



Rhode Island Housing Resources Commission

March 1, 2024

Governor McKee and Members of the Rhode Island General Assembly

RE: Rhode Island Housing Resources Commission Annual Report

In accordance with Rhode Island General Law § 42-128-16, the Rhode Island Housing Resources Commission (HRC) submits the following annual report. This report includes information on HRC activities and programs, housing related data, and findings regarding current housing issues in the state.

The contents of this report, consistent with other research, demonstrates the significant housing challenges in this state – many of which are exacerbated by the lack of sufficient housing production. As you'll read, projections based on population growth and household formation rates show that Rhode Island needs to produce between 2,204 and 3,087 housing units each year on average between 2024 and 2030 to keep up with estimated population growth and rates of household formation. (These projected values do not model production needed to improve affordability within the state.) This compares to the 1,186 housing units which were permitted in 2023 according to Census Building Permit Survey data.

The HRC looks forward to highlighting additional ways to increase housing production and address other housing needs in the State.

Please let us know if you have any questions. Thank you for your partnership.

Best,

A handwritten signature in blue ink, appearing to read 'Hannah Moore', is written over a horizontal line.

Hannah Moore
Executive Director

cc: Kyle Bennett, Chair, Housing Resources Commission
Stefan Pryor, Secretary of Housing, Rhode Island Department of Housing
Carol Ventura, Executive Director, Rhode Island Housing and Mortgage Finance Corporation

- Attachment 1: HRC Activities and Programs
- Attachment 2: List of HRC Homeless Assistance Programs and Activities
- Attachment 3: Findings regarding housing issues
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Attachment 1
HRC Activities and Programs

Below is a summary of programs supported with HRC resources in Fiscal Year (FY) 2024:

- Homeless Assistance – The majority of HRC program resources for FY 2024 are allocated through the Consolidated Homeless Fund (CHF). The CHF allocates funding to homeless shelter operations, essential services including outreach, rapid re-housing rental assistance and systems supports. CHF is comprised of federal, State, and local resources which are distributed through a coordinated RFP process. \$4.5M in HRC resources were allocated to this process. Please see Attachment 2 for a list of FY24 Homeless Assistance projects supported by HRC resources to date.
- Centralized Wait List – Rhode Island Housing was allocated \$100,000 to support the costs to support the costs associated with operating a centralized wait list for subsidized properties. This system enables applicants to apply for multiple affordable housing opportunities through a single portal, improving efficiency.
- Lead Hazard Mitigation – The Rhode Island Department of Health (RIDOH), through a Memorandum of Agreement with the HRC, has assumed responsibility for administration of the Lead Hazard Mitigation Act. The HRC allocates \$500,000 annually in support of administrative costs for assumption of this assignment. RIDOH is able to coordinate administration of training and enforcement with the agency’s other healthy housing initiatives.
- Building Homes Rhode Island – The HRC has allocated resources through the Building Homes Rhode Island program to the following projects:
 - Cardinal Lane (Hopkinton, Census Tract 507.01) - \$482,364 in 2023. Development of additional four units of the Cardinal Lane project in Hopkinton. This project is being developed by South County Habitat for Humanity, the full project is creating seven, single-family, home ownership units.
 - North Glen (Westerly, Census Tract 508.01) - up to an additional \$567,383 (for a total of up to \$942,383) in 2023. Rehabilitation and preservation of eight affordable units. Women’s Development Corporation is in the process of acquiring the property.

In addition to its annual process, the HRC is in the process of developing additional plans for allocating any funds that become available. The HRC has aligned on prioritizing resources for increasing housing development, addressing homelessness, and focusing on special populations with specific housing needs.

Attachment 2

List of HRC Homeless Assistance Programs and Activities FY2024

Organization	Project Name	Program Type	Bed Count	Unit Count	HRC Funds
Amos House	Operation First Step for Men	Emergency Shelter	20		\$13,606
Amos House	Operation First Step for Women	Emergency Shelter	16	7	\$14,645
Amos House	Homelessness Prevention Services	Homelessness Prevention			\$120,833
Amos House	Landlord Incentive Program	Systems Improvement			\$300,000
Amos House	Rapid Rehousing	Rapid Rehousing		15	\$4,744
Crossroads Rhode Island	Domestic Violence Program	Domestic Violence Shelter	24	12	\$18,000
Crossroads Rhode Island	Statewide Housing Problem Solving	Homelessness Prevention			\$400,000
Crossroads Rhode Island	Statewide Housing Navigation	Homelessness Prevention			\$460,000
Crossroads Rhode Island	Traveler's Aid Housing	Emergency Shelter		15	\$195,860
Crossroads Rhode Island	Rapid Rehousing	Rapid Rehousing			\$172,815
Domestic Violence Resource Center of South County	Emergency Shelter	Emergency Shelter	6	2	\$45,000
Elizabeth Buffum Chace Center	Safe Shelter	Domestic Violence Shelter	9		\$10,000
Elizabeth Buffum Chace Center	Permanent Supportive Housing	Permanent Supportive Housing		7	\$120,000
Elizabeth Buffum Chace Center	Phase II Emergency Shelter	Domestic Violence Shelter	4		\$91,500
Family Service of Rhode Island	Housing Stabilization Program	Homelessness Prevention			\$150,000
Foster Forward	Rapid Rehousing	Rapid Rehousing		8	\$153,600
House of Hope CDC	Men's Operation First Step	Emergency Shelter	12		\$133,564
Housing Authority of the City of Pawtucket	Pawtucket Housing ESG Program Rapid Rehousing	Rapid Rehousing		7	\$8,419
Housing Network of Rhode Island	Homes RI	Systems			\$120,000
Housing Network of Rhode Island	Housing Counseling	Systems			\$43,470
Rhode Island Coalition to End Homelessness	Homeless Management Information System	Systems			\$317,918
Rhode Island Coalition to End Homelessness	Coordinated Entry System	Systems			\$587,800

Organization	Project Name	Program Type	Bed Count	Unit Count	HRC Funds
Sojourner House	Supportive Housing for Victims of Abuse	Domestic Violence Shelter		15	\$831
Thrive Behavioral Health	Tenant Based Rental Assistance	Homelessness Prevention			\$129,600
Westerly Area Rest Meals WARM Center Inc.	Housing Navigator / Rapid Rehousing / State Rental Assistance	Rapid Rehousing/ Homelessness Prevention		12	\$120,874

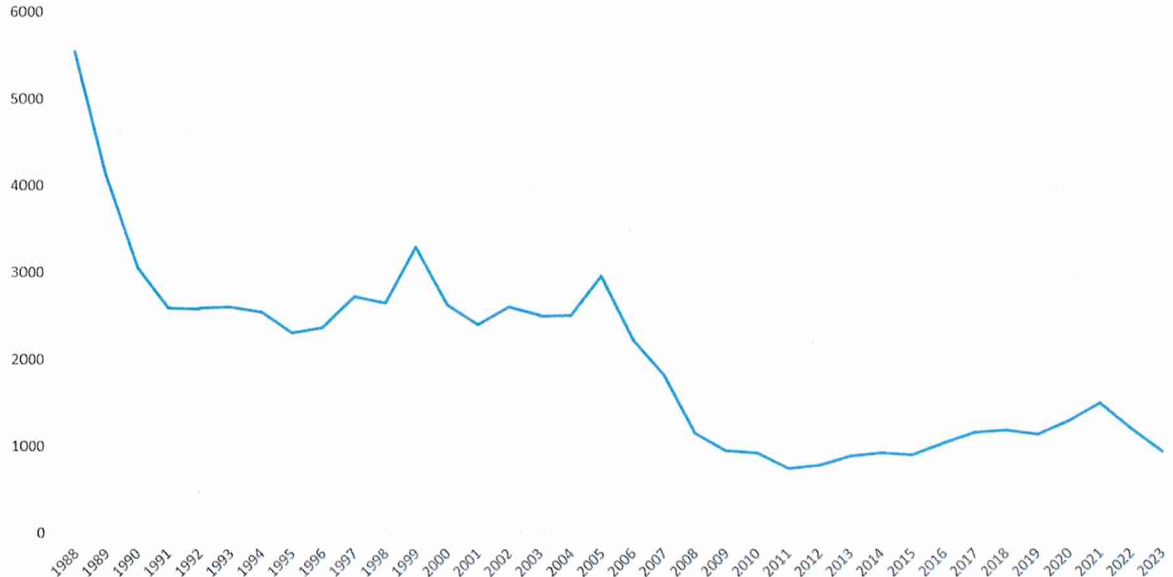
Attachment 3 Findings regarding housing issues

In consultation with the Housing Resources Commission, the Department of Housing identified the following key findings regarding housing issues. These findings are taken from the Department of Housing's 2023 Annual Integrated Housing Report.

- Projections based on population growth and household formation rates show that Rhode Island needs to produce between 2,204 and 3,087 housing units each year on average between 2024 and 2030 to keep up with estimated population growth and rates of household formation. These projected values do not model production needed to improve affordability within the state.
- The projections serve as evidence that significantly increased housing production is needed in this state. For example, an estimated 1,429 housing units are projected to be produced in 2023. If this level of production were to continue into the future, the state would see a shortfall of between 795 and 1,658 units each year. In percentage terms, the gap between current production and future needs points to a need to increase production by between 54 and 116 percent. This level of home-building is ambitious but achievable. Exhibit 1 below demonstrates that Rhode Island has achieved these targets in the past.

Housing Production Over Time, 1998-2023

Private Building Units Permitted 1988 - 2023



Source: Census Building Permit Survey

- Rhode Island has low vacancy rates and high housing costs. These indicators point to upward pressures from demand exceeding the currently available supply. The data in this report documents that vacancy rates have declined over the last several years, suggesting that the problem is getting worse.

- Rhode Island needs more affordable housing at all income levels. Among all households in the state, 34% are cost-burdened; among renters, this figure is 47%. Current to date, only five municipalities have met Rhode Island's 10% affordability goal (Central Falls, Exeter, Providence, Newport, and Woonsocket).
- Rhode Island lags behind Massachusetts and Connecticut in terms of state investment in housing and affordable housing development. Due to significant investments of federal funds, Rhode Island provides a greater total and proportion of funding towards capital investments compared to a relatively small amount for operating expenses.
- Based on national averages and the age of Rhode Island's multifamily housing stock, this report *estimates* that about 6,400 units are accessible to people with disabilities. However, this important characteristic of the housing stock in Rhode Island are not well understood. There is no federal, state, or municipal source of data that captures information on the number of accessible units. Estimates in this report are based on assumptions applied to the best available data, but additional data would provide insights needed to meet the housing needs of the state's residents. For example, while it is possible to estimate the number of accessible units for the multifamily stock, there is no information upon which to base estimates of accessible single-family homes.

The absence of this information leaves important questions unanswered, such as: How many people are living in homes that do not adequately accommodate their mobility devices or otherwise meet their accessibility needs? Our housing planning efforts will emphasize the need to improve the capability of Rhode Island's data systems to capture this and other important information about the housing stock.

- Rhode Island home prices have grown at increasing rates over the past five years. According to ACS estimates, Median home values in the state increased by 42% from \$242,200 to \$343,100 between 2017 and 2022.
- Current housing data has limitations, particularly housing production data. The Department of Housing developed a municipal permit survey to gather data on housing production for this report and to learn about current municipal data collection practices. The Housing Department is committed to improving the collection, quality, and reporting of housing-related data to better inform the state's housing priorities and policies.

Attachment 4

Progress towards long term affordable homes (from Department of Housing 2023 Annual Integrated Report: Pages 42-43)

Municipality	2020 Census Year-Round Units	Current Count of LMIH Units	LMIH Units as a % of 2020 Year-Round Units	LMIH Units Required for 10% LMIH
Barrington	6,264	212	3.38%	414
Bristol	9,292	532	5.73%	397
Burrillville	6,507	632	9.71%	19
Central Falls	8,172	819	10.02%	-
Charlestown	3,712	131	3.53%	240
Coventry	14,710	744	5.06%	727
Cranston	34,045	1,806	5.30%	1599
Cumberland	14,938	825	5.52%	669
East Greenwich	5,464	303	5.55%	243
East Providence	22,062	2,074	9.40%	132
Exeter	2,569	266	10.35%	-
Foster	1,816	36	1.98%	146
Glocester	4,022	94	2.34%	308
Hopkinton	3,534	239	6.76%	114
Jamestown	2,622	116	4.42%	146
Johnston	12,465	986	7.91%	261
Lincoln	9,492	631	6.65%	318
Little Compton	1,702	9	0.53%	161
Middletown	7,507	360	4.80%	391
Narragansett	7,256	276	3.80%	450
New Shoreham	730	55	7.53%	18
Newport	11,850	1,902	16.05%	-
North Kingstown	11,831	1,028	8.69%	155
North Providence	15,877	1,006	6.34%	582
North Smithfield	5,315	415	7.81%	117
Pawtucket	33,771	2,787	8.25%	590
Portsmouth	7,663	204	2.66%	562
Providence	74,982	10,712	14.29%	-
Richmond	3,097	107	3.45%	203
Scituate	4,236	45	1.06%	379
Smithfield	7,916	415	5.24%	377
South Kingstown	11,610	585	5.04%	576
Tiverton	7,482	319	4.26%	429
Warren	5,370	207	3.85%	330
Warwick	38,090	2,039	5.35%	1770
West Greenwich	2,542	43	1.69%	211
West Warwick	14,338	1,280	8.93%	154
Westerly	10,949	533	4.87%	562
Woonsocket	19,728	3,049	15.46%	-
State of Rhode Island	465,528	37,822	8.12%	8731

Pursuant to Rhode Island General Laws § 45-53-3, each municipality aims to achieve a stock of low- or moderate-income housing (LMIH) equivalent to at least 10% of year-round housing units reported in the census or to at least 15% of total housing units reported in the census. The count of each municipality's low- or moderate-income housing is divided by the count of its year-round housing units reported in the most recent census (2020) to assess the progress of each municipality toward the 10% goal. The table above shows the total number of year-round housing units and the current count of LMIH units for the state and each municipality, as well as the count of LMIH units required if 10% of each municipality's housing stock is to be LMIH.

At the most recent count of LMIH units by RIHousing in 2022, the communities of Central Falls, Exeter, Newport, Providence, and Woonsocket had counts of LMIH units equivalent to at least 10% of their 2020 Census year-round housing stock. Newport and Woonsocket had the highest shares of LMIH at over 15% each. All other communities fell short of the 10% requirement. LMIH shares of year-round housing were lowest in West Greenwich (1.69%), Scituate (1.06%), and Little Compton (0.53%).

Attachment 5

Community specific housing conditions

For the purposes of this HRC annual report, community specific housing condition data tables were taken from the Department of Housing’s 2023 Annual Integrated Housing Report. Full details on methodology can be found in the Department’s Report. Housing Works RI provides individual community housing profiles in their annual Housing Fact Book. To access the fact book, visit housingworksri.org. The municipal pages information from the 2023 Housing Works RI Fact Book begins on page 39 and includes population, household count, median household income, share of renters, housing costs, affordability gap, and current housing & development.

Figure 5.1 Total Number and Change in Year-Round Housing Units, Rhode Island and by Community, 2020-2023

Municipality	2020	2021	Numerical Change 2020-2021	Percent Change 2020-2021	2022	Numerical Change 2021-2022	Percent Change 2021-2022	2023 Forecast	Numerical Change 2022-2023 Forecast	Percent Change 2022-2023 Forecast	Numerical Change 2020-2023 Forecast	Percent Change 2020-2023 Forecast
Barrington	6,264	6,429	165	3%	6,364	-65	-1%	6,372	8	0%	108	2%
Bristol	9,292	9,112	-180	-2%	9,114	2	0%	9,125	11	0%	-167	-2%
Burrillville	6,507	6,116	-391	-6%	6,112	-4	0%	6,123	11	0%	-384	-6%
Central Falls	8,172	8,048	-124	-2%	8,259	211	3%	8,260	1	0%	88	1%
Charlestown	3,712	3,607	-105	-3%	3,599	-8	0%	3,622	23	1%	-90	-2%
Coventry	14,710	15,032	322	2%	15,156	124	1%	15,189	33	0%	479	3%
Cranston	34,045	33,574	-471	-1%	33,966	392	1%	33,994	28	0%	-51	0%
Cumberland	14,938	14,163	-775	-5%	14,570	407	3%	14,593	23	0%	-345	-2%
East Greenwich	5,464	5,579	115	2%	5,690	111	2%	5,707	17	0%	243	4%
East Providence	22,062	21,546	-516	-2%	21,605	59	0%	21,635	30	0%	-427	-2%
Exeter	2,569	2,382	-187	-7%	2,353	-29	-1%	2,358	5	0%	-211	-8%
Foster	1,816	1,545	-271	-15%	1,542	-3	0%	1,545	3	0%	-271	-15%
Glocester	4,022	3,844	-178	-4%	3,980	136	4%	3,995	15	0%	-27	-1%
Hopkinton	3,534	3,476	-58	-2%	3,487	11	0%	3,500	13	0%	-34	-1%
Jamestown	2,622	2,551	-71	-3%	2,714	163	6%	2,729	15	1%	107	4%
Johnston	12,465	12,672	207	2%	12,429	-243	-2%	12,452	23	0%	-13	0%
Lincoln	9,492	8,893	-599	-6%	9,008	115	1%	9,037	29	0%	-455	-5%
Little Compton	1,702	1,741	39	2%	1,724	-17	-1%	1,735	11	1%	33	2%
Middletown	7,507	7,741	234	3%	7,452	-289	-4%	7,461	9	0%	-46	-1%
Narragansett	7,256	6,666	-590	-8%	6,640	-26	0%	6,647	7	0%	-609	-8%
New Shoreham	730	527	-203	-28%	512	-15	-3%	517	5	1%	-213	-29%
Newport	11,850	11,713	-137	-1%	12,148	435	4%	12,153	5	0%	303	3%
North Kingstown	11,831	11,785	-46	0%	11,800	15	0%	11,850	50	0%	19	0%
North Providence	15,877	15,318	-559	-4%	15,192	-126	-1%	15,194	2	0%	-683	-4%
North Smithfield	5,315	5,367	52	1%	5,297	-70	-1%	5,304	7	0%	-11	0%
Pawtucket	33,771	32,429	-1,342	-4%	32,922	493	2%	32,996	74	0%	-775	-2%
Portsmouth	7,663	7,800	137	2%	7,708	-92	-1%	7,744	36	0%	81	1%
Providence	74,982	79,003	4,021	5%	78,673	-330	0%	78,955	282	0%	3973	5%
Richmond	3,097	3,204	107	3%	3,193	-11	0%	3,204	11	0%	107	3%
Scituate	4,236	4,482	246	6%	4,485	3	0%	4,500	15	0%	264	6%
Smithfield	7,916	8,374	458	6%	8,226	-148	-2%	8,237	11	0%	321	4%
South Kingstown	11,610	11,145	-465	-4%	11,806	661	6%	11,856	50	0%	246	2%
Tiverton	7,482	7,203	-279	-4%	7,319	116	2%	7,344	25	0%	-138	-2%
Warren	5,370	5,331	-39	-1%	5,320	-11	0%	5,324	4	0%	-46	-1%
Warwick	38,090	37,483	-607	-2%	37,747	264	1%	37,788	41	0%	-302	-1%
West Greenwich	2,542	2,443	-99	-4%	2,457	14	1%	2,464	7	0%	-78	-3%
West Warwick	14,338	14,867	529	4%	14,574	-293	-2%	14,581	7	0%	243	2%
Westerly	10,949	11,431	482	4%	11,322	-109	-1%	11,359	37	0%	410	4%
Woonsocket	19,728	18,895	-833	-4%	18,824	-71	0%	18,845	21	0%	-883	-4%
State of Rhode Island	465,528	463,517	-2,011	0%	465,289	1,772	0%	466,710	1,421	0%	1182	0%

Source: 2022 ACS 5-Year Estimates

Note: Listed as Figure II-2 in Department Report

Figure 5.2 Vacancy and Occupancy Rates, Rhode Island, 2022 *Note: Jamestown, Little Compton, Foster, Hopkinton, New Shoreham, and Richmond have occupancy and vacancy rates with margins of error that exceed $\pm 4\%$*

Listed as Figure II-3 in Department Report.

Source: 2022 ACS 5-Year Estimates (vacancy rate and occupancy rate) and CoStar (share of total units vacant for sale or for rent).

Municipality	Overall Vacancy Rate	Overall Occupancy Rate	Share of Total Units Vacant for Sale or for Rent
Barrington	6.0%	94.0%	1.7%
Bristol	14.0%	86.0%	2.7%
Burrillville	7.3%	92.7%	1.9%
Central Falls	11.1%	88.9%	2.0%
Charlestown	35.3%	64.7%	3.4%
Coventry	6.0%	94.0%	1.4%
Cranston	4.8%	95.2%	0.8%
Cumberland	3.4%	96.6%	1.0%
East Greenwich	6.6%	93.4%	1.8%
East Providence	6.0%	94.0%	1.9%
Exeter	5.8%	94.2%	2.0%
Foster	7.5%	92.5%	0.8%
Glocester	12.4%	87.6%	1.6%
Hopkinton	14.3%	85.7%	2.3%
Jamestown	22.4%	77.6%	2.6%
Johnston	7.7%	92.3%	2.6%
Lincoln	5.2%	94.8%	1.0%
Little Compton	37.7%	62.3%	5.9%
Middletown	12.8%	87.2%	5.0%
Narragansett	37.1%	62.9%	3.8%
New Shoreham	77.3%	22.7%	0.0%
Newport	21.8%	78.2%	7.4%
North Kingstown	7.3%	92.7%	1.6%
North Providence	5.3%	94.7%	2.1%
North Smithfield	3.7%	96.3%	2.1%
Pawtucket	7.4%	92.6%	1.1%
Portsmouth	13.2%	86.8%	3.8%
Providence	12.4%	87.6%	4.5%
Richmond	8.2%	91.8%	0.0%
Scituate	6.9%	93.1%	0.7%
Smithfield	4.5%	95.5%	1.9%
South Kingstown	17.9%	82.1%	1.1%
Tiverton	11.2%	88.8%	2.2%
Warren	10.7%	89.3%	0.7%
Warwick	4.6%	95.4%	1.2%
West Greenwich	5.8%	94.2%	1.2%
West Warwick	4.9%	95.1%	1.9%
Westerly	22.2%	77.8%	3.4%
Woonsocket	10.1%	89.9%	5.2%
State of Rhode Island	10.5%	89.5%	2.5%

Figure 5.3
Number of Housing
Units by Building Type,
Rhode Island and by
Community, 2023

Source:

U.S. Census American
 Community Survey 2022 5-year
 estimates, 2022 Survey of
 Construction Microdata files,
 Municipal Building Permit
 Survey for Housing Fact Book
 2023, CoStar, and Root Policy
 Research.

Note: Listed as Figure II-4 in
 Department Report. Full details
 on methodology can be found on
 page 18 of the Department
 Report.

Municipality	Single-Family	Two-Family	Three- or Four-Family	Multifamily	Mobile Home	Boat, RV, Van, etc.
Barrington	6,036	223	12	176	0	0
Bristol	6,164	1,289	672	1,318	0	0
Burrillville	5,119	313	375	374	170	0
Central Falls	1,145	1,974	3,671	1,471	0	16
Charlestown	4,923	88	141	73	80	19
Coventry	12,189	672	260	1,492	768	0
Cranston	22,042	4,271	2,534	5,186	75	0
Cumberland	10,746	866	1,079	1,969	41	0
East Greenwich	4,542	336	250	640	53	0
East Providence	12,273	2,623	1,917	4,836	100	0
Exeter	1,976	38	60	118	166	0
Foster	1,369	34	40	102	0	0
Glocester	3,826	95	40	36	267	0
Hopkinton	3,105	142	193	240	20	0
Jamestown	3,020	0	107	60	47	0
Johnston	8,871	1,171	692	1,744	7	0
Lincoln	5,659	993	753	1,581	51	0
Little Compton	2,455	11	7	0	44	0
Middletown	5,289	912	567	957	279	10
Narragansett	8,367	324	132	719	127	0
New Shoreham	1,753	61	38	116	0	0
Newport	6,013	2,236	2,787	2,561	0	13
North Kingstown	9,426	755	587	1,240	269	7
North Providence	8,647	1,314	942	4,274	9	8
North Smithfield	4,032	298	151	823	0	0
Pawtucket	11,973	6,076	7,670	7,142	223	0
Portsmouth	7,189	169	344	546	229	0
Providence	22,497	15,663	21,397	19,570	74	0
Richmond	2,915	170	58	22	101	0
Scituate	4,223	120	106	60	0	0
Smithfield	5,994	310	344	1,566	23	0
South Kingstown	11,496	304	410	1,305	343	10
Tiverton	5,758	488	353	787	278	0
Warren	3,260	868	568	912	0	0
Warwick	28,111	1,482	1,320	6,754	199	52
West Greenwich	2,142	33	15	221	70	8
West Warwick	7,442	1,971	1,164	4,023	0	0
Westerly	9,620	1,333	935	1,550	15	0
Woonsocket	5,062	2,951	4,887	5,940	67	0
State of Rhode Island	286,669	52,977	57,578	82,920	4,195	143

Figure 5.4 New Housing Units Permitted, Rhode Island, 2023

Source: U.S. Census Building Permit Survey (Preliminary Data), 2023

Municipality	Total Units	Units in Single-Family Structures	Units in 2-unit Multi-Family Structures	Units in 3- and 4-unit Multi-Family Structures	Units in 5+ Unit Multi-Family Structures
Barrington	10	10	0	0	0
Bristol	17	17	0	0	0
Burrillville	24	18	6	0	0
Central Falls	2	2	0	0	0
Charles	21	21	0	0	0
Coventry	53	45	8	0	0
Cranston	37	33	4	0	0
Cumberland	44	32	0	0	12
East Greenwich	34	29	0	0	5
East Providence	6	6	0	0	0
Exeter	2	2	0	0	0
Foster	6	6	0	0	0
Glocester	34	22	12	0	0
Hopkinton	15	15	0	0	0
James	20	20	0	0	0
Johnston	14	14	0	0	0
Lincoln	68	40	28	0	0
Little Compton	12	12	0	0	0
Middle	62	8	0	0	54
Narragansett	18	16	2	0	0
New Shoreham	10	8	2	0	0
Newport	10	10	0	0	0
North Kings	93	43	0	0	50
North Providence	4	4	0	0	0
North Smithfield	7	7	0	0	0
Pawtucket	4	4	0	0	0
Portsmouth	22	22	0	0	0
Providence	5	0	2	3	0
Richmond	12	6	0	6	0
Scituate	8	8	0	0	0
Smithfield	14	14	0	0	0
South Kings	70	60	10	0	0
Tiverton	32	32	0	0	0
Warren	6	4	2	0	0
Warwick	102	64	26	0	12
West Greenwich	7	7	0	0	0
West Warwick	19	1	10	8	0
Westerly	66	55	2	9	0
Woonsocket	196	12	0	0	184
Rhode Island	1186	729	114	26	317

Figure 5.6
Housing Units Permitted by Building Type,
Rhode Island and by Community, 2022

Note:

Data regarding the number of applications submitted or filed for each community and an accounting of action taken for each application are unavailable. Data presented here reflect permit applications that received approval. Justifications for each approval are unavailable.

Listed as Figure III-4.a in Department Report.

Source:

Municipal Building Permit Survey, Housing Fact Book 2023, and U.S. Census Building Permits Survey 2022.

Municipality	Single Family Units	Multifamily Units	Accessory Dwelling Units	Total Units
Barrington	12	0	0	12
Bristol	16	8	0	24
Burrillville	16	0	0	16
Central Falls	2	0	0	2
Charlestown	34	0	0	34
Coventry	50	8	0	58
Cranston	42	10	0	52
Cumberland	33	4	1	38
East Greenwich	26	31	0	57
East Providence	8	0	0	8
Exeter	7	0	0	7
Foster	5	0	0	5
Glocester	23	0	0	23
Hopkinton	20	0	0	20
Jamestown	22	0	0	22
Johnston	35	0	0	35
Lincoln	44	28	0	72
Little Compton	16	0	0	16
Middletown	13	0	0	13
Narragansett	7	0	4	11
New Shoreham	7	0	0	7
Newport	8	0	0	8
North Kingstown	75	0	0	75
North Providence	3	0	0	3
North Smithfield	11	0	0	11
Pawtucket	21	4	0	25
Portsmouth	53	0	1	54
Providence	28	271	0	299
Richmond	17	0	0	17
Scituate	22	0	0	22
Smithfield	17	0	0	17
South Kingstown	75	2	0	77
Tiverton	38	0	0	38
Warren	6	20	0	26
Warwick	62	10	0	72
West Greenwich	8	0	2	10
West Warwick	11	37	0	48
Westerly	56	22	0	78
Woonsocket	24	0	0	24
State of Rhode Island	973	455	8	1,436

Figure 5.7
Number and Percentage
of Cost-Burdened
Households, Rhode
Island, 2022

Source:
 U.S. Census American
 Community Survey 2022 5-year
 estimates
 Listed as Figure IV-12 in
 Department Report.

Municipality	Renter Households		Homeowner Households		Total Households		
	Cost Burdened Renter Households	Share of Renter Households that are Cost Burdened	Cost Burdened Homeowner Households	Share of Homeowner Households that are Cost Burdened	Total Households	Total Cost Burdened Households	Share of Total Households that are Cost Burdened
Barrington	309	51%	1,254	23%	5,973	1,563	26%
Bristol	1,070	46%	1,462	26%	8,023	2,532	32%
Burrillville	490	37%	815	18%	5,785	1,305	23%
Central Falls	3,137	59%	644	34%	7,275	3,781	52%
Charlestown	277	65%	492	17%	3,379	769	23%
Coventry	1,121	45%	2,930	25%	14,215	4,051	28%
Cranston	5,047	47%	5,814	28%	31,784	10,861	34%
Cumberland	1,544	48%	2,251	21%	14,112	3,795	27%
East Greenwich	482	54%	895	20%	5,280	1,377	26%
East Providence	3,886	50%	3,250	27%	19,998	7,136	36%
Exeter	204	76%	418	23%	2,082	622	30%
Foster	67	41%	303	24%	1,422	370	26%
Glocester	138	35%	950	29%	3,666	1,088	30%
Hopkinton	311	43%	668	28%	3,144	979	31%
Jamestown	152	44%	609	29%	2,474	761	31%
Johnston	1,494	48%	1,861	23%	11,316	3,355	30%
Lincoln	969	41%	1,422	23%	8,513	2,391	28%
Little Compton	61	43%	274	20%	1,506	335	22%
Middletown	1,214	45%	1,256	31%	6,758	2,470	37%
Narragansett	1,092	69%	1,184	28%	5,778	2,276	39%
New Shoreham	9	20%	182	52%	392	191	49%
Newport	2,711	50%	1,411	28%	10,494	4,122	39%
North Kingstown	1,029	39%	1,527	18%	11,246	2,556	23%
North Providence	2,049	39%	2,461	28%	13,989	4,510	32%
North Smithfield	376	35%	1,354	35%	4,969	1,730	35%
Pawtucket	7,130	46%	4,370	30%	30,199	11,500	38%
Portsmouth	583	43%	1,406	24%	7,171	1,989	28%
Providence	18,026	45%	8,472	31%	67,544	26,498	39%
Richmond	0	0%	675	24%	2,949	675	23%
Scituate	269	49%	698	19%	4,159	967	23%
Smithfield	807	53%	1,566	25%	7,803	2,373	30%
South Kingstown	1,082	43%	1,899	22%	11,039	2,981	27%
Tiverton	441	34%	1,144	22%	6,561	1,585	24%
Warren	993	53%	636	22%	4,844	1,629	34%
Warwick	5,213	55%	7,433	29%	35,585	12,646	36%
West Greenwich	121	34%	498	25%	2,316	619	27%
West Warwick	2,732	45%	2,158	28%	13,810	4,890	35%
Westerly	1,163	44%	2,140	28%	10,297	3,303	32%
Woonsocket	4,683	45%	1,759	27%	16,777	6,442	38%
State of Rhode Island	72,482	47%	70,541	26%	424,627	143,023	34%

Figure 5.8 Annual Growth in Median Gross Rent, 2020-2022

Note: Margins of error are especially large (greater than ±\$200) for median rent estimates in Barrington, East Greenwich, West Greenwich, Jamestown, Little Compton, Portsmouth, Foster, Gloucester, North Smithfield, Scituate, Charlestown, Exeter, Hopkinton, Narragansett, New Shoreham, and Richmond. Listed as Figure IV-14 in Department Report.

Source: 2020, 2021, and 2022 U.S. Census American Community Survey 5-year estimates.

Municipality	2020	Numerical Change 2019-2020	Percent Change 2019-2020	2021	Numerical Change 2020-2021	Percent Change 2020-2021	2022	Numerical Change 2021-2022	Percent Change 2021-2022
Barrington	\$1,390	\$40	3%	\$1,434	\$116	9%	\$1,670	\$236	16%
Bristol	\$1,141	\$81	8%	\$1,170	\$104	10%	\$1,276	\$106	9%
Burrillville	\$968	-\$25	-3%	\$969	-\$9	-1%	\$1,117	\$148	15%
Central Falls	\$884	\$47	6%	\$955	\$103	12%	\$1,052	\$97	10%
Charlestown	\$1,211	\$104	9%	\$1,292	\$60	5%	\$1,445	\$153	12%
Coventry	\$998	\$31	3%	\$1,051	\$35	3%	\$1,184	\$133	13%
Cranston	\$1,107	\$86	8%	\$1,185	\$115	11%	\$1,270	\$85	7%
Cumberland	\$993	\$66	7%	\$1,023	\$69	7%	\$1,129	\$106	10%
East Greenwich	\$1,032	\$158	18%	\$1,038	\$122	13%	\$962	-\$76	-7%
East Providence	\$988	\$40	4%	\$1,055	\$81	8%	\$1,186	\$131	12%
Exeter	\$1,628	\$357	28%	-	-	-	\$1,538	-	-
Foster	\$798	-\$82	-9%	\$828	-\$32	-4%	\$952	\$124	15%
Gloucester	\$1,104	\$73	7%	\$896	-\$191	-18%	\$1,231	\$335	37%
Hopkinton	\$965	\$121	14%	\$1,094	\$79	8%	\$1,159	\$65	6%
Jamestown	\$1,492	-\$141	-9%	\$1,642	-\$18	-1%	\$1,623	-\$19	-1%
Johnston	\$1,015	\$16	2%	\$1,032	\$28	3%	\$1,167	\$135	13%
Lincoln	\$1,183	\$154	15%	\$1,203	\$163	16%	\$1,205	\$2	0%
Little Compton	\$1,494	\$186	14%	\$1,717	\$293	21%	\$2,658	\$941	55%
Middletown	\$1,427	\$131	10%	\$1,475	\$103	8%	\$1,652	\$177	12%
Narragansett	\$1,380	\$28	2%	\$1,345	-\$44	-3%	\$1,681	\$336	25%
New Shoreham	\$818	\$4	0%	\$1,139	\$279	32%	\$1,259	\$120	11%
Newport	\$1,326	\$126	11%	\$1,400	\$164	13%	\$1,527	\$127	9%
North Kingstown	\$1,010	\$27	3%	\$1,103	\$76	7%	\$1,161	\$58	5%
North Providence	\$1,064	\$81	8%	\$1,146	\$142	14%	\$1,236	\$90	8%
North Smithfield	\$1,050	-\$29	-3%	\$1,048	-\$16	-2%	\$1,153	\$105	10%
Pawtucket	\$933	\$30	3%	\$1,007	\$87	9%	\$1,081	\$74	7%
Portsmouth	\$1,554	\$174	13%	\$1,595	\$145	10%	\$1,731	\$136	9%
Providence	\$1,015	\$43	4%	\$1,098	\$104	10%	\$1,214	\$116	11%
Richmond	\$1,043	-\$12	-1%	\$1,215	\$148	14%	\$1,256	\$41	3%
Scituate	\$1,357	\$287	27%	\$1,345	\$71	6%	\$1,612	\$267	20%
Smithfield	\$890	\$1	0%	\$890	-\$26	-3%	\$988	\$98	11%
South Kingstown	\$1,192	\$1	0%	\$1,210	-\$77	-6%	\$1,334	\$124	10%
Tiverton	\$1,020	\$77	8%	\$1,119	\$148	15%	\$1,190	\$71	6%
Warren	\$931	-\$26	-3%	\$1,032	\$79	8%	\$1,138	\$106	10%
Warwick	\$1,168	\$36	3%	\$1,240	\$73	6%	\$1,295	\$55	4%
West Greenwich	\$2,220	\$190	9%	\$2,004	-\$110	-5%	\$1,995	-\$9	0%
West Warwick	\$1,038	\$83	9%	\$1,045	\$61	6%	\$1,154	\$109	10%
Westerly	\$1,063	\$10	1%	\$1,153	\$109	10%	\$1,246	\$93	8%
Woonsocket	\$921	\$38	4%	\$974	\$62	7%	\$1,066	\$92	9%
State of Rhode Island	\$1,031	\$50	5%	\$1,097	\$93	9%	\$1,195	\$98	9%

Figure 5.9 Annual Growth in Median Owner-Occupied Home Value, 2020-2022

Note: Margins of error are especially large (greater than ±\$25,000) for median home value estimates in Barrington, Jamestown, East Greenwich, Little Compton, Portsmouth, Exeter, Charlestown, Hopkinton, Newport, Richmond, Scituate, Narragansett, New Shoreham, and West Greenwich. Listed as Figure IV-13 in Department Report.

Source: 2020, 2021, and 2022 U.S. Census American Community Survey 5-year estimates.

Municipality		Numerical Change 2019-2020	Percent Change 2019-2020	2021	Numerical Change 2020-2021	Percent Change 2020-2021	2022	Numerical Change 2021-2022	Percent Change 2021-2022
Barrington	\$437,700	\$18,800	4%	\$461,100	\$27,900	6%	\$549,800	\$88,700	19%
Bristol	\$347,300	\$34,100	11%	\$363,200	\$25,500	8%	\$426,000	\$62,800	17%
Burrillville	\$283,700	\$44,200	18%	\$298,100	\$44,900	18%	\$343,900	\$45,800	15%
Central Falls	\$176,300	\$28,500	19%	\$187,300	\$28,200	18%	\$244,100	\$56,800	30%
Charlestown	\$351,100	\$41,300	13%	\$363,900	\$33,200	10%	\$418,500	\$54,600	15%
Coventry	\$245,500	\$14,700	6%	\$258,500	\$17,200	7%	\$298,100	\$39,600	15%
Cranston	\$257,400	\$29,100	13%	\$275,400	\$31,900	13%	\$326,000	\$50,600	18%
Cumberland	\$309,300	\$34,900	13%	\$327,700	\$39,500	14%	\$370,600	\$42,900	13%
East Greenwich	\$457,700	\$28,100	7%	\$471,200	\$33,700	8%	\$568,700	\$97,500	21%
East Providence	\$233,100	\$18,000	8%	\$242,100	\$20,400	9%	\$286,400	\$44,300	18%
Exeter	\$356,100	\$33,000	10%	\$365,900	\$29,100	9%	\$435,800	\$69,900	19%
Foster	\$331,200	\$37,400	13%	\$343,500	\$47,300	16%	\$375,200	\$31,700	9%
Glocester	\$318,700	\$41,200	15%	\$333,300	\$41,300	14%	\$382,600	\$49,300	15%
Hopkinton	\$276,000	\$12,400	5%	\$303,300	\$36,700	14%	\$353,700	\$50,400	17%
Jamestown	\$664,900	\$23,100	4%	\$701,900	\$45,100	7%	\$736,600	\$34,700	5%
Johnston	\$238,800	\$17,300	8%	\$254,800	\$23,400	10%	\$290,100	\$35,300	14%
Lincoln	\$338,400	\$34,700	11%	\$358,200	\$38,400	12%	\$384,900	\$26,700	7%
Little Compton	\$581,500	\$86,600	17%	\$607,800	\$89,900	17%	\$723,000	#####	19%
Middletown	\$386,400	\$22,500	6%	\$420,900	\$41,800	11%	\$480,100	\$59,200	14%
Narragansett	\$454,300	\$35,700	9%	\$492,000	\$47,700	11%	\$600,200	#####	22%
New Shoreham	\$900,700	#####	-18%	\$983,900	-\$53,100	-5%	\$983,700	-\$200	0%
Newport	\$495,000	\$69,600	16%	\$529,900	\$81,100	18%	\$622,800	\$92,900	18%
North Kingstown	\$376,300	\$35,700	10%	\$394,700	\$44,300	13%	\$444,200	\$49,500	13%
North Providence	\$237,200	\$22,000	10%	\$256,400	\$38,500	18%	\$290,000	\$33,600	13%
North Smithfield	\$319,300	\$33,500	12%	\$339,800	\$43,900	15%	\$382,700	\$42,900	13%
Pawtucket	\$213,700	\$31,800	17%	\$228,500	\$33,900	17%	\$266,300	\$37,800	17%
Portsmouth	\$391,000	\$12,500	3%	\$405,500	\$18,900	5%	\$483,700	\$78,200	19%
Providence	\$225,200	\$33,100	17%	\$248,900	\$48,600	24%	\$293,000	\$44,100	18%
Richmond	\$295,300	\$30,400	11%	\$343,600	\$64,800	23%	\$395,100	\$51,500	15%
Scituate	\$316,500	\$5,900	2%	\$329,400	\$6,400	2%	\$371,800	\$42,400	13%
Smithfield	\$303,300	\$28,900	11%	\$327,900	\$39,200	14%	\$371,400	\$43,500	13%
South Kingstown	\$379,800	\$26,000	7%	\$402,400	\$31,000	8%	\$467,400	\$65,000	16%
Tiverton	\$281,900	\$14,000	5%	\$288,700	\$11,200	4%	\$333,800	\$45,100	16%
Warren	\$297,900	\$13,300	5%	\$318,700	\$21,400	7%	\$356,300	\$37,600	12%
Warwick	\$238,300	\$25,000	12%	\$253,100	\$27,800	12%	\$294,400	\$41,300	16%
West Greenwich	\$360,800	\$31,400	10%	\$374,000	\$30,300	9%	\$447,100	\$73,100	20%
West Warwick	\$223,600	\$34,600	18%	\$238,000	\$32,200	16%	\$276,100	\$38,100	16%
Westerly	\$320,900	\$30,700	11%	\$341,200	\$38,600	13%	\$390,600	\$49,400	14%
Woonsocket	\$191,500	\$26,900	16%	\$208,400	\$35,100	20%	\$241,000	\$32,600	16%
State of Rhode Island	\$276,600	\$26,800	11%	\$292,600	\$30,700	12%	\$343,100	\$50,500	17%

Attachment 6

Health related housing assessment (from Department of Housing 2023 Annual Integrated Report: Pages 60 - 65)

The quality of housing can have important impacts on resident's health. For example, poor air circulation can lead to mold and contribute to asthma; older homes often contain lead, which even at low levels can cause harm over time, especially in children; and contaminated water can be a health risk.

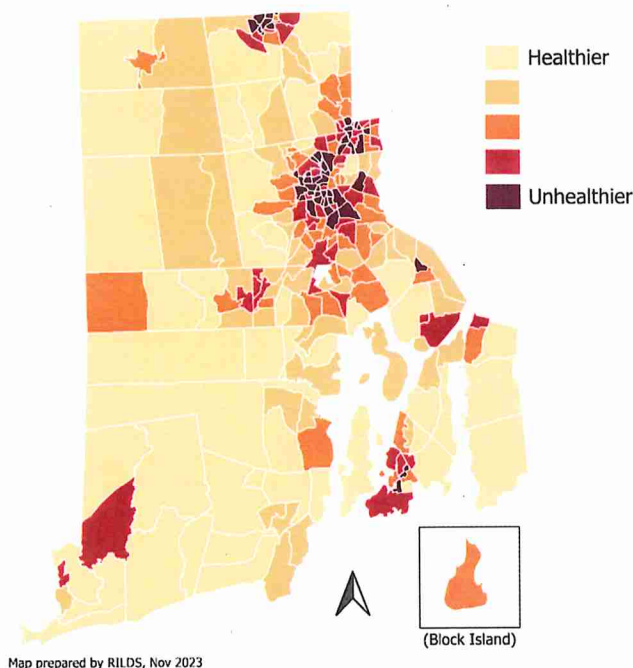
The Rhode Island Department of Health and the Rhode Island Longitudinal Data System (RILDS) have created an index measuring four key indicators of healthy housing concerns:

1. Percent of children under six with elevated blood lead levels
2. Rate of asthma-related emergency department visits for children under 18
3. Percent of housing units built before 1979
4. Median family income

The RILDS created the map (see below) to show estimates of this index for each municipality in the state. Based on the four factors considered by the index, Rhode Island's unhealthiest housing is concentrated around the Providence metro area. South Hopkinton, Newport, and Woonsocket are additional areas of elevated concern for unhealthy housing.

Figure 6.1 Composite Map of Childhood Lead Exposure, Asthma, Median Family Income, and Older Housing, Rhode Island, 2023

On average, older housing units tend to provide a less healthy housing environment than newer homes, and Rhode Island's housing is some of the oldest in the country. A report of owner-occupied and renter-occupied municipal housing stock by year built is available in the tables below. As shown in these figures, renters in Rhode Island occupy units built before 1959 at a higher rate (53%) than owners do (46%). Apart from unit age, data on the health risks Rhode Island's housing stock poses to its residents are not widely available at the state level and is mostly unavailable at the municipal level.



Source: Rhode Island Department of Health and Rhode Island Longitudinal Data System, 2023

Figure 6.2 Share of Owner-Occupied Housing Units by Year Built, Rhode Island and by Community, 2022

Source: U.S. Census American Community Survey 2022 5-year estimates

Note: Listed as Figure V-2 in Department Report.

Rhode Island’s aging housing stock carries risks for poor air quality, mold, unsafe water, poor thermal control, and exposure to lead and asbestos and puts residents with ambulatory disabilities at an increased risk of falls and injuries at home. These risks are faced disproportionately by renters, who occupy older units at higher rates than homeowners.

Municipality	Built 2000 or later	Built 1980-1999	Built 1960-1979	Built 1959 or earlier
Barrington	5%	13%	23%	59%
Bristol	12%	29%	27%	33%
Burrillville	13%	30%	24%	34%
Central Falls	11%	11%	11%	68%
Charlestown	24%	40%	21%	15%
Coventry	12%	26%	33%	30%
Cranston	8%	18%	20%	54%
Cumberland	14%	27%	32%	26%
East Greenwich	12%	31%	36%	21%
East Providence	5%	10%	19%	65%
Exeter	24%	39%	17%	20%
Foster	19%	24%	25%	32%
Glocester	18%	28%	29%	26%
Hopkinton	20%	29%	18%	33%
Jamestown	22%	27%	25%	25%
Johnston	7%	24%	28%	41%
Lincoln	15%	22%	24%	40%
Little Compton	25%	28%	15%	33%
Middletown	8%	29%	22%	41%
Narragansett	18%	27%	32%	22%
New Shoreham	21%	33%	14%	31%
Newport	3%	8%	13%	76%
North Kingstown	13%	26%	30%	30%
North Providence	4%	28%	31%	37%
North Smithfield	14%	22%	27%	37%
Pawtucket	6%	10%	11%	74%
Portsmouth	17%	30%	27%	27%
Providence	9%	9%	10%	73%
Richmond	20%	41%	27%	11%
Scituate	10%	29%	21%	41%
Smithfield	11%	31%	29%	29%
South Kingstown	22%	34%	20%	25%
Tiverton	17%	28%	24%	31%
Warren	5%	18%	23%	53%
Warwick	5%	15%	25%	55%
West Greenwich	22%	44%	24%	9%
West Warwick	8%	29%	26%	37%
Westerly	15%	28%	26%	31%
Woonsocket	12%	7%	22%	59%
State of Rhode Island	11%	21%	23%	46%

Figure 6.3 Total Renter Occupied Housing Units by Year Built, Rhode Island and by Community, 2022

Source: U.S. Census American Community Survey 2022 5-year estimates

Note: Listed as Figure V-3 in Department Report.

Lead exposure is a primary healthy housing concern in Rhode Island. Almost 80% of the state's housing units were built before the use of lead in paint was banned in 1978. Only 11% of Rhode Island's rental homes built before 1980 have lead certificates certifying that they have passed a lead inspection, and at least 87% of these certificates expire within two years of issuance.

Lead exposure can cause long-term negative effects including developmental challenges, cognitive delays, behavioral problems, and brain damage in children. Children in Rhode Island have elevated blood lead levels at more than double the rate of children in the United States, while Hispanic children in Rhode Island have elevated blood lead levels at nearly six times the rate of children in the United States. Low-income families, especially those who rent homes in Providence, experience the negative effects of lead poisoning at the highest rates.

Asthma rates for children (8.4%) and adults (12.6%) in Rhode Island are higher than national asthma rates for children (6.5%) and adults (8.0%). Poor housing conditions common in an aging housing stock including poor air quality, poor thermal control, and mold have been shown to exacerbate asthma symptoms and morbidity.

Radon exposure, which can cause lung cancer, is a risk in both new and aging housing units. Nearly 1 in 15 homes in the US have radon levels that are considered a health risk by the EPA (at or above 4 pCi/L). By contrast, more than a quarter of homes tested for radon in Rhode Island have radon levels at or above this level. This rises to over half of homes in Exeter and Richmond.

Municipality	Built 2000 or later	Built 1980-1999	Built 1960-1979	Built 1959 or earlier
Barrington	3%	15%	12%	70%
Bristol	7%	11%	21%	61%
Burrillville	6%	11%	17%	66%
Central Falls	6%	18%	14%	62%
Charlestown	6%	38%	15%	40%
Coventry	6%	15%	27%	51%
Cranston	6%	12%	31%	51%
Cumberland	9%	12%	34%	44%
East Greenwich	9%	13%	24%	53%
East Providence	11%	14%	33%	43%
Exeter	7%	18%	34%	41%
Foster	0%	65%	9%	26%
Glocester	2%	12%	43%	43%
Hopkinton	11%	10%	16%	63%
Jamestown	0%	27%	19%	54%
Johnston	8%	27%	31%	33%
Lincoln	6%	21%	29%	44%
Little Compton	27%	0%	12%	61%
Middletown	11%	18%	34%	37%
Narragansett	6%	23%	37%	34%
New Shoreham	0%	47%	0%	53%
Newport	9%	11%	16%	64%
North Kingstown	9%	21%	37%	32%
North Providence	5%	35%	28%	31%
North Smithfield	18%	29%	14%	39%
Pawtucket	4%	11%	26%	60%
Portsmouth	8%	12%	38%	41%
Providence	6%	13%	18%	63%
Richmond	0%	8%	19%	72%
Scituate	0%	29%	18%	53%
Smithfield	6%	36%	21%	36%
South Kingstown	13%	22%	22%	43%
Tiverton	9%	13%	24%	54%
Warren	3%	12%	22%	64%
Warwick	5%	20%	40%	35%
West Greenwich	53%	25%	12%	10%
West Warwick	4%	26%	18%	52%
Westerly	5%	31%	15%	48%
Woonsocket	4%	10%	25%	61%
State of Rhode Island	6%	16%	24%	53%