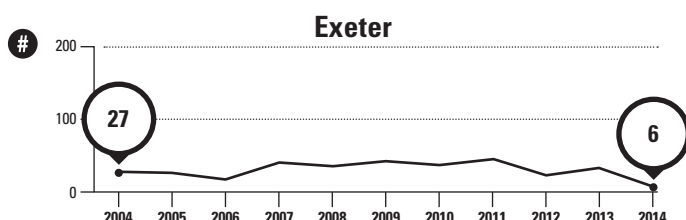


Affordable Housing  
% of year-round housing stock

**2.3%**  
**8.3%**



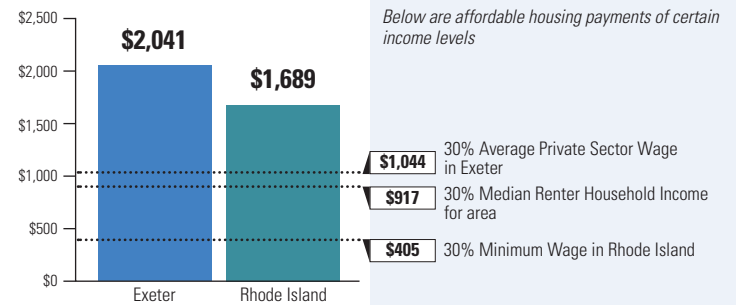
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

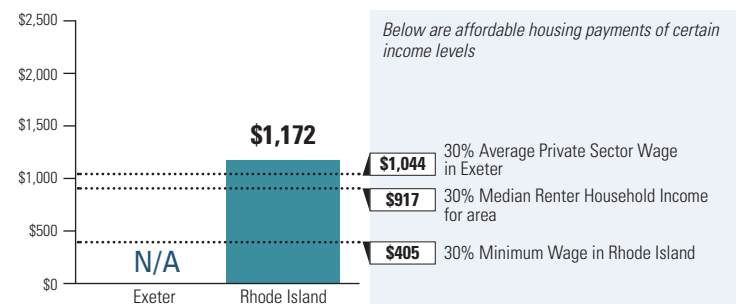


### COST BURDENED OWNERS: 30%

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 64%

**Rhode Island: 51%**

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

# FOSTER

POPULATION

**4,628**

HOUSEHOLDS

**1,567**

**92% OWN**

**8% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$237,500**

Assumed down payment  
**\$8,313**

Mortgage amount  
**\$229,188**

Monthly housing payment  
**\$1,909**

**\$76,350**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Foster: 1,644**

**Rhode Island: 462,516**



Multi-family **3%**  
**44%**



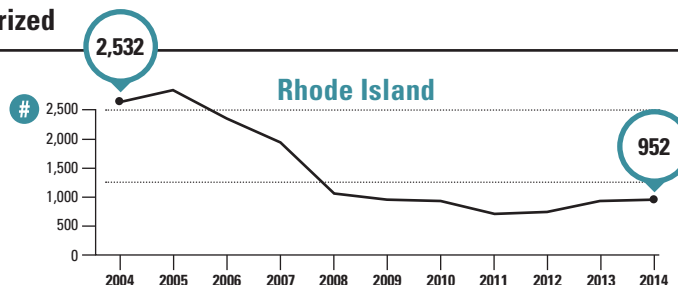
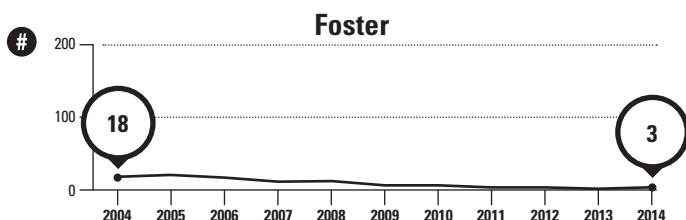
Single-family **97%**  
**56%**



Affordable Housing **2.0%**  
% of year-round housing stock **8.3%**



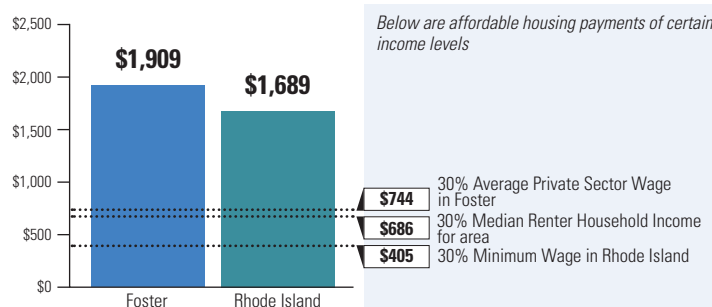
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

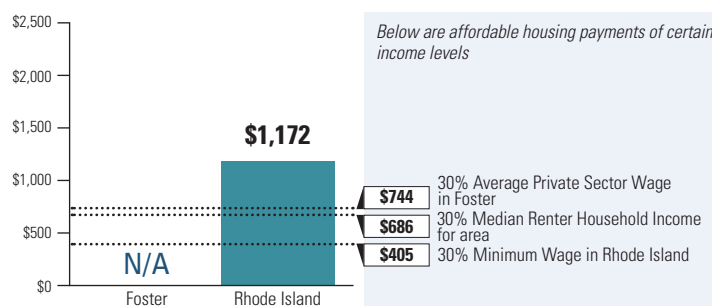


**COST BURDENED OWNERS: 26%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 60%**

**Rhode Island: 51%**

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

# GLOCESTER

POPULATION **9,801**

HOUSEHOLDS **3,566**

**92% OWN**

**8% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$205,000**

Assumed down  
payment  
**\$7,175**

Mortgage  
amount  
**\$197,825**

Monthly housing  
payment  
**\$1,679**

**\$67,163**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Glocester: 3,981**

**Rhode Island: 462,516**



Multi-family

**6%**  
**44%**



Single-family

**94%**  
**56%**

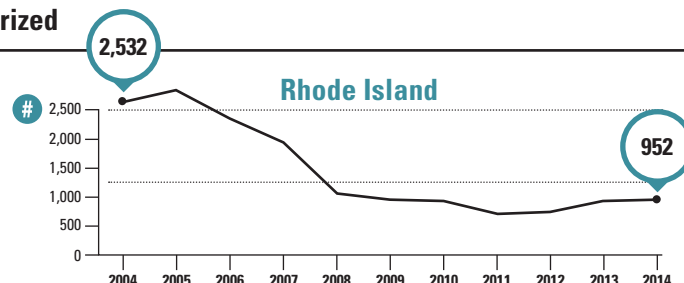
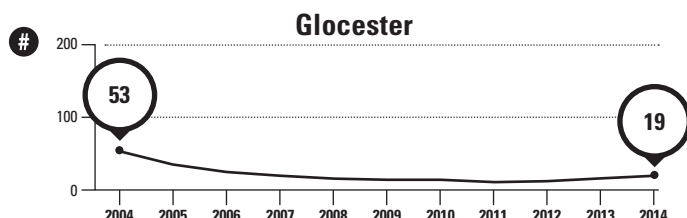


Affordable Housing  
% of year-round housing stock

**2.2%**  
**8.3%**



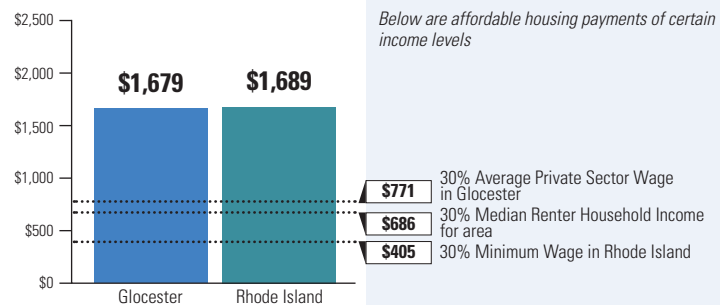
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

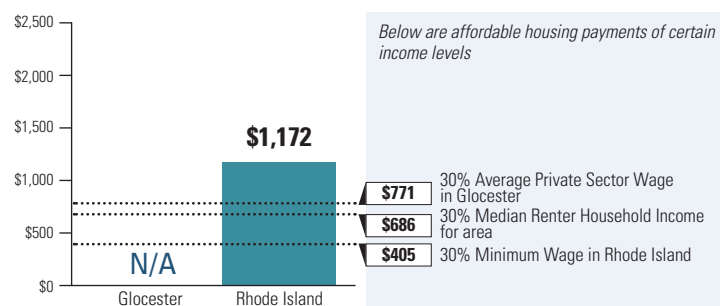


### COST BURDENED OWNERS: 32%

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 49%

**Rhode Island: 51%**

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

# HOPKINTON

POPULATION

**8,148**

HOUSEHOLDS

**3,390**

**80% OWN**

**20% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$202,000**

Assumed down payment  
**\$7,070**

Mortgage amount  
**\$194,930**

Monthly housing payment  
**\$1,618**

**\$64,711**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

Hopkinton: 3,707

Rhode Island: 462,516



Multi-family **19%**  
**44%**



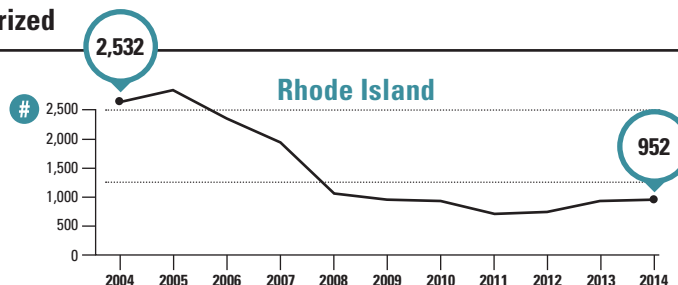
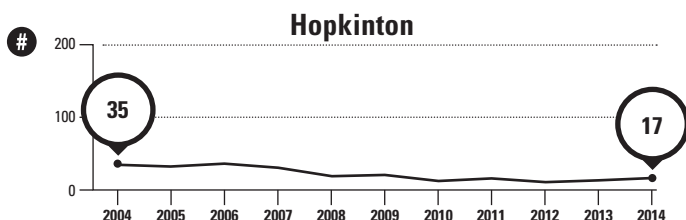
Single-family **81%**  
**56%**



Affordable Housing **7.1%**  
% of year-round housing stock **8.3%**



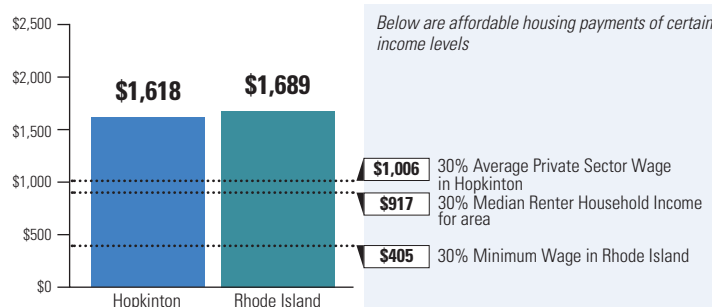
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

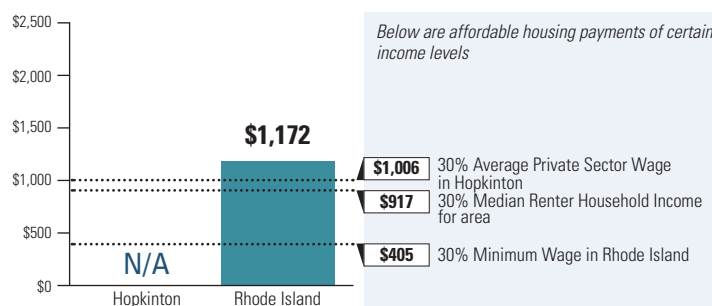
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 36%** | **Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



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

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

# JAMESTOWN

POPULATION

**5,423**

HOUSEHOLDS

**2,455**

**79% OWN**

**21% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$430,000**

Assumed down  
payment  
**\$15,050**

Mortgage  
amount  
**\$414,950**

Monthly housing  
payment  
**\$2,934**

**\$117,354**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Jamestown: 3,225**

**Rhode Island: 462,516**



Multi-family

**12%**  
**44%**



Single-family

**88%**  
**56%**

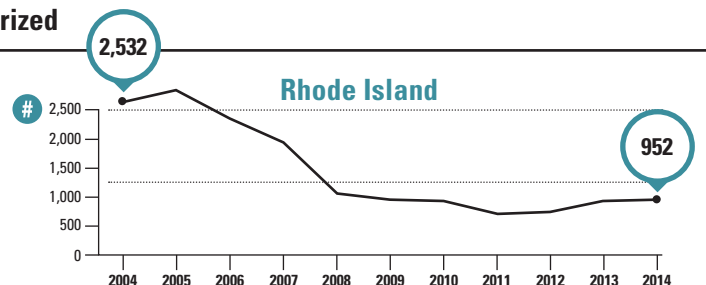
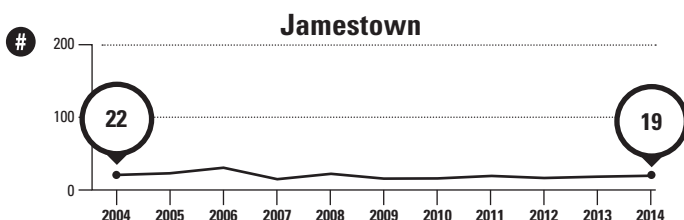


Affordable Housing  
% of year-round housing stock

**4.4%**  
**8.3%**



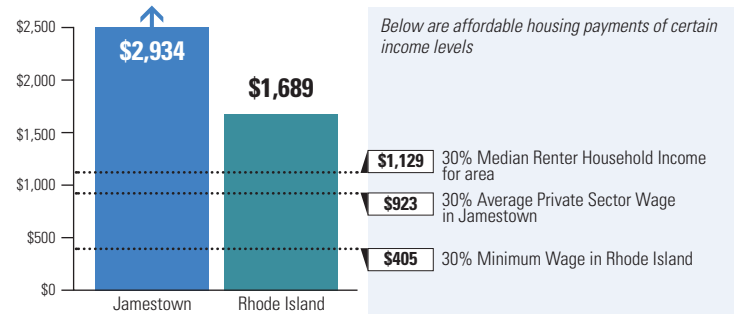
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

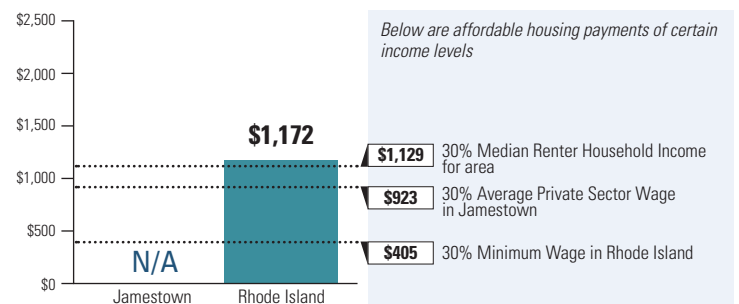
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 26%** | **Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 49%** | **Rhode Island: 51%**

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



# JOHNSTON

POPULATION

**28,888**

HOUSEHOLDS

**11,702**

**68% OWN**

**32% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$162,500**

Assumed down payment  
**\$5,688**

Mortgage amount  
**\$156,813**

Monthly housing payment  
**\$1,428**

**\$57,102**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,275**

**\$51,000**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

Johnston: 12,611

Rhode Island: 462,516



Multi-family

**33%**  
**44%**



Single-family

**67%**  
**56%**

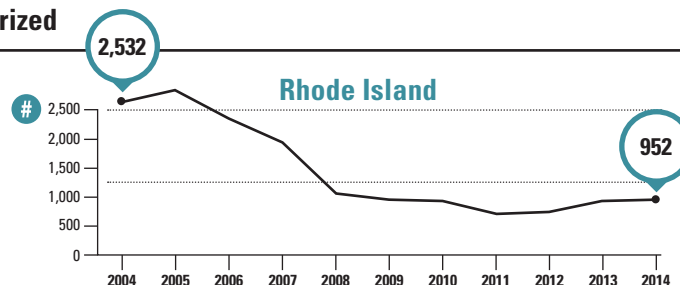
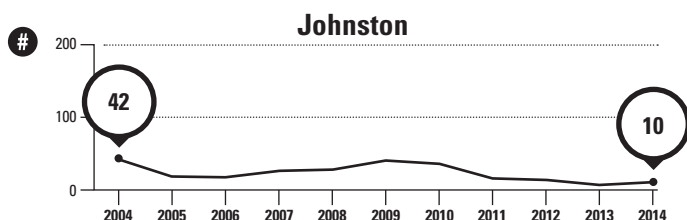


Affordable Housing  
% of year-round housing stock

**8.1%**  
**8.3%**



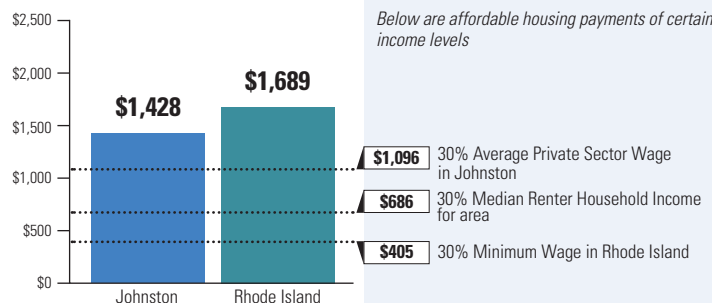
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

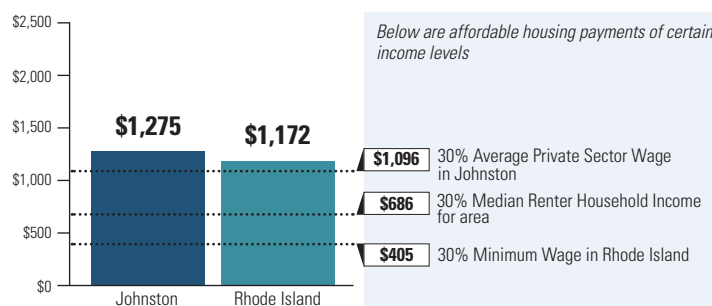


**COST BURDENED OWNERS: 37%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 51%**

**Rhode Island: 51%**

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



# LINCOLN

POPULATION

**21,177**

HOUSEHOLDS

**8,514**

**70% OWN**

**30% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$261,000**

Assumed down  
payment  
**\$9,135**

Mortgage  
amount  
**\$251,865**

Monthly housing  
payment  
**\$2,127**

**\$85,068**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,185**

**\$47,400**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

Lincoln: 8,910

Rhode Island: 462,516



Multi-family

**40%**  
**44%**



Single-family

**60%**  
**56%**

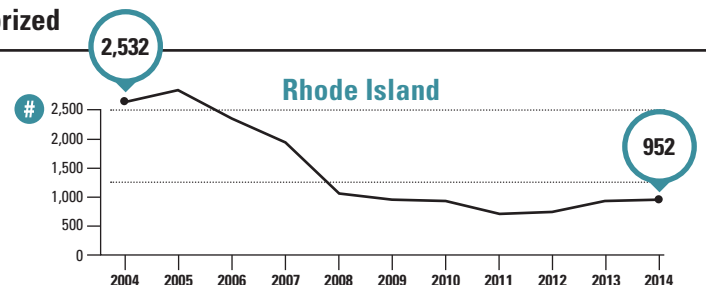
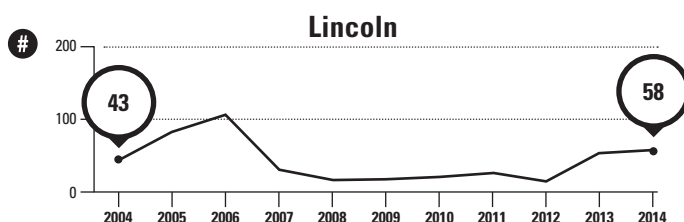


Affordable Housing  
% of year-round housing stock

**6.5%**  
**8.3%**



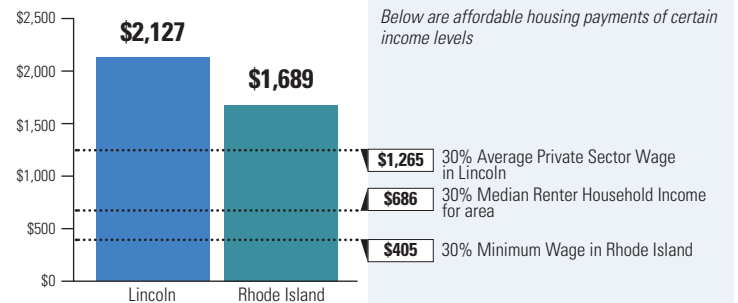
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

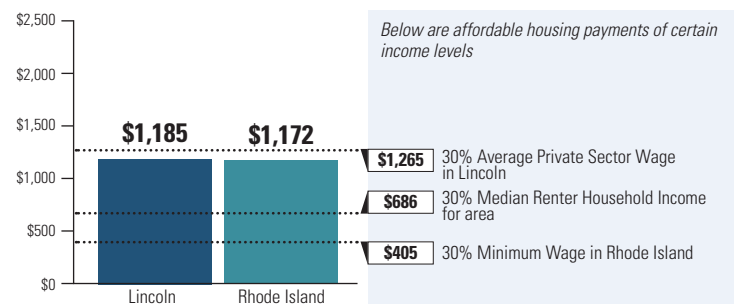


### COST BURDENED OWNERS: 25%

Rhode Island: 35%

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 39%

Rhode Island: 51%

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

# LITTLE COMPTON

POPULATION

**3,490**

HOUSEHOLDS

**1,544**

**80% OWN**

**20% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$531,500**

Assumed down payment  
**\$18,603**

Mortgage amount  
**\$512,898**

Monthly housing payment  
**\$3,489**

**\$139,578**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

Little Compton: 2,215

Rhode Island: 462,516



Multi-family

**5%**  
**44%**



Single-family

**95%**  
**56%**

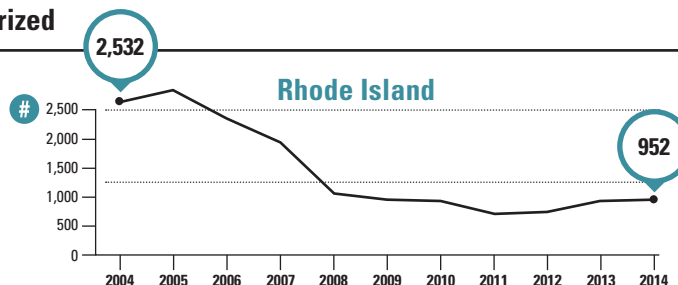
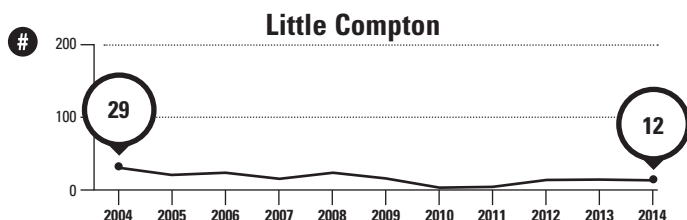


Affordable Housing  
% of year-round housing stock

**0.6%**  
**8.3%**



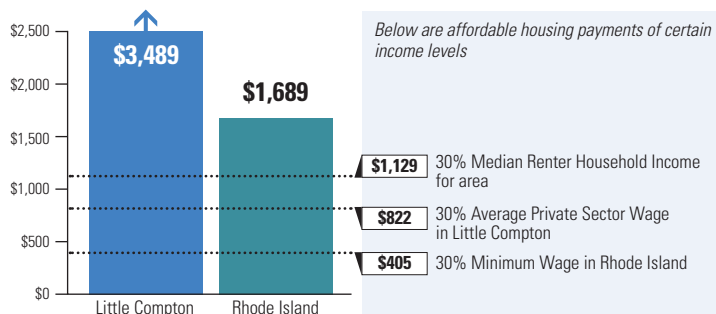
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

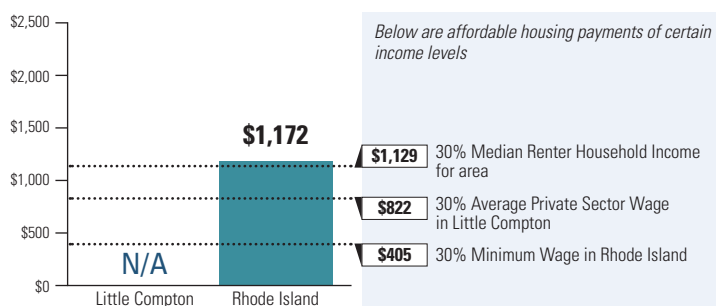


**COST BURDENED OWNERS: 36%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 49%**

**Rhode Island: 51%**

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

# MIDDLETOWN

POPULATION

**16,148**

HOUSEHOLDS

**6,536**

**52% OWN**

**48% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$337,500**

Assumed down  
payment  
**\$11,813**

Mortgage  
amount  
**\$325,688**

Monthly housing  
payment  
**\$2,553**

**\$102,137**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,398**

**\$55,920**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Middletown: 7,238**

**Rhode Island: 462,516**



Multi-family **42%**  
**44%**



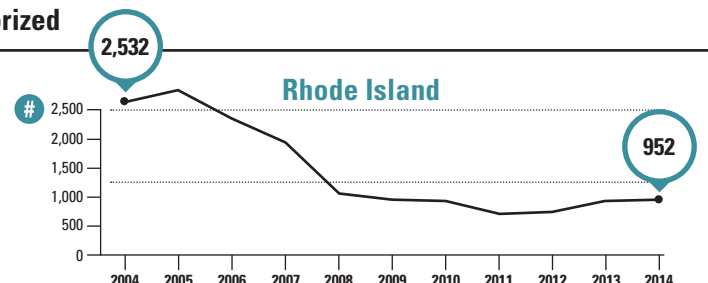
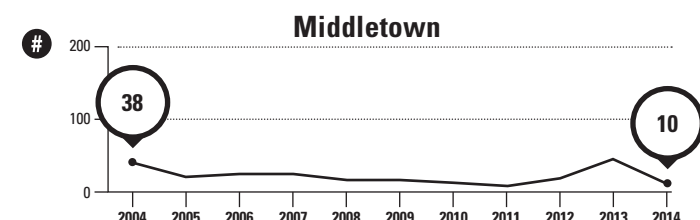
Single-family **58%**  
**56%**



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



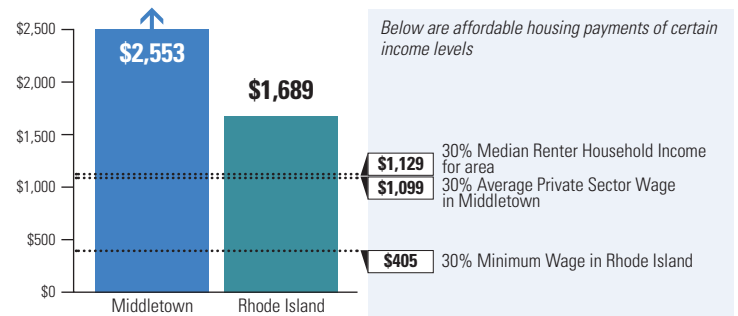
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

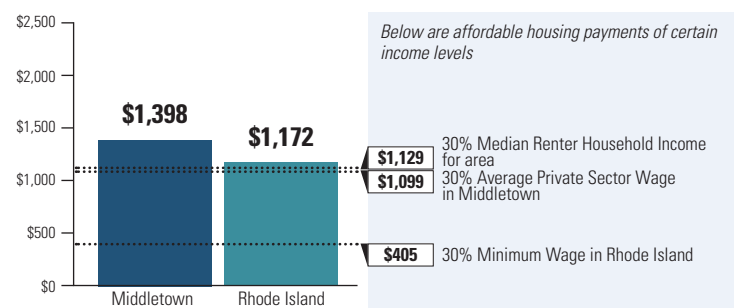


### COST BURDENED OWNERS: 33%

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 53%

**Rhode Island: 51%**

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

# NARRAGANSETT

POPULATION

**15,809**

HOUSEHOLDS

**6,866**

**70% OWN**

**30% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$374,000**

Assumed down payment  
**\$13,090**

Mortgage amount  
**\$360,910**

Monthly housing payment  
**\$2,600**

**\$103,991**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,278**

**\$51,120**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Narragansett: 9,933**

**Rhode Island: 462,516**



Multi-family  
**19%**  
**44%**



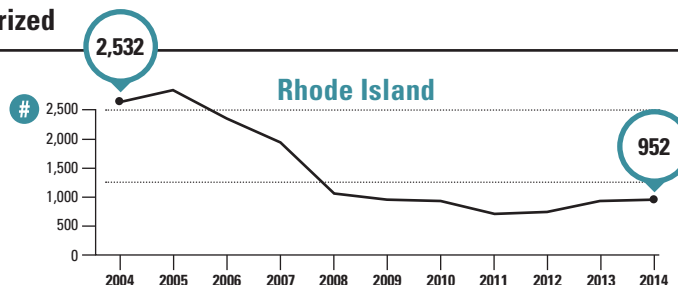
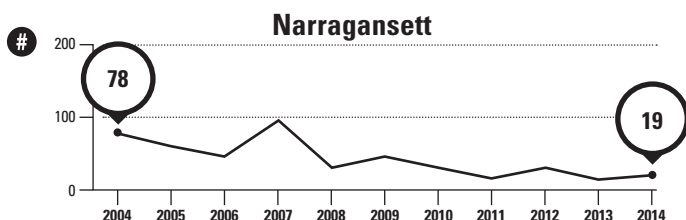
Single-family  
**81%**  
**56%**



Affordable Housing  
% of year-round housing stock  
**3.6%**  
**8.3%**



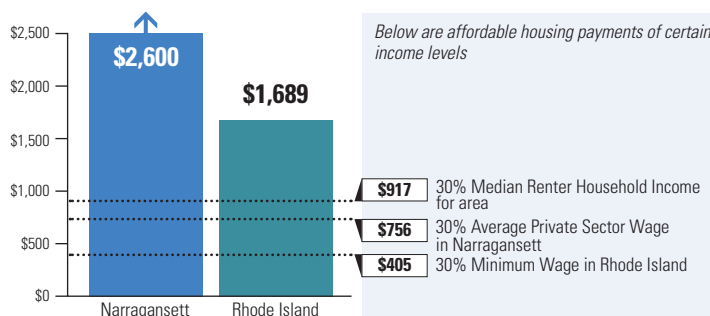
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

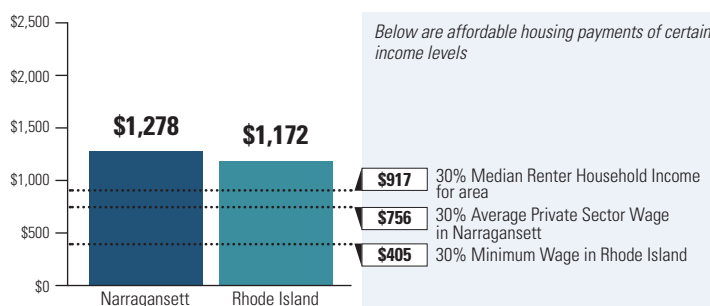


**COST BURDENED OWNERS: 33%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 53%**

**Rhode Island: 51%**

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

# NEWPORT

POPULATION

**24,340**

HOUSEHOLDS

**10,480**

**44% OWN**

**56% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$415,000**

Assumed down  
payment  
**\$14,525**

Mortgage  
amount  
**\$400,475**

Monthly housing  
payment  
**\$2,974**

**\$118,948**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,424**

**\$56,960**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

Newport: 13,152

Rhode Island: 462,516



Multi-family

**56%**  
**44%**



Single-family

**44%**  
**56%**

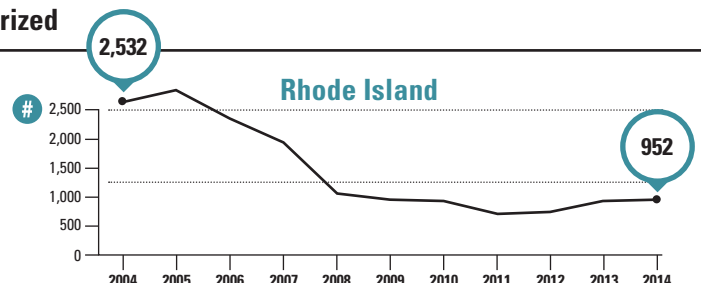
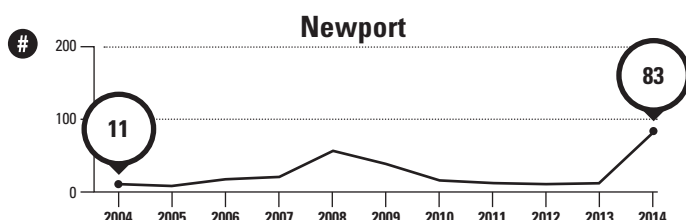


Affordable Housing  
% of year-round housing stock

**17.1%**  
**8.3%**



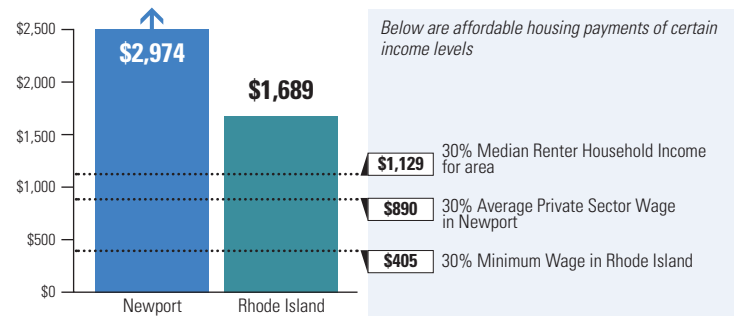
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

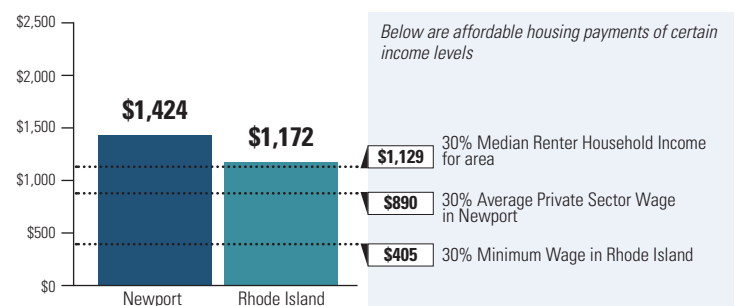
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 33%** | **Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 39%** | **Rhode Island: 51%**

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

# NEW SHOREHAM

POPULATION

**836**

HOUSEHOLDS

**391**

**77% OWN**

**23% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$1,175,000**

Assumed down payment  
**\$41,125**

Mortgage amount  
**\$1,133,875**

Monthly housing payment  
**\$7,566**

**\$302,639**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



N/A: Insufficient data



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**New Shoreham: 1,801**

**Rhode Island: 462,516**



Multi-family **13%**  
**44%**



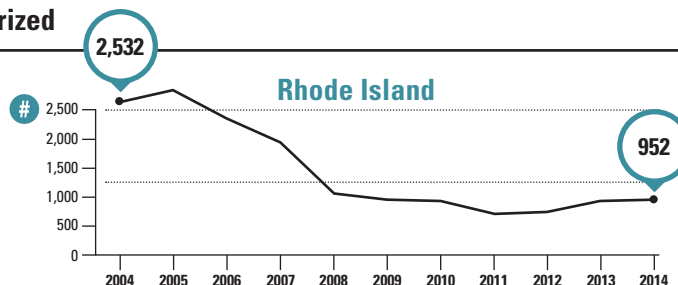
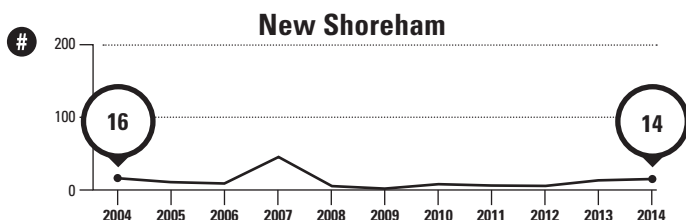
Single-family **87%**  
**56%**



Affordable Housing **10.3%**  
% of year-round housing stock **8.3%**



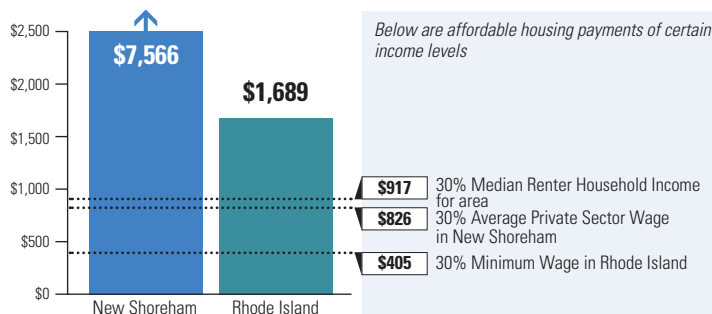
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

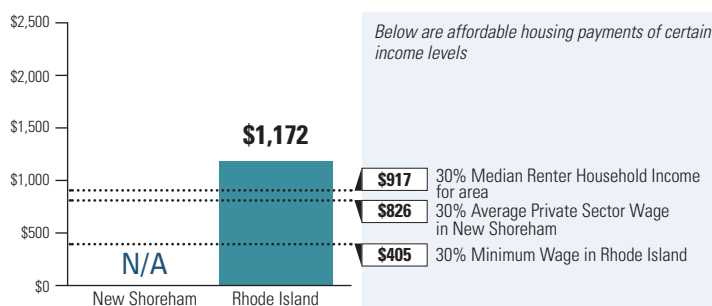


**COST BURDENED OWNERS: 30%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 27%**

**Rhode Island: 51%**

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

# NORTH KINGSTOWN

POPULATION	<b>26,354</b>	HOUSEHOLDS	<b>10,314</b>	<b>75% OWN</b>	<b>25% RENT</b>
------------	---------------	------------	---------------	----------------	-----------------



## MEDIAN SINGLE-FAMILY HOME PRICE

<b>\$297,500</b>	Assumed down payment	<b>\$10,413</b>	Mortgage amount	<b>\$287,088</b>	Monthly housing payment	<b>\$2,330</b>
------------------	----------------------	-----------------	-----------------	------------------	-------------------------	----------------

**\$93,210** Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON

5 YEAR			10 YEAR		
2009	↓	2014	2004	↓	2014
\$322,201		<b>8% DECREASE</b>	\$470,000		<b>37% DECREASE</b>



## AVERAGE 2-BEDROOM RENT

**\$1,333** **\$53,320** Income needed to afford this

### ► RENTAL / 2BR: COMPARISON

5 YEAR			10 YEAR		
2009		2014	2004	↓	2014
\$1,334		<b>0% CHANGE</b>	\$1,628		<b>18% DECREASE</b>



## HOUSING STOCK

North Kingstown: 11,226  
Rhode Island: 462,516

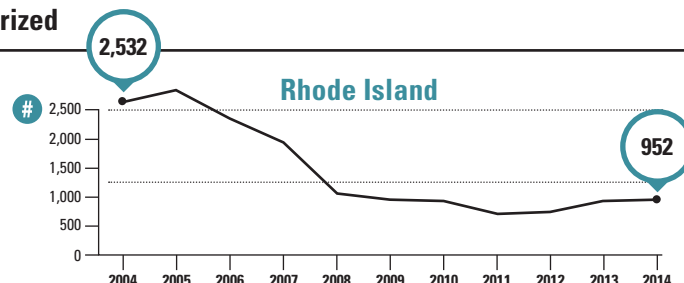
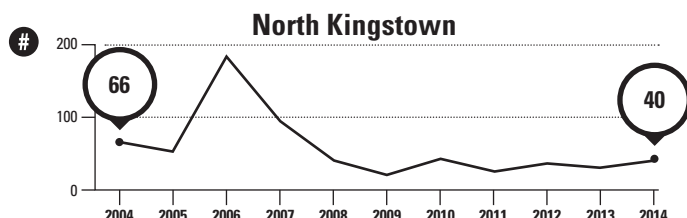
Multi-family **26%**  
**44%**

Single-family **74%**  
**56%**

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



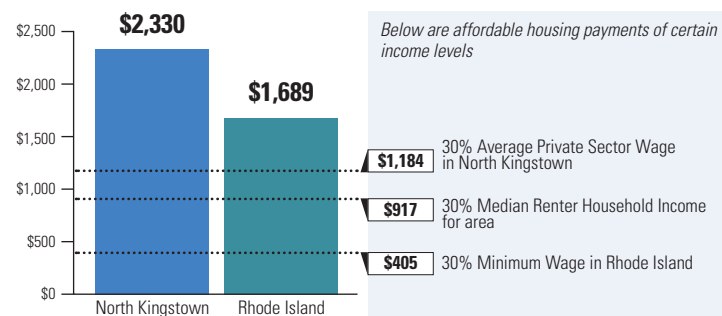
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

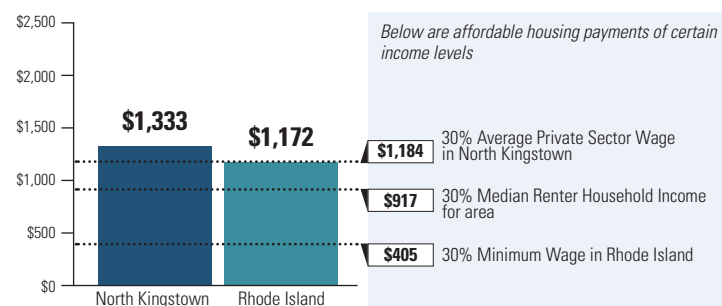
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



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

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 38% | Rhode Island: 51%

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



# NORTH PROVIDENCE

POPULATION

**32,135**

HOUSEHOLDS

**14,355**

**63% OWN**

**37% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$173,000**

Assumed down payment  
**\$6,055**

Mortgage amount  
**\$166,945**

Monthly housing payment  
**\$1,507**

**\$60,294**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,207**

**\$48,280**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

North Providence: 15,439

Rhode Island: 462,516



Multi-family

**50%**  
**44%**



Single-family

**50%**  
**56%**

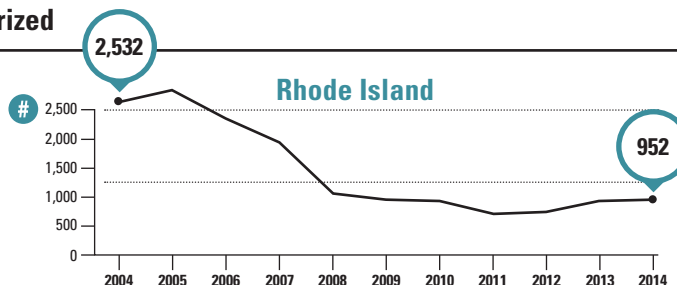
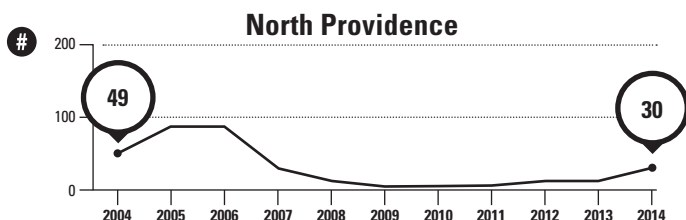


Affordable Housing  
% of year-round housing stock

**6.9%**  
**8.3%**



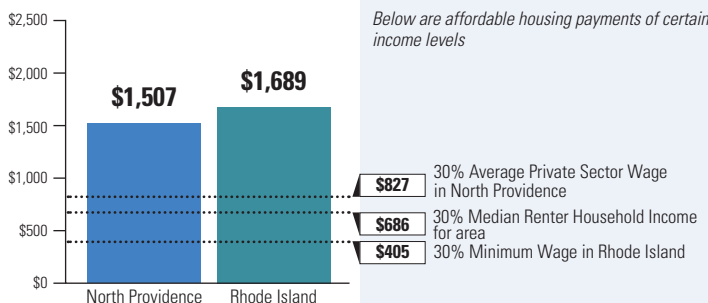
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

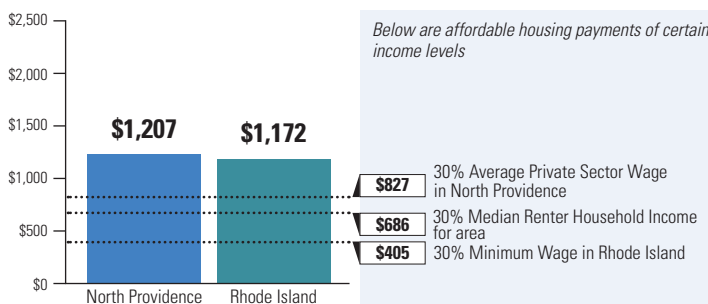


**COST BURDENED OWNERS: 35%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 55%**

**Rhode Island: 51%**

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



# NORTH SMITHFIELD

POPULATION **12,019**

HOUSEHOLDS **4,687**

**73% OWN**

**27% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$237,000**

Assumed down  
payment  
**\$8,295**

Mortgage  
amount  
**\$228,705**

Monthly housing  
payment  
**\$1,786**

**\$71,460**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,173**

**\$46,920**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

North Smithfield: 5,118

Rhode Island: 462,516



Multi-family **34%**  
**44%**



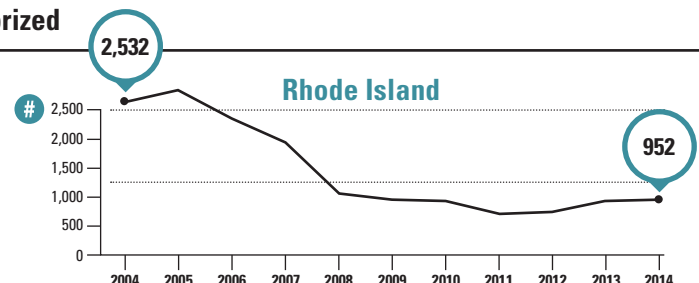
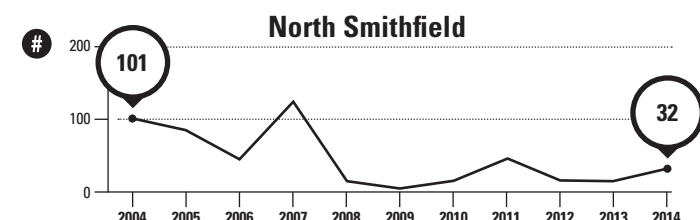
Single-family **66%**  
**56%**



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



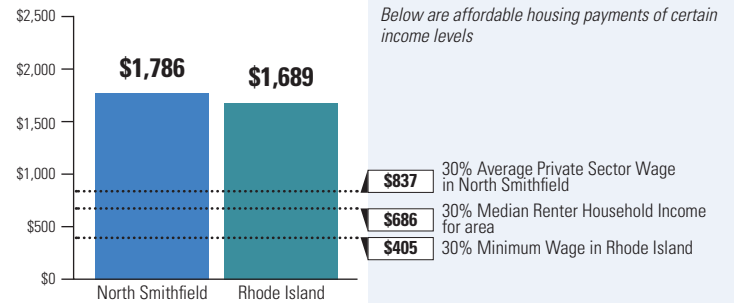
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

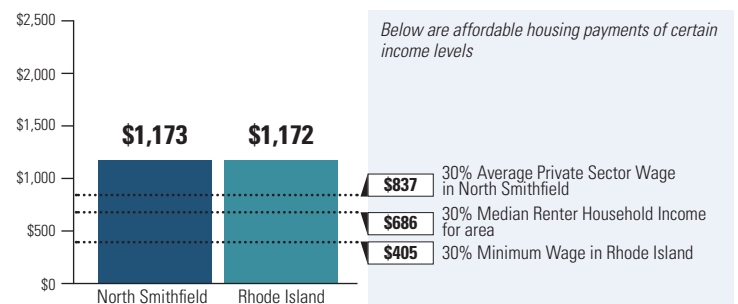
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 27%** | Rhode Island: **35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



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

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

# PAWTUCKET

POPULATION

**71,163**

HOUSEHOLDS

**28,328**

**45% OWN**

**55% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$150,000**

Assumed down payment  
**\$5,250**

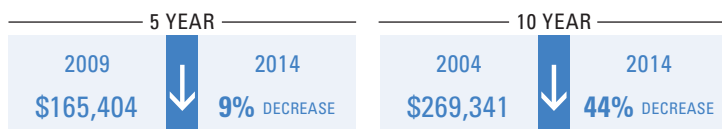
Mortgage amount  
**\$144,750**

Monthly housing payment  
**\$1,250**

**\$49,997**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



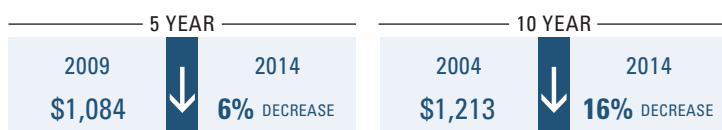
## AVERAGE 2-BEDROOM RENT

**\$1,021**

**\$40,840**

Income needed to afford this

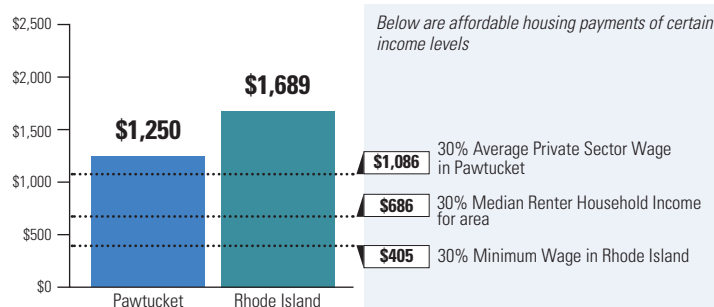
### ► RENTAL / 2BR: COMPARISON



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

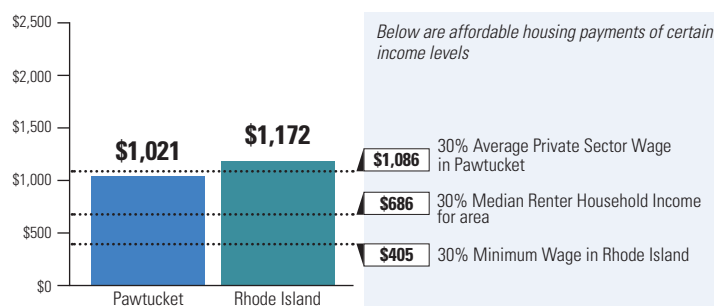


**COST BURDENED OWNERS: 43%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 53%**

**Rhode Island: 51%**

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



## HOUSING STOCK

**Pawtucket: 31,798**

**Rhode Island: 462,516**



Multi-family

**65%**  
**44%**



Single-family

**35%**  
**56%**

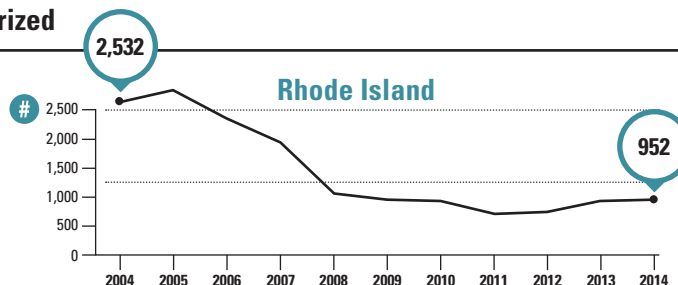
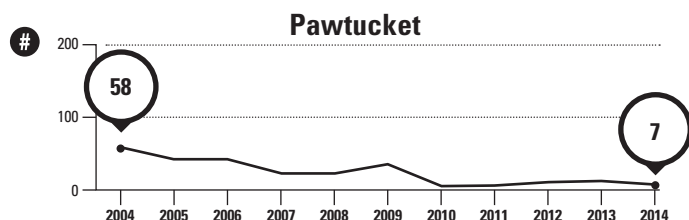


Affordable Housing  
% of year-round housing stock

**8.8%**  
**8.3%**



## ANNUAL BUILDING PERMITS: Total Units Authorized



# PORTSMOUTH

POPULATION

**17,339**

HOUSEHOLDS

**7,087**

**75% OWN**

**25% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$315,000**

Assumed down  
payment  
**\$11,025**

Mortgage  
amount  
**\$303,975**

Monthly housing  
payment  
**\$2,396**

**\$95,826**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,281**

**\$51,240**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

Portsmouth: 8,369

Rhode Island: 462,516



Multi-family **20%**  
**44%**



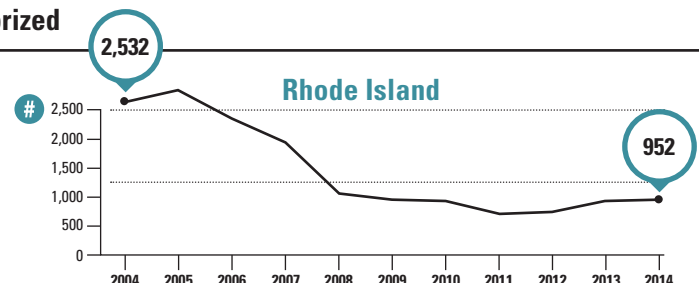
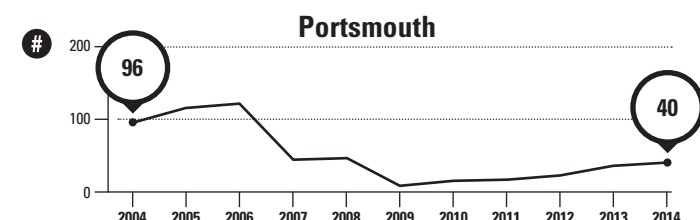
Single-family **80%**  
**56%**



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



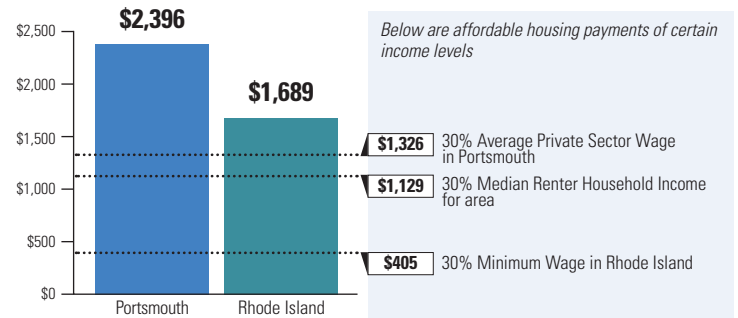
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

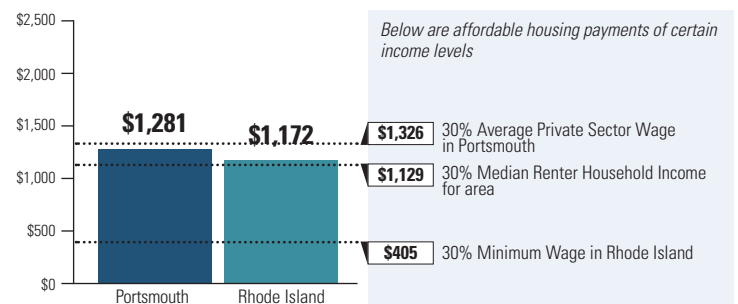
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 34%** | Rhode Island: **35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



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

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

# PROVIDENCE (WITHOUT EAST SIDE)

POPULATION **143,478**

HOUSEHOLDS **47,750**

**33% OWN**

**67% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$122,750**

Assumed down payment  
**\$4,296**

Mortgage amount  
**\$118,454**

Monthly housing payment  
**\$1,010**

**\$40,399**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



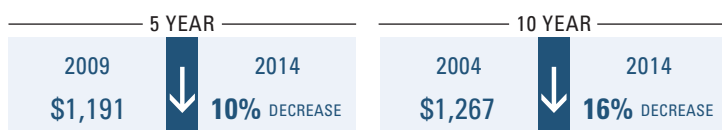
## AVERAGE 2-BEDROOM RENT

**\$1,067**

**\$42,680**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

**Providence** 56,698  
(w/o East Side):  
**Rhode Island: 462,516**



Multi-family

**78%**  
**44%**



Single-family

**22%**  
**56%**

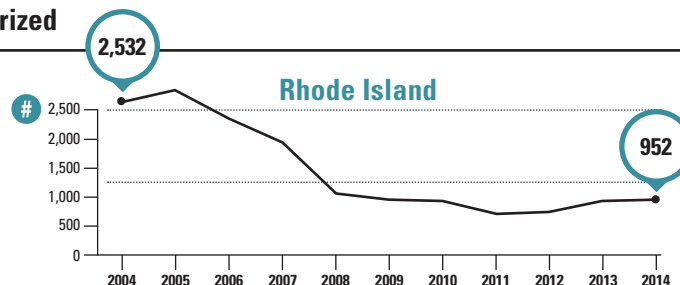
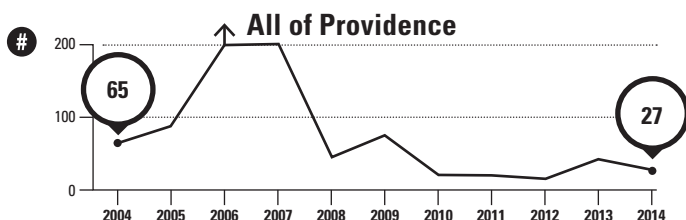


**Affordable Housing** 14.8%  
% of year-round housing stock  
All of Providence

**8.3%**



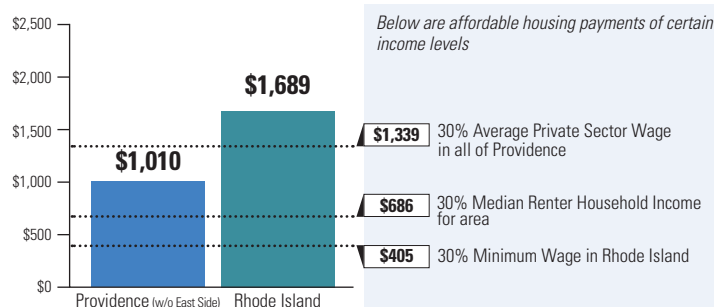
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

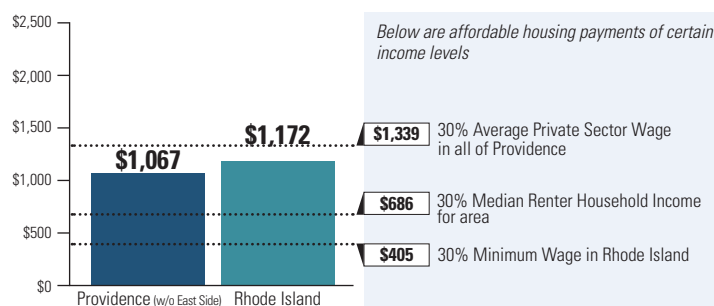
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



### COST BURDENED OWNERS: 46% | Rhode Island: 35%

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



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

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

# PROVIDENCE (EAST SIDE)

POPULATION

**34,578**

HOUSEHOLDS

**13,266**

**44% OWN**

**56% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$460,000**

Assumed down  
payment  
**\$16,100**

Mortgage  
amount  
**\$443,900**

Monthly housing  
payment  
**\$3,537**

**\$141,482**

Income needed to afford this

### MEDIAN HOME PRICE: COMPARISON

5 YEAR

2009

**\$485,508**

2014

**5% DECREASE**

10 YEAR

2004

**\$595,333**

2014

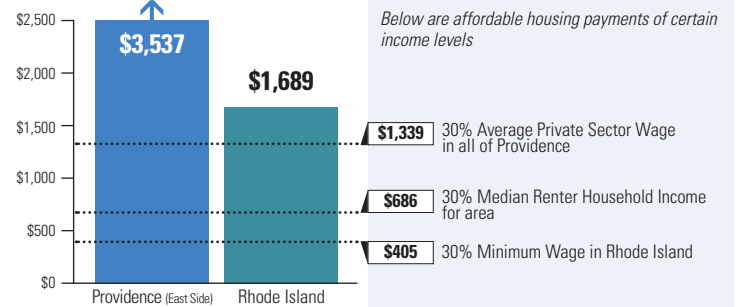
**23% DECREASE**



## AFFORDABILITY

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

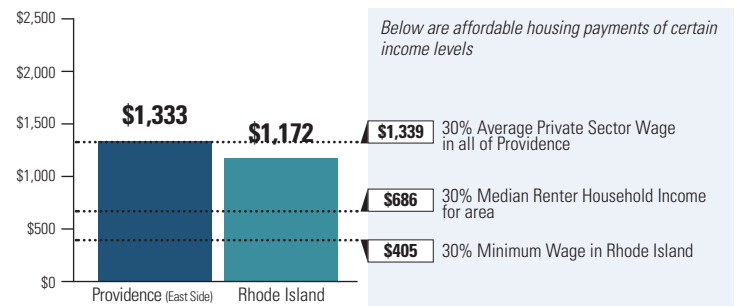
### OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



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

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

### RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 49% | Rhode Island: 51%**

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



## AVERAGE 2-BEDROOM RENT

**\$1,333**

**\$53,320**

Income needed to afford this

### RENTAL / 2BR: COMPARISON

5 YEAR

2009

**\$1,505**

2014

**11% DECREASE**

10 YEAR

2004

**\$1,573**

2014

**15% DECREASE**



## HOUSING STOCK

**Providence**  
(East Side): **14,754**

**Rhode Island: 462,516**



Multi-family

**69%**

**44%**



Single-family

**31%**

**56%**



Affordable Housing  
% of year-round housing stock

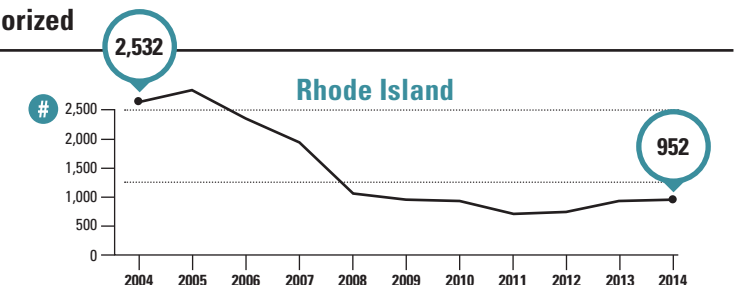
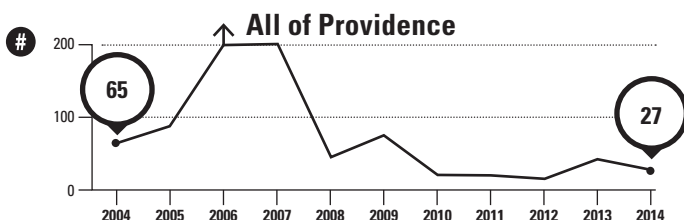
**14.8%**

All of Providence

**8.3%**



## ANNUAL BUILDING PERMITS: Total Units Authorized



# RICHMOND

POPULATION

**7,657**

HOUSEHOLDS

**2,688**

**90% OWN**

**10% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$239,500**

Assumed down payment  
**\$8,383**

Mortgage amount  
**\$231,118**

Monthly housing payment  
**\$1,911**

**\$76,442**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Richmond: 2,774**

**Rhode Island: 462,516**

**Multi-family**

**4%**  
**44%**

**Single-family**

**96%**  
**56%**

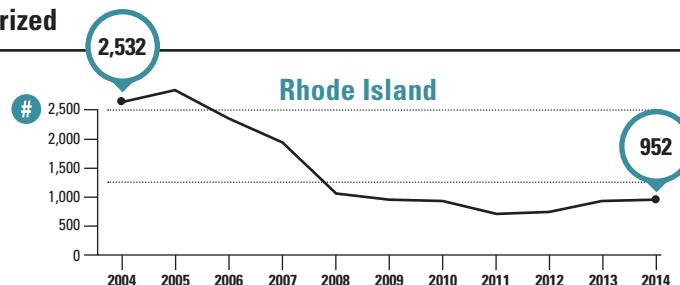
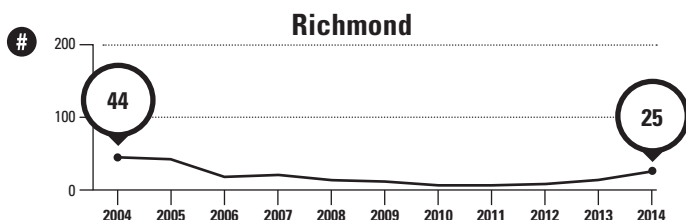


**Affordable Housing**  
% of year-round housing stock

**2.0%**  
**8.3%**



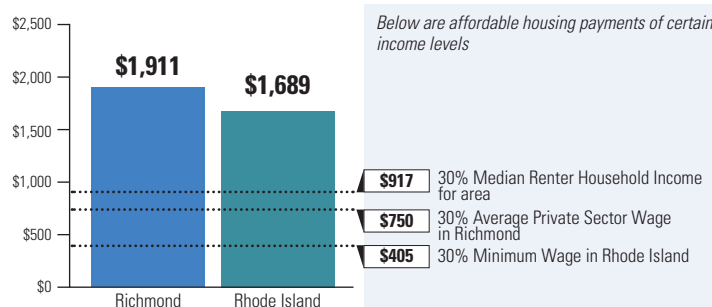
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

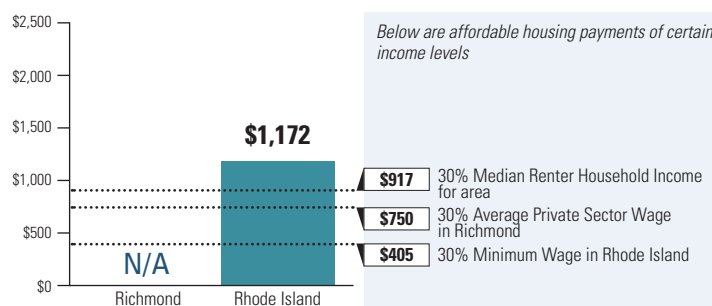


**COST BURDENED OWNERS: 33%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 13%**

**Rhode Island: 51%**

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

# SCITUATE

POPULATION

**10,359**

HOUSEHOLDS

**4,027**

**84% OWN**

**16% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$252,500**

Assumed down payment  
**\$8,838**

Mortgage amount  
**\$243,663**

Monthly housing payment  
**\$1,973**

**\$78,902**

Income needed to afford this

### MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,240**

**\$49,600**

Income needed to afford this

### RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Scituate: 4,242**

**Rhode Island: 462,516**



Multi-family  
**15%**  
**44%**



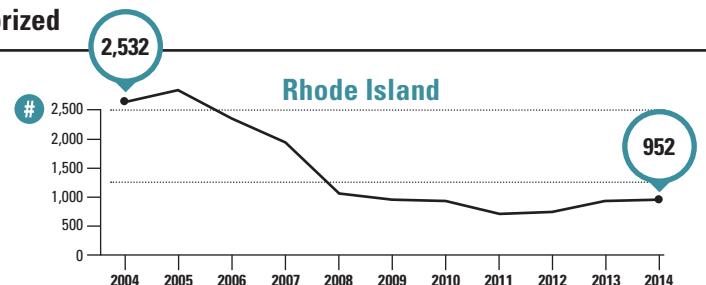
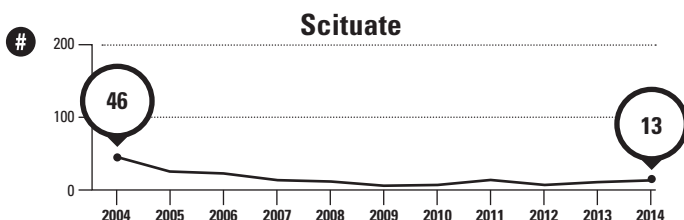
Single-family  
**85%**  
**56%**



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



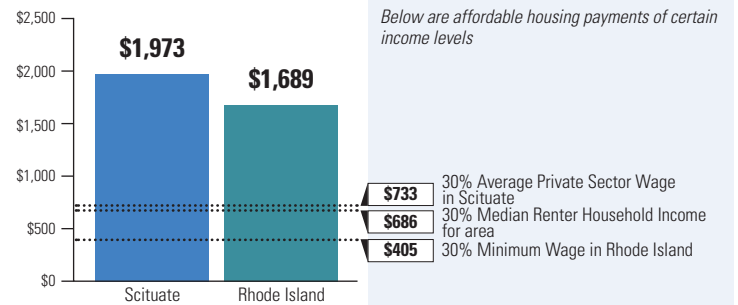
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

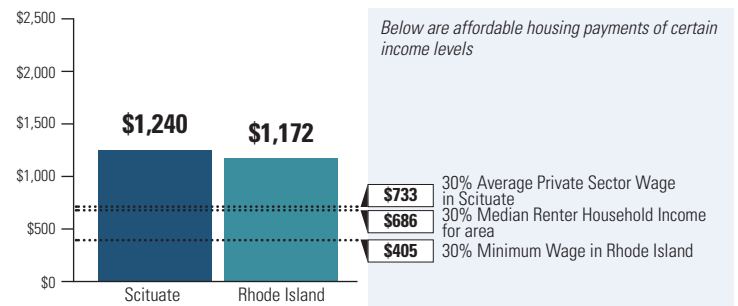


**COST BURDENED OWNERS: 25%**

**Rhode Island: 35%**

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

### RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 46%**

**Rhode Island: 51%**

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



# SMITHFIELD

POPULATION

**21,454**

HOUSEHOLDS

**7,170**

**80% OWN**

**20% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$245,000**

Assumed down payment  
**\$8,575**

Mortgage amount  
**\$236,425**

Monthly housing payment  
**\$1,868**

**\$74,718**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,169**

**\$46,760**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

Smithfield: 7,652

Rhode Island: 462,516



Multi-family **34%**  
**44%**



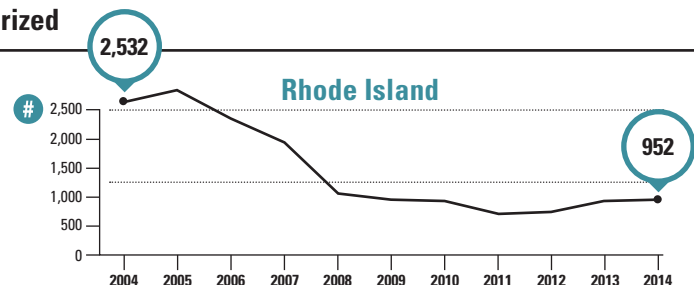
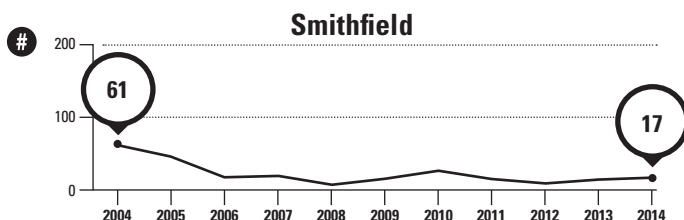
Single-family **66%**  
**56%**



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



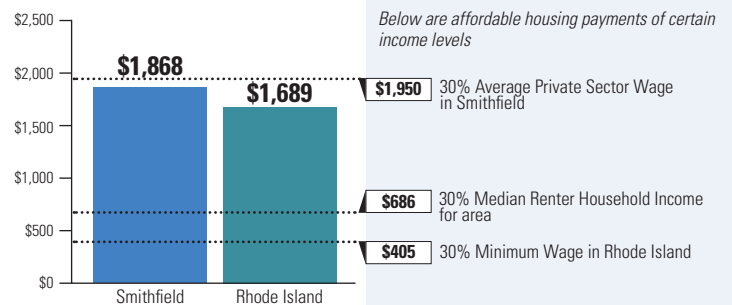
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

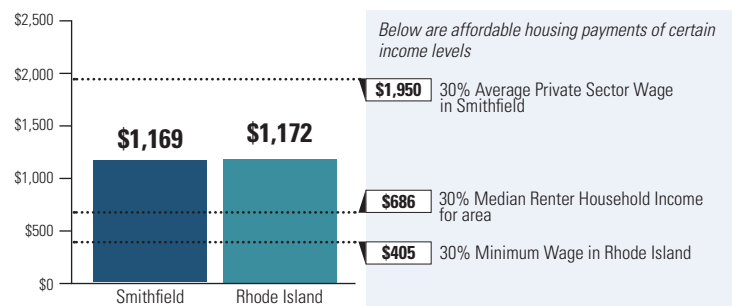


**COST BURDENED OWNERS: 32%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 45%**

**Rhode Island: 51%**

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



# SOUTH KINGSTOWN

POPULATION

**30,599**

HOUSEHOLDS

**10,644**

**75% OWN**

**25% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$301,875**

Assumed down  
payment  
**\$10,566**

Mortgage  
amount  
**\$291,309**

Monthly housing  
payment  
**\$2,271**

**\$90,856**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,301**

**\$52,040**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

South Kingstown: 13,232

Rhode Island: 462,516



Multi-family

**21%**  
**44%**



Single-family

**79%**  
**56%**

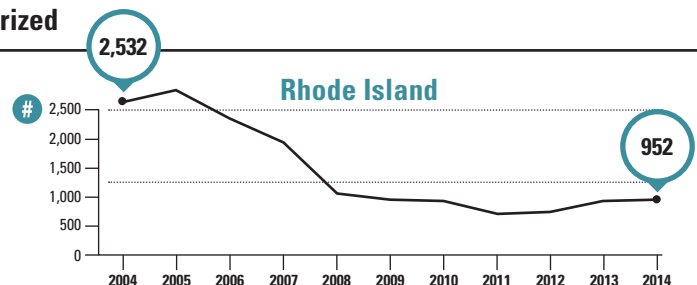
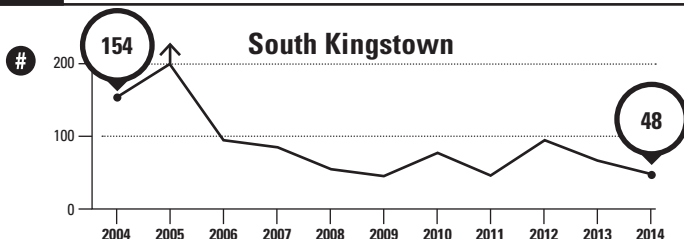


Affordable Housing  
% of year-round housing stock

**5.4%**  
**8.3%**



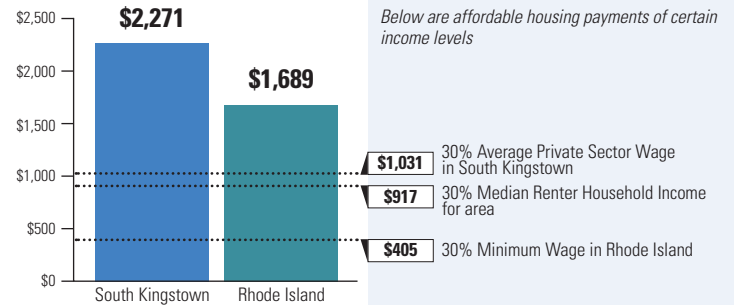
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

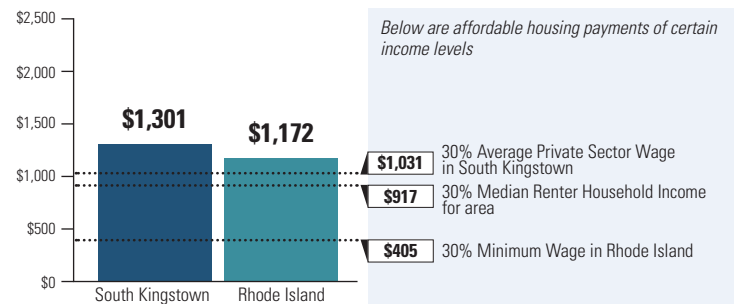


### COST BURDENED OWNERS: 31%

Rhode Island: 35%

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



### COST BURDENED RENTERS: 51%

Rhode Island: 51%

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

# TIVERTON

POPULATION

**15,805**

HOUSEHOLDS

**6,672**

**80% OWN**

**20% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$230,000**

Assumed down payment  
**\$8,050**

Mortgage amount  
**\$221,950**

Monthly housing payment  
**\$1,819**

**\$72,741**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,238**

**\$49,520**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

**Tiverton: 7,526**

**Rhode Island: 462,516**



Multi-family

**20%**  
**44%**



Single-family

**80%**  
**56%**

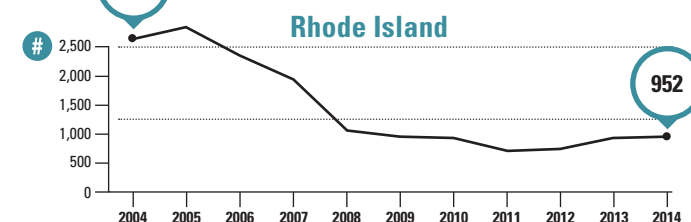
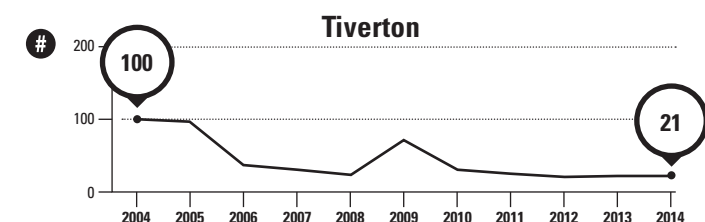


Affordable Housing  
% of year-round housing stock

**5.0%**  
**8.3%**



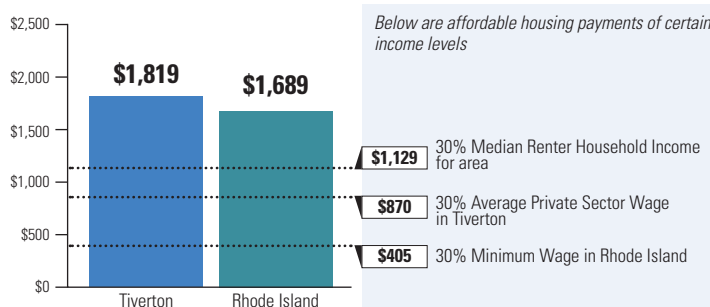
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

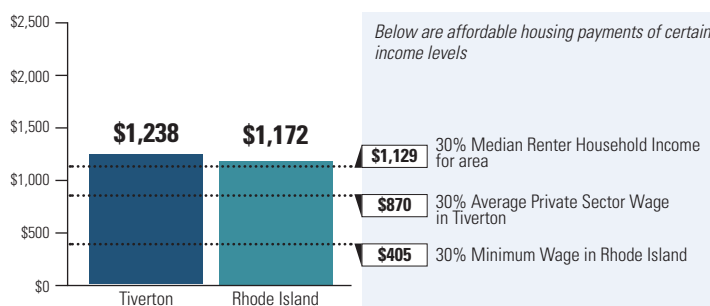


**COST BURDENED OWNERS: 37%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 42%**

**Rhode Island: 51%**

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

# WARREN

POPULATION

**10,597**

HOUSEHOLDS

**4,425**

**58% OWN**

**42% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$230,000**

Assumed down payment  
**\$8,050**

Mortgage amount  
**\$221,950**

Monthly housing payment  
**\$1,837**

**\$73,489**

Income needed to afford this

### MEDIAN HOME PRICE: COMPARISON



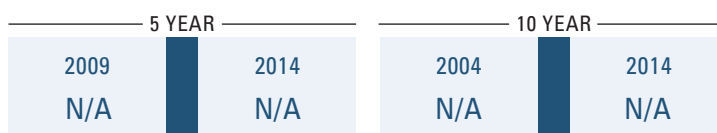
## AVERAGE 2-BEDROOM RENT

**\$1,155**

**\$46,200**

Income needed to afford this

### RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

Warren: 4,899

Rhode Island: 462,516



Multi-family

**49%**  
**44%**



Single-family

**51%**  
**56%**



Affordable Housing  
% of year-round housing stock

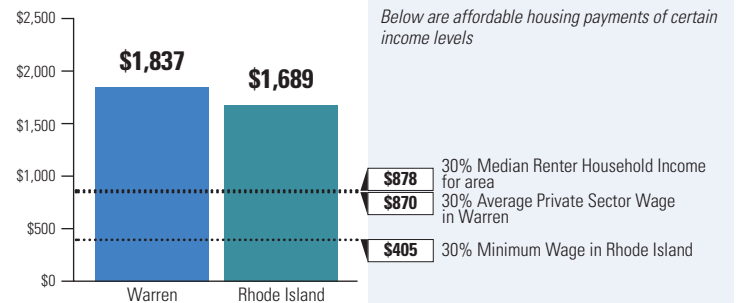
**4.6%**  
**8.3%**



## AFFORDABILITY

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

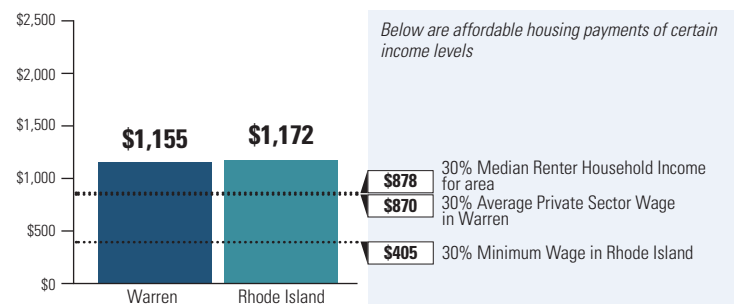
### OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 41%** | Rhode Island: 35%

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

### RENTERS: MONTHLY COST OF AVERAGE 2BR

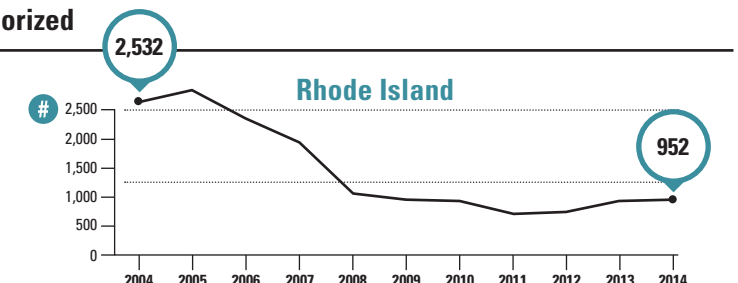
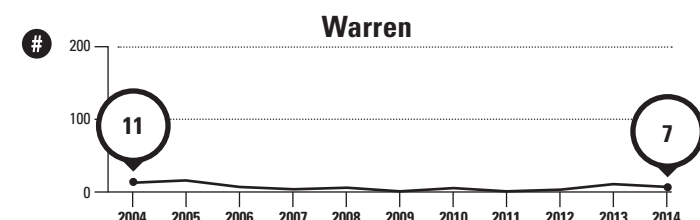


**COST BURDENED RENTERS: 48%** | Rhode Island: 51%

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



## ANNUAL BUILDING PERMITS: Total Units Authorized



# WARWICK

POPULATION

**82,378**

HOUSEHOLDS

**35,445**

**73% OWN**

**27% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$171,862**

Assumed down payment  
**\$6,015**

Mortgage amount  
**\$165,847**

Monthly housing payment  
**\$1,392**

**\$55,661**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,308**

**\$52,320**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

Warwick: 37,492

Rhode Island: 462,516



Multi-family

**28%**  
**44%**



Single-family

**72%**  
**56%**

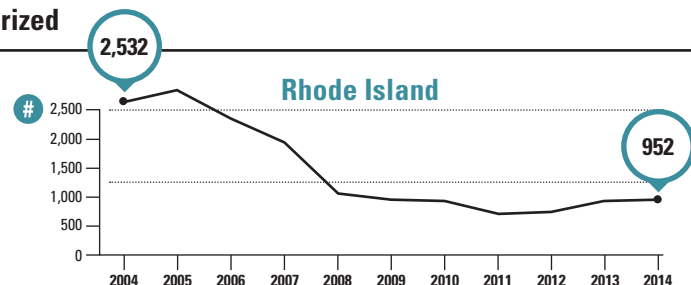
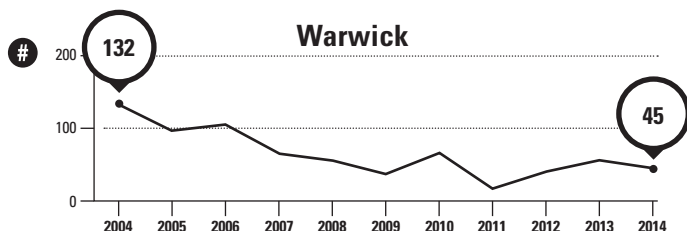


Affordable Housing  
% of year-round housing stock

**5.4%**  
**8.3%**



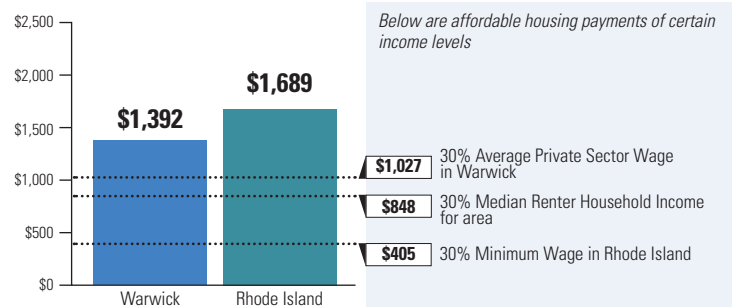
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

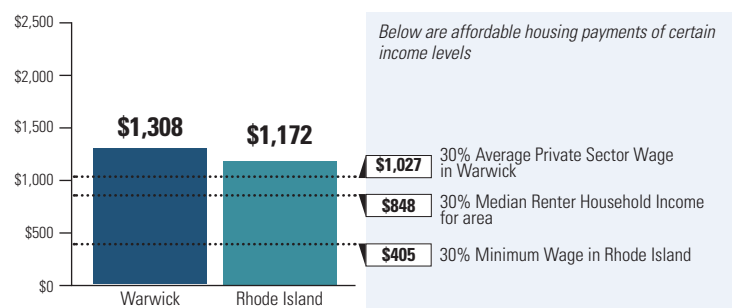


**COST BURDENED OWNERS: 35%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 50%**

**Rhode Island: 51%**

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

# WESTERLY

POPULATION

**22,720**

HOUSEHOLDS

**9,582**

**65% OWN**

**35% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$282,000**

Assumed down  
payment  
**\$9,870**

Mortgage  
amount  
**\$272,130**

Monthly housing  
payment  
**\$2,006**

**\$80,252**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,167**

**\$46,680**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

Westerly: 12,063

Rhode Island: 462,516



Multi-family **33%**  
**44%**



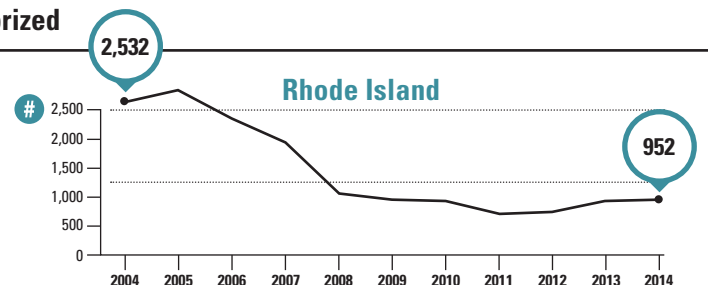
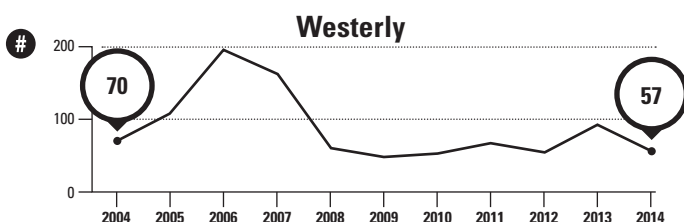
Single-family **67%**  
**56%**



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



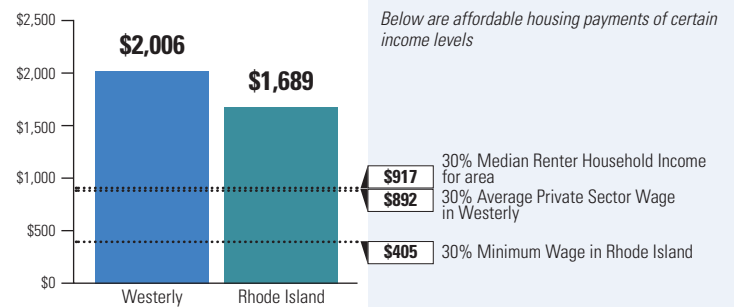
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

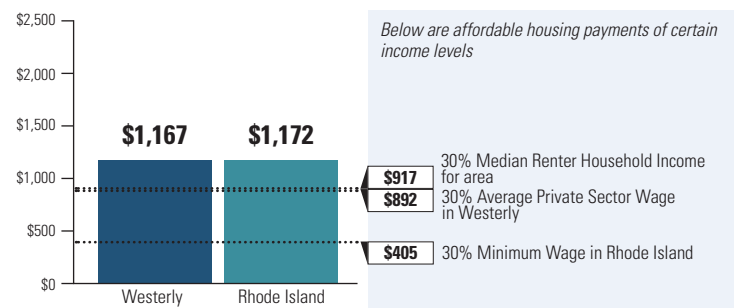
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 33%** | Rhode Island: **35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



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

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

# WEST GREENWICH

POPULATION

**6,102**

HOUSEHOLDS

**2,160**

**78% OWN**

**22% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$262,500**

Assumed down payment  
**\$9,188**

Mortgage amount  
**\$253,313**

Monthly housing payment  
**\$2,127**

**\$85,086**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

N/A

N/A

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



N/A: Insufficient data



## HOUSING STOCK

West Greenwich: 2,370

Rhode Island: 462,516



Multi-family

**11%**  
**44%**



Single-family

**89%**  
**56%**

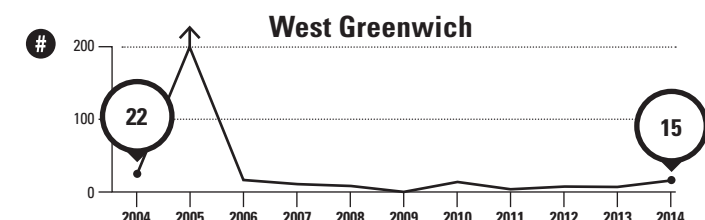


Affordable Housing  
% of year-round housing stock

**1.4%**  
**8.3%**



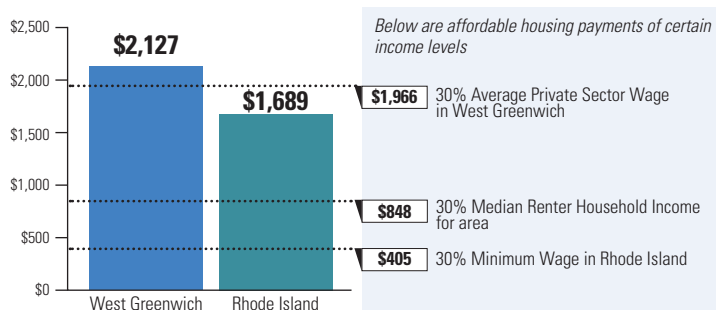
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

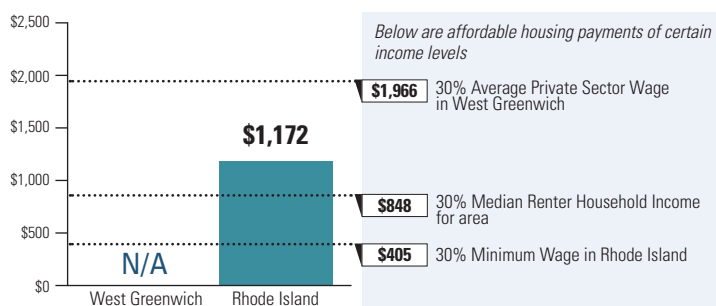


**COST BURDENED OWNERS: 40%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 42%**

**Rhode Island: 51%**

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

# WEST WARWICK

POPULATION

**29,035**

HOUSEHOLDS

**12,513**

**54% OWN**

**46% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$159,900**

Assumed down  
payment  
**\$5,597**

Mortgage  
amount  
**\$154,304**

Monthly housing  
payment  
**\$1,365**

**\$54,592**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



## AVERAGE 2-BEDROOM RENT

**\$1,075**

**\$43,000**

Income needed to afford this

### ► RENTAL / 2BR: COMPARISON



## HOUSING STOCK

West Warwick: 13,854

Rhode Island: 462,516



Multi-family **56%**  
**44%**



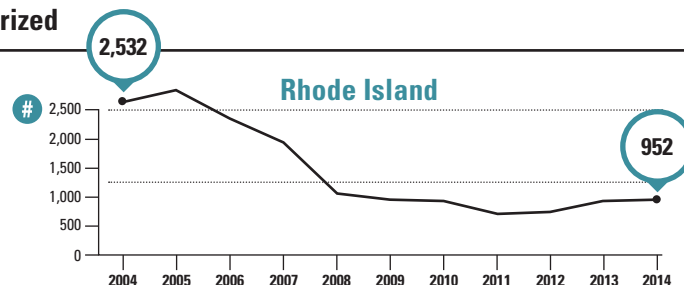
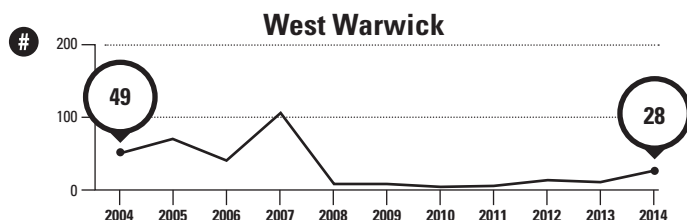
Single-family **44%**  
**56%**



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



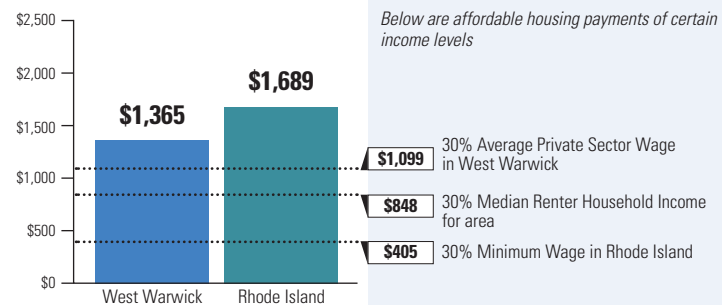
## ANNUAL BUILDING PERMITS: Total Units Authorized



## AFFORDABILITY

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

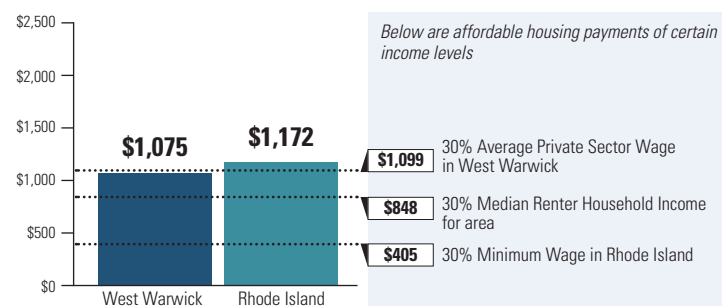
### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME



**COST BURDENED OWNERS: 34%** | Rhode Island: **35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



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

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



# WOONSOCKET

POPULATION

**41,113**

HOUSEHOLDS

**16,628**

**40% OWN**

**60% RENT**



## MEDIAN SINGLE-FAMILY HOME PRICE

**\$135,000**

Assumed down payment  
**\$4,725**

Mortgage amount  
**\$130,275**

Monthly housing payment  
**\$1,277**

**\$51,064**

Income needed to afford this

### ► MEDIAN HOME PRICE: COMPARISON



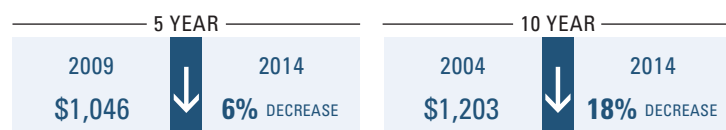
## AVERAGE 2-BEDROOM RENT

**\$983**

**\$39,320**

Income needed to afford this

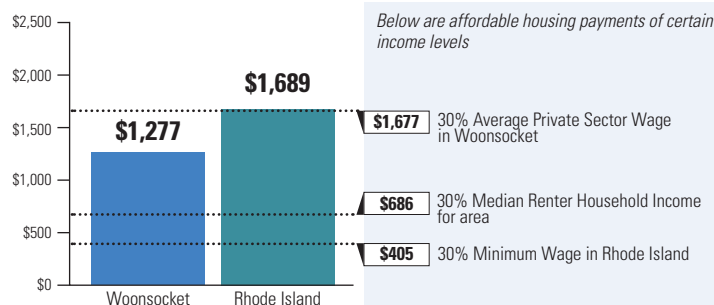
### ► RENTAL / 2BR: COMPARISON



## AFFORDABILITY

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

### ► OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

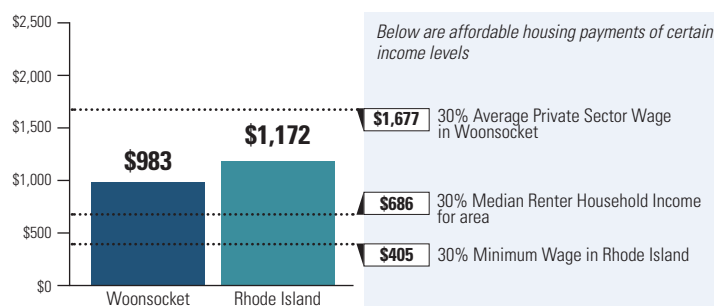


**COST BURDENED OWNERS: 40%**

**Rhode Island: 35%**

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

### ► RENTERS: MONTHLY COST OF AVERAGE 2BR



**COST BURDENED RENTERS: 51%**

**Rhode Island: 51%**

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



## HOUSING STOCK

Woonsocket: 19,000

Rhode Island: 462,516



Multi-family

**73%**  
**44%**



Single-family

**27%**  
**56%**

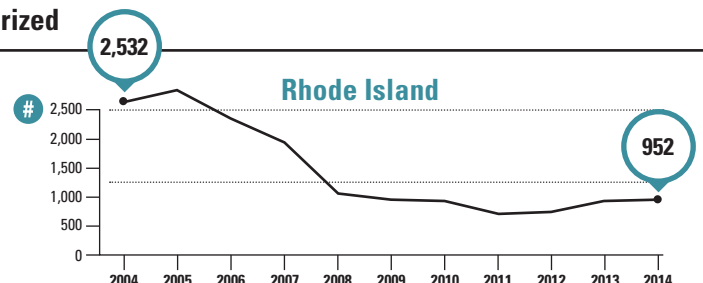
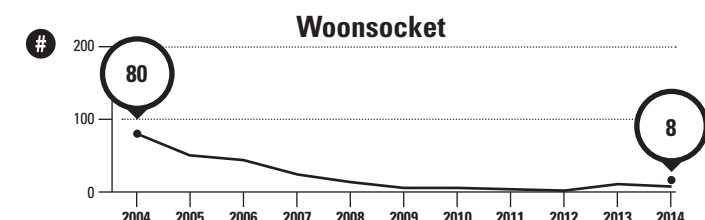


Affordable Housing  
% of year-round housing stock

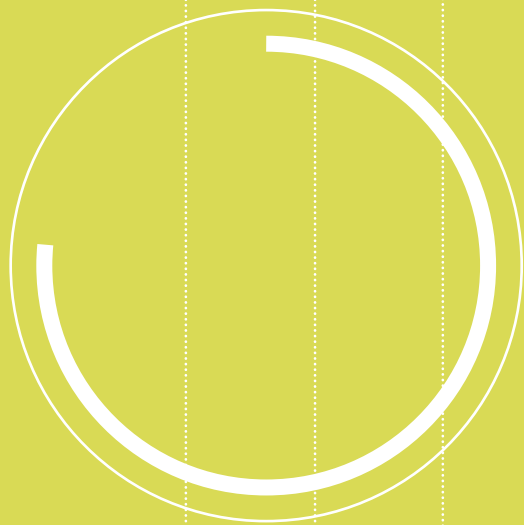
**15.9%**  
**8.3%**



## ANNUAL BUILDING PERMITS: Total Units Authorized

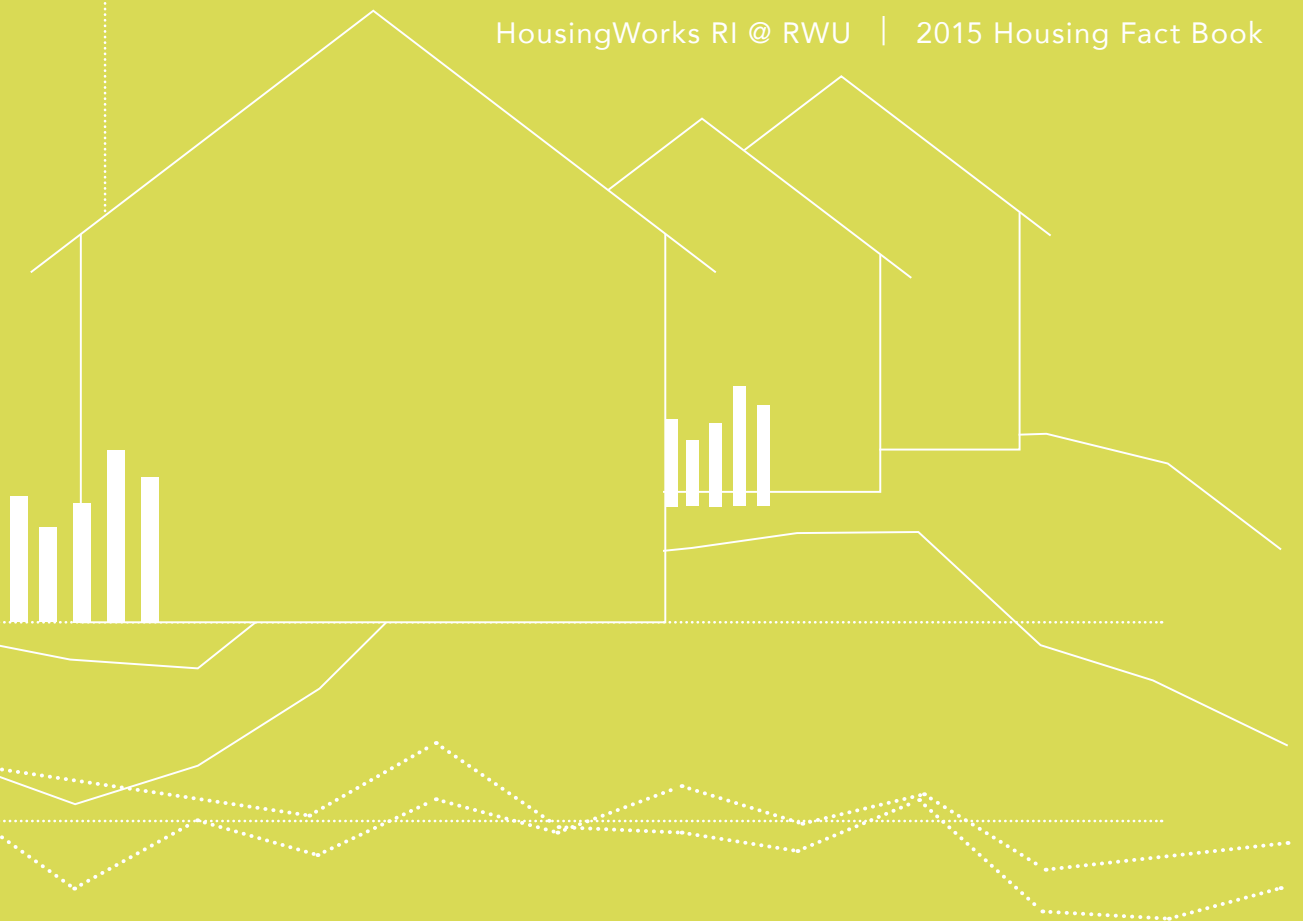






# PUBLIC INVESTMENT IN AFFORDABLE HOUSING

HousingWorks RI @ RWU | 2015 Housing Fact Book



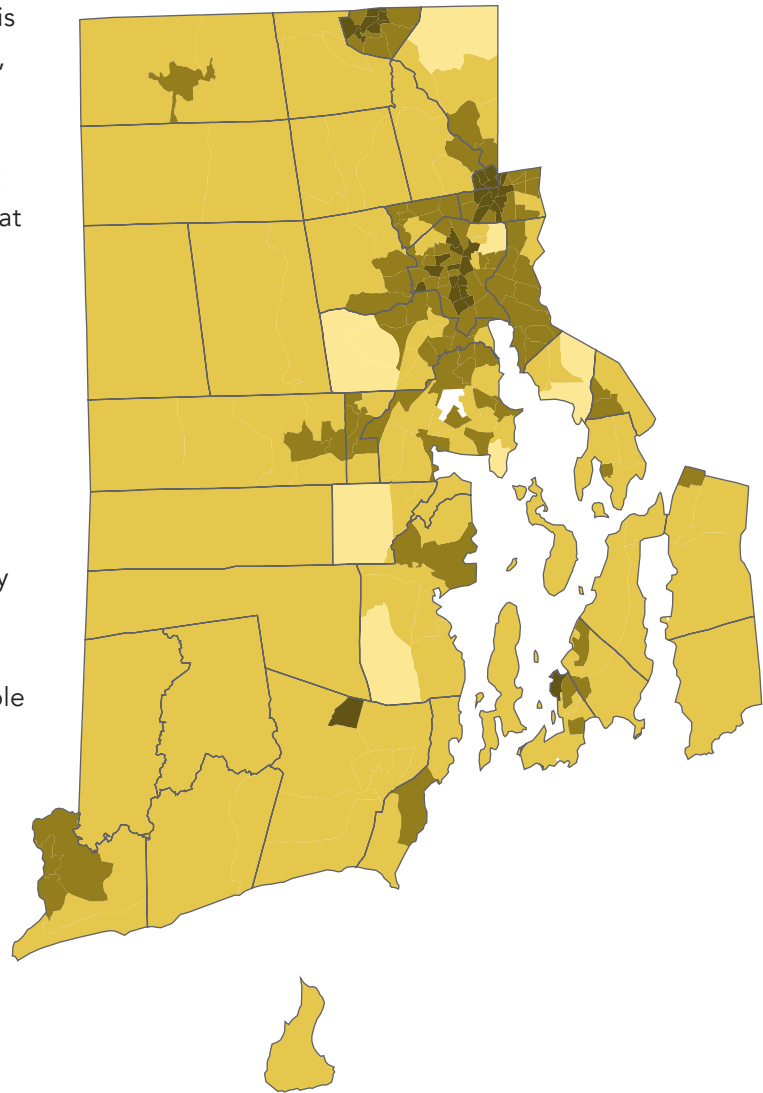
# WHY AFFORDABLE HOUSING?

Throughout the 2015 Housing Fact Book, HousingWorks RI at RWU has documented housing affordability challenges facing many Rhode Island households. All communities need high quality housing that is affordable to a wide range of residents, but market rate housing is not affordable for many Rhode Islanders. For example, clerical workers, restaurant workers, tourism industry staff, retail industry workers, bank tellers, and daycare providers typically don't earn enough to afford market rate rents. In fact, many industries include positions that simply do not pay enough for those workers to afford average rents in Rhode Island.

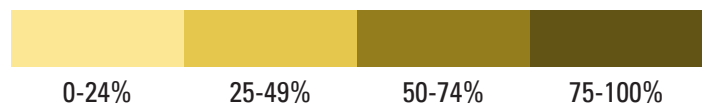
Long-term affordable housing exists to fill the chronic gap between income and housing costs that impact many Rhode Islanders. Having an adequate supply of long-term affordable housing in each Rhode Island city and town helps ensure that these workers can shop at local markets, eat at local restaurants, and fully participate in their local economy.

Affordable housing is also critically important for people on fixed incomes like the elderly and people with disabilities. These residents need rents that they can afford now and that will remain affordable over time.

The Low and Moderate Income Housing Act (RIGL:45:53) established a 10 percent benchmark for each city and town, meaning 10 percent of a municipality's housing stock must be long-term affordable. The 10 percent goal was seen as an achievable threshold for communities to meet, but the actual need for long-term affordable housing exceeds 10 percent in every Rhode Island community. Typically households earning 80 percent or less of the area median income could qualify for long-term affordable housing. The adjacent map shows the percent of households in each community that earn 80 percent of the area median income or less, and could subsequently qualify for long-term affordable housing.



**PERCENT OF HOUSEHOLDS THAT COULD QUALIFY FOR LONG-TERM AFFORDABLE HOUSING<sup>38</sup>**

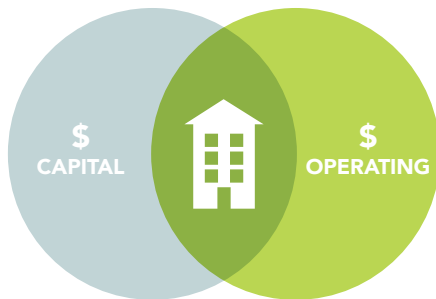


## PROGRESS TOWARD AFFORDABLE HOUSING GOALS<sup>39</sup>

TOWN	Total Number of Low and Moderate Income Housing	2014: Overall LMIH as % of Year-round Housing	Elderly Total	Family Total	Special Needs Total	Units Funded by BHRI
Barrington	160	2.6%	60	65	35	61
Bristol	534	5.9%	359	99	76	19
Burrillville	532	8.6%	242	262	28	139
Central Falls	884	11.8%	632	200	52	19
Charlestown	72	2.1%	0	18	54	32
Coventry	758	5.4%	436	280	42	60
Cranston	1,777	5.4%	1,345	229	203	0
Cumberland	799	5.8%	622	108	69	56
East Greenwich	232	4.3%	141	50	41	10
East Providence	2,097	9.8%	1,389	592	116	6
Exeter	57	2.3%	0	33	24	26
Foster	36	2.0%	30	0	6	0
Gloicester	84	2.2%	62	7	15	0
Hopkinton	240	7.1%	190	23	27	20
Jamestown	111	4.4%	66	29	16	3
Johnston	999	8.1%	737	149	113	13
Lincoln	588	6.5%	371	155	62	2
Little Compton	9	0.6%	0	9	0	7
Middletown	386	5.6%	99	185	102	0
Narragansett	261	3.6%	108	123	30	2
Newport	1,997	17.1%	452	1,345	200	171
New Shoreham	57	10.3%	0	57	0	11
North Kingstown	889	8.1%	207	545	137	67
North Providence	1,064	6.9%	922	14	128	0
North Smithfield	415	8.2%	295	60	60	65
Pawtucket	2,799	8.8%	1,351	1,214	234	111
Portsmouth	209	2.8%	167	12	30	0
Providence	10,524	14.8%	4,360	5,158	1,006	891
Richmond	57	2.0%	0	22	35	0
Scituate	35	0.9%	24	0	11	0
Smithfield	398	5.1%	290	7	101	5
South Kingstown	590	5.4%	344	150	96	41
Tiverton	357	5.0%	120	192	45	142
Warren	229	4.6%	153	7	69	3
Warwick	2,001	5.4%	1,657	150	194	30
Westerly	544	5.2%	359	112	73	5
West Greenwich	33	1.4%	0	19	14	15
West Warwick	1,129	8.2%	714	295	120	50
Woonsocket	3,045	15.9%	1,276	1,612	157	391
<b>Rhode Island</b>	<b>36,988</b>	<b>8.3%</b>	<b>19,580</b>	<b>13,587</b>	<b>3,821</b>	<b>2,473</b>

# RHODE ISLAND'S INVESTMENT IN AFFORDABLE HOUSING

Typically, states have a two-pronged approach to funding affordable housing that involves investing in both the development and the operation of these homes.



Capital investment helps support construction and development costs. Rental housing subsidies help support the ongoing **operating costs** of an affordable housing development.

*Affordable housing developments have similar **operating costs** to market rate housing: maintenance and repairs, insurance, water and sewer, property taxes, etc.*

## CAPITAL INVESTMENT

Building Homes Rhode Island (BHRI) has been Rhode Island's primary source of state funding for the development of affordable housing. BHRI is the program established by the State's Housing Resources Commission to distribute two voter approved affordable housing bonds. Voters approved an initial \$50 million in 2006 and an additional \$25 million in 2012. The bonds have made it possible for low- and moderate-income families to decrease their housing costs burden by renting or buying a long-term affordable home.

As of June 2015, 2,473 long-term housing units in 31 communities were funded through the BHRI program. Eighty-nine percent of these homes are for rental housing and 272 are homeownership.

## RENTAL HOUSING SUBSIDIES

In Rhode Island, state-funded rental housing subsidies are administered through the Housing Resources Commission (HRC). In 2014, lawmakers increased the real estate conveyance tax from \$2.00 to \$2.30 per \$500. The additional revenue generated helps to fund the state's Housing Rental Subsidy Program along with other programs managed by the HRC. The FY2016 budget for the HRC estimates their revenue from the transfer tax at \$2.8 million with \$1.1 million recommended for allocation to rental subsidies. These subsidies assist with rental costs for low-income Rhode Islanders living in both long-term affordable housing and market rate rentals.

## HOMELESSNESS IN RHODE ISLAND<sup>40</sup>

In 2014, there were **4,067** Rhode Islanders who experienced homelessness, including:

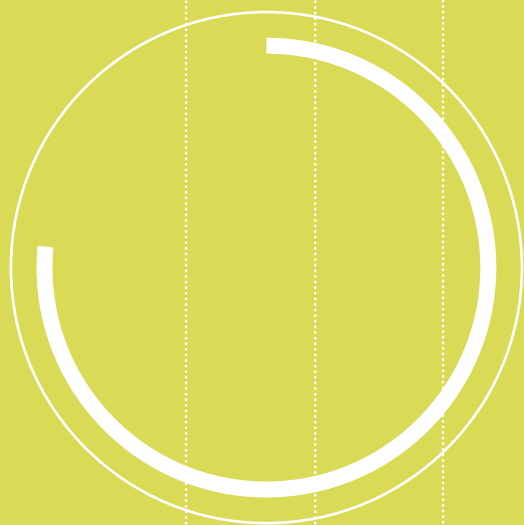
<b>2,495</b>	<b>986</b>	<b>285</b>
SINGLE ADULTS	CHILDREN	VETERANS

**38.7%** of people who experienced homelessness were in families

## ZERO: 2016 in Rhode Island

Rhode Island is one of just five states selected to participate in Zero: 2016, a national campaign intended to end chronic and veteran homelessness by 2016. For Rhode Island, this means moving the goals of the existing *Opening Doors Rhode Island: The State Strategic Plan to Prevent and End Homelessness* forward by a year.

In November 2014, the RI Coalition for the Homeless organized over 450 volunteers to collect and assess the vulnerability and needs of over 830 homeless Rhode Islanders. The needs assessment prompted by Zero: 2016 has led to these individuals accessing housing placements more efficiently. Already this work is seeing success. The campaign goal is to house 276 veterans and 407 chronically homeless individuals. In the first half of 2015, those goals were 45 percent and 38 percent met, respectively.<sup>41</sup>



# APPENDIX

HousingWorks RI @ RWU | 2015 Housing Fact Book



## 2014 HOMEOWNER DATA

City/Town	Median Price: Single Family Home 2014	Income Needed Per Year to be Affordable	Percent Owner Households	Percent Owner Households that are Cost Burdened
Barrington	\$398,000	\$122,110	88%	34%
Bristol	\$320,000	\$93,033	69%	36%
Burrillville	\$208,750	\$65,401	73%	35%
Central Falls	\$110,000	\$39,300	27%	63%
Charlestown	\$315,000	\$88,462	82%	32%
Coventry	\$180,000	\$57,890	80%	36%
Cranston	\$185,000	\$61,190	66%	37%
Cumberland	\$264,500	\$80,359	75%	33%
East Greenwich	\$406,000	\$131,308	78%	31%
East Providence	\$171,000	\$56,687	57%	37%
Exeter	\$275,000	\$81,653	84%	30%
Foster	\$237,500	\$76,350	92%	26%
Glocester	\$205,000	\$67,163	92%	32%
Hopkinton	\$202,000	\$64,711	80%	36%
Jamestown	\$430,000	\$117,354	79%	26%
Johnston	\$162,500	\$57,102	68%	37%
Lincoln	\$261,000	\$85,068	70%	25%
Little Compton	\$531,500	\$139,578	80%	36%
Middletown	\$337,500	\$102,137	52%	33%
Narragansett	\$374,000	\$103,991	70%	33%
Newport	\$415,000	\$118,948	44%	33%
New Shoreham	\$1,175,000	\$302,639	77%	30%
North Kingstown	\$297,500	\$93,210	75%	32%
North Providence	\$173,000	\$60,294	63%	35%
North Smithfield	\$237,000	\$71,460	73%	27%
Pawtucket	\$150,000	\$49,997	45%	43%
Portsmouth	\$315,000	\$95,826	75%	34%
Providence (without East Side)	\$122,750	\$40,399	33%	46%
Providence (East Side)	\$460,000	\$141,482	44%	30%
Richmond	\$239,500	\$76,442	90%	33%
Scituate	\$252,500	\$78,902	84%	25%
Smithfield	\$245,000	\$74,718	80%	32%
South Kingstown	\$301,875	\$90,856	75%	31%
Tiverton	\$230,000	\$72,741	80%	37%
Warren	\$230,000	\$73,489	58%	41%
Warwick	\$171,862	\$55,661	73%	35%
Westerly	\$282,000	\$80,252	65%	33%
West Greenwich	\$262,500	\$85,086	78%	40%
West Warwick	\$159,900	\$54,592	54%	34%
Woonsocket	\$135,000	\$51,064	40%	40%
<b>Rhode Island</b>	<b>\$215,000</b>	<b>\$67,552</b>	<b>61%</b>	<b>35%</b>

## SECOND QUARTER 2015 HOMEOWNER DATA

City/Town	Median Price: Single Family Home Q2 2015	Income Needed Per Year to be Affordable	Percent Owner Households	Percent Owner Households that are Cost Burdened
Barrington	\$417,000	\$127,029	88%	34%
Bristol	\$315,500	\$91,957	69%	36%
Burrillville	\$219,000	\$68,802	73%	35%
Central Falls	\$117,050	\$42,061	27%	63%
Charlestown	\$335,000	\$94,468	82%	32%
Coventry	\$208,000	\$66,468	80%	36%
Cranston	\$190,000	\$63,029	66%	37%
Cumberland	\$278,000	\$84,469	75%	33%
East Greenwich	\$415,000	\$134,444	78%	31%
East Providence	\$185,000	\$61,252	57%	37%
Exeter	\$272,400	\$81,051	84%	30%
Foster	\$249,900	\$80,759	92%	26%
Glocester	\$259,900	\$84,425	92%	32%
Hopkinton	\$225,500	\$71,939	80%	36%
Jamestown	\$570,000	\$154,897	79%	26%
Johnston	\$200,000	\$69,692	68%	37%
Lincoln	\$249,750	\$81,619	70%	25%
Little Compton	\$539,000	\$141,908	80%	36%
Middletown	\$375,000	\$113,052	52%	33%
Narragansett	\$375,000	\$104,590	70%	33%
Newport	\$400,000	\$115,121	44%	33%
New Shoreham	\$1,025,000	\$264,928	77%	30%
North Kingstown	\$315,000	\$98,066	75%	32%
North Providence	\$176,000	\$61,439	63%	35%
North Smithfield	\$232,500	\$70,197	73%	27%
Pawtucket	\$159,000	\$52,965	45%	43%
Portsmouth	\$332,000	\$101,011	75%	34%
Providence (without East Side)	\$143,000	\$46,724	33%	46%
Providence (East Side)	\$446,025	\$137,549	44%	30%
Richmond	\$229,000	\$73,550	90%	33%
Scituate	\$280,000	\$87,165	84%	25%
Smithfield	\$272,500	\$82,696	80%	32%
South Kingstown	\$307,500	\$92,751	75%	31%
Tiverton	\$213,000	\$67,917	80%	37%
Warren	\$235,000	\$75,058	58%	41%
Warwick	\$175,000	\$56,663	73%	35%
Westerly	\$280,700	\$80,012	65%	33%
West Greenwich	\$327,450	\$105,407	78%	40%
West Warwick	\$160,000	\$54,747	54%	34%
Woonsocket	\$136,350	\$51,608	40%	40%
<b>Rhode Island</b>	<b>\$225,000</b>	<b>\$70,687</b>	<b>61%</b>	<b>35%</b>

## 2014 RENTER DATA

City/Town	2014 Average Rent: 2-Bedroom Apartment	Income Needed Per Year to be Affordable	Percent Renter Households	Percent Renter Households that are Cost Burdened
Barrington	\$1,292	\$51,680	12%	64%
Bristol	\$1,232	\$49,280	31%	54%
Burrillville	\$1,047	\$41,880	27%	50%
Central Falls	\$893	\$35,720	73%	57%
Charlestown	\$1,307	\$52,280	18%	50%†
Coventry	\$1,156	\$46,240	20%	47%
Cranston	\$1,187	\$47,480	34%	52%
Cumberland	\$1,223	\$48,920	25%	45%
East Greenwich	\$1,358	\$54,320	22%	41%
East Providence	\$1,232	\$49,280	43%	45%
Exeter	*	*	16%	64%†
Foster	*	*	8%	60%†
Gloicester	*	*	8%	49%†
Hopkinton	*	*	20%	57%†
Jamestown	*	*	21%	49%†
Johnston	\$1,275	\$51,000	32%	51%
Lincoln	\$1,185	\$47,400	30%	39%
Little Compton	*	*	20%	49%†
Middletown	\$1,398	\$55,920	48%	53%
Narragansett	\$1,278	\$51,120	30%	53%
Newport	\$1,424	\$56,960	56%	39%
New Shoreham	*	*	23%	27%†
North Kingstown	\$1,333	\$53,320	25%	38%
North Providence	\$1,207	\$48,280	37%	55%
North Smithfield	\$1,173	\$46,920	27%	53%
Pawtucket	\$1,021	\$40,840	55%	53%
Portsmouth	\$1,281	\$51,240	25%	51%
Providence (without East Side)	\$1,067	\$42,680	67%	57%
Providence (East Side)	\$1,333	\$53,320	56%	49%
Richmond	*	*	10%	13%†
Scituate	\$1,240	\$49,600	16%	46%†
Smithfield	\$1,169	\$46,760	20%	45%
South Kingstown	\$1,301	\$52,040	25%	51%
Tiverton	\$1,238	\$49,520	20%	42%
Warren	\$1,155	\$46,200	42%	48%
Warwick	\$1,308	\$52,320	27%	50%
Westerly	\$1,167	\$46,680	35%	53%
West Greenwich	*	*	22%	42%†
West Warwick	\$1,075	\$43,000	46%	55%
Woonsocket	\$983	\$39,320	60%	51%
<b>Rhode Island</b>	<b>\$1,172</b>	<b>\$46,880</b>	<b>39%</b>	<b>51%</b>

\*Data not available †Estimates with high margins of error



## SIX MONTH 2015 RENTER DATA

City/Town	First Half 2015 Average Rent: 2-Bedroom Apartment	Income Needed Per Year to be Affordable	Percent Renter Households	Percent Renter Households that are Cost Burdened
Barrington	\$1,561	\$62,440	12%	64%
Bristol	\$1,369	\$54,774	31%	54%
Burrillville	\$1,263	\$50,512	27%	50%
Central Falls	\$976	\$39,048	73%	57%
Charlestown	*	*	18%	50%†
Coventry	\$1,356	\$54,252	20%	47%
Cranston	\$1,225	\$48,992	34%	52%
Cumberland	\$1,195	\$47,797	25%	45%
East Greenwich	\$1,530	\$61,182	22%	41%
East Providence	\$1,274	\$50,960	43%	45%
Exeter	*	*	16%	64%†
Foster	*	*	8%	60%†
Glocester	\$1,579	\$63,170	8%	49%†
Hopkinton	\$1,230	\$49,180	20%	57%†
Jamestown	*	*	21%	49%†
Johnston	\$1,352	\$54,060	32%	51%
Lincoln	\$1,253	\$50,100	30%	39%
Little Compton	*	*	20%	49%†
Middletown	*	*	48%	53%
Narragansett	\$1,514	\$60,553	30%	53%
Newport	\$1,681	\$67,253	56%	39%
New Shoreham	*	*	23%	27%†
North Kingstown	\$1,412	\$56,490	25%	38%
North Providence	\$1,240	\$49,602	37%	55%
North Smithfield	\$1,534	\$61,350	27%	53%
Pawtucket	\$1,099	\$43,944	55%	53%
Portsmouth	\$1,519	\$60,767	25%	51%
Providence (without East Side)	\$1,067	\$42,687	67%	57%
Providence (East Side)	\$1,570	\$62,815	56%	49%
Richmond	*	*	10%	13%†
Scituate	\$1,406	\$56,230	16%	46%†
Smithfield	*	*	20%	45%
South Kingstown	\$1,628	\$65,120	25%	51%
Tiverton	\$1,520	\$60,806	20%	42%
Warren	\$1,113	\$44,537	42%	48%
Warwick	\$1,404	\$56,167	27%	50%
Westerly	\$1,123	\$44,909	35%	53%
West Greenwich	*	*	22%	42%†
West Warwick	\$1,210	\$48,395	46%	55%
Woonsocket	\$1,093	\$43,739	60%	51%
<b>Rhode Island</b>	<b>\$1,268</b>	<b>\$50,709</b>	<b>39%</b>	<b>51%</b>

\*Data not available †Estimates with high margins of error

## METHODS AND SOURCES FOR LOCAL HOUSING FACTS

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

**Population Source:** US Census Bureau, American Community Survey, 2009-2013 5-year estimates of total population.

**Households Source:** US Census Bureau, American Community Survey, 2009-2013 5-year estimates of total occupied housing units.

**Owner and Renter Households Source:** US Census Bureau, American Community Survey, 2009-2013 5-year estimates of tenure.



### MEDIAN HOME PRICE

**Median Home Price Source:** Median sales price of single-family homes, Year-End 2014, Year-End 2009, and Year-End 2004 Single-Family Home Sales Statistics, Rhode Island Association of Realtors and Statewide Multiple Listing Service. Figures for 2009 and 2005 sales prices are inflation-adjusted to 2014 dollars.

### Monthly housing payment for homeownership Methodology:

Calculation of monthly housing payment is derived from:

- Assumed 3.5% down payment of 2014 median sale price of single-family homes
- 30-year mortgage at 4.17% interest rate, the 2014 annual average as reported by Freddie Mac at [www.freddiemac.com/pmms/pmms30.htm](http://www.freddiemac.com/pmms/pmms30.htm)
- Tax Year 2014 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 1.35%/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 mortgage, utilities, taxes, and insurance). Calculated by annualizing the typical housing payment and dividing by 30% to get the income required to pay no more than 30%.



### AVERAGE 2-BEDROOM RENT

**Average 2-Bedroom Rent Source:** 2014, 2009, and 2004 Year-End Rent Survey, Rhode Island Housing. Figures for 2009 and 2005 rents are inflation-adjusted to 2014 dollars. All rents have been adjusted (using HUD utility allowances for 2013) 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.

### Household income required to afford the average rent

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



### AFFORDABILITY

#### Average wage for a private sector job in each city/town Source:

Quarterly Census of Employment and Wages, Private Sector, Annual 2014. Rhode Island Department of Labor and Training (<http://www.dlt.ri.gov/lmi/pdf/qcew14.pdf>).

**Median Renter Household Income by Area Source:** US Census Bureau, American Community Survey, 2009-2013 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. The hourly wage is multiplied by 37.5 hours for a full week and then multiplied by 4 for a monthly figure.

**Cost Burdened Owner and Renter Households Source:** US Census Bureau, American Community Survey, 2009-2013 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. See Owner and Renter data table in the Appendix for a list of communities where the estimate has a high margin of error.



### HOUSING STOCK

**Total Units Source:** US Census Bureau, American Community Survey, 2009-2013 5-year estimates of housing units.

**Multi-Family and Single-Family Units Source:** US Census Bureau, American Community Survey, 2009-2013 5-year estimates of units in structure. Single-family units defined as one unit detached or mobile homes. Multi-family 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 affordable as percent of year-round housing stock 2014 Low and Moderate Income Housing Chart. Rhode Island Housing.



### ANNUAL BUILDING PERMITS

**Source:** US Census Bureau, Building Permits Survey, 2000-2014, Annual Permits by Place; statewide figure based on Annual Permits by State.

## REFERENCES

- <sup>1</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2000 and 2013.
- <sup>2</sup> U.S. Census Bureau, American Community Survey, 5-year Estimates, 2009-2013.
- <sup>3</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2000 and 2013.
- <sup>4</sup> Bureau of Labor Statistics, Annual Average Unemployment Rate by State, 2014.
- <sup>5</sup> U.S. Census Bureau, American Community Survey, 5-year Estimates, 2009-2013.
- <sup>6</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2005 and 2013.
- <sup>7</sup> Ibid
- <sup>8</sup> U.S. Census Bureau, Decennial Census 1940-2010; U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2013.
- <sup>9</sup> Martin, Steven et al. "Fewer Marriages, More Divergence: Marriage Projections for Millennials to Age 40". Urban Institute. April 2014.
- <sup>10</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2013.
- <sup>11</sup> U.S. Census Bureau, American Community Survey, 5-year Estimates, 2009-2013.
- <sup>12</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2000 and 2013.
- <sup>13</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2013.
- <sup>14</sup> U.S. Census Bureau, Housing Vacancy Survey of the Current Population Survey, Annual Statistics 2005 – 2013.
- <sup>15</sup> U.S. Census Bureau, Building Permits Survey, Annual 2000 – 2014.
- <sup>16</sup> U.S. Census Bureau, Housing Vacancy Survey of the Current Population Survey, Annual Statistics 2005 – 2013.
- <sup>17</sup> U.S. Census Bureau and US Department of Housing and Urban Development, American Housing Survey, 2011.
- <sup>18</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2013.
- <sup>19</sup> Ibid
- <sup>20</sup> Ibid
- <sup>21</sup> Ibid
- <sup>22</sup> Ibid
- <sup>23</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2000 and 2013.
- <sup>24</sup> Rhode Island Association of Realtors and Statewide Multiple Listing Service, 2000 - 2015.
- <sup>25</sup> Rhode Island Housing, Annual Rent Survey, 2000-2014.
- <sup>26</sup> Federal Reserve Bank of Boston, Home Mortgage Disclosure Act, 2007-2013.
- <sup>27</sup> CoreLogic, Equity Report, Q1 2010 – Q1 2015.
- <sup>28</sup> Mortgage Bankers Association, National Delinquency Survey, Q1 2010-Q1 2015.
- <sup>29</sup> HousingWorks RI at RWU Analysis of The Warren Group Foreclosure Deed Data, Q1 2010 – Q1 2015.
- <sup>30</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2013.
- <sup>31</sup> Ibid
- <sup>32</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2000 - 2013.
- <sup>33</sup> Ibid.
- <sup>34</sup> U.S. Code Title 42: The Public Health and Welfare, Chapter 8: Low-Income Housing, Subchapter I: General Program of Assisted Housing.
- <sup>35</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2000 and 2013; 5-Year Estimates 2009-2013
- <sup>36</sup> U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2013.
- <sup>37</sup> U.S. Census Bureau, American Community Survey, 5-year Estimates, 2009-2013.
- <sup>38</sup> U.S. Census Bureau, American Community Survey, 5-year Estimates, 2009-2013.
- <sup>39</sup> Rhode Island Housing, Low and Moderate Income Housing Chart, 2014; Rhode Island Housing, Count of Housing Units Funded by Building Homes Rhode Island, 2007-2014.
- <sup>40</sup> Rhode Island Coalition for the Homeless, Homeless Management Information System (HMIS), 2014.
- <sup>41</sup> Rhode Island Coalition for the Homeless, Homeless Management Information System (HMIS), 2015.



at Roger Williams University

150 Washington Street  
Providence, Rhode Island 02903  
[www.HousingWorksRI.org](http://www.HousingWorksRI.org)

#### CREDITS

#### WRITING

Jessica Cigna • Nicole Lagace • Courtland Hall III

#### COPYEDITING

Molly Sexton • Amy Cola

#### RESEARCH & DATA ANALYSIS

Jessica Cigna • Courtland Hall III

#### DESIGN

Lakuna Design

Roger Williams  
University

One Old Ferry Road  
Bristol, Rhode Island 02809  
[www.rwu.edu](http://www.rwu.edu)