

2022 Integrated Housing Report

Rhode Island Department of Housing

January 2023



RHODE ISLAND
Office of Housing and Community Development
315 Iron Horse Way
Providence, Rhode Island 02908

The Honorable Daniel J. McKee
Governor of the State of Rhode Island

January 5, 2023

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

The Honorable Dominick J. Ruggerio
President of the Senate

RE: 2022 Integrated Housing Report

Dear Governor McKee, Speaker Shekarchi, and President Ruggerio,

The Department of Housing offers the enclosed submission pursuant to R.I.G.L. §§ 42-64.19-3 (a)(4)(iv), the “integrated housing report,” to be submitted on or before December 31st of each year, which shall include the following:

A	The total number of housing units in the state with per community counts, including the number of Americans with Disabilities Act compliant special needs units;
B	The occupancy and vacancy rate of the units referenced in subsection (a)(4)(iv)(A);
C	The change in the number of units referenced in subsection (a)(4)(iv)(A), for each of the prior three (3) years in figures and as a percentage;
D	The number of net new units in development and number of units completed since the prior report;
E	For each municipality the number of single-family, two-family (2), and three-family (3) units, and multi-unit housing delineated sufficiently to provide the lay reader a useful description of current conditions, including a statewide sum of each unit type;
F	The total number of units by income type;
G	A projection of the number of status quo units;
H	A projection of the number of units required to meet housing formation trends;
I	A comparison of regional and other similarly situated state funding sources that support housing development including a percentage of private, federal, and public support;
J	A reporting of unit types by number of bedrooms for rental properties including an accounting of all:
(I)	Single-family units;
(II)	Accessory dwelling units;
(III)	Two-family (2) units;
(IV)	Three-family (3) units;
(V)	Multi-unit sufficiently delineated units;

(VI)	Mixed use sufficiently delineated units; and
(VII)	Occupancy and vacancy rates for the prior three (3) years;
K	A reporting of unit types by ownership including an accounting of all:
(I)	Single-family units;
(II)	Accessory dwelling units;
(III)	Two-family (2) units;
(IV)	Three-family (3) units;
(V)	Multi-unit sufficiently delineated units;
(VI)	Mixed use sufficiently delineated units; and
(VII)	Occupancy and vacancy rates for the prior three (3) years;
L	A reporting of the number of applications submitted or filed for each community according to unit type and an accounting of action taken with respect to each application to include, approved, denied, appealed, approved upon appeal, and if approved, the justification for each approval;
M	A reporting of permits for each community according to affordability level that were sought, approved, denied, appealed, approved upon appeal, and if approved, the justification for each approval;
N	A reporting of affordability by municipality that shall include the following:
(I)	The percent and number of units of extremely low-, very low-, low-, moderate-, fair market rate, and above-market-rate units; including the average and median costs of those units
(II)	The percent and number of units of extremely low-, very low-, low-, and moderate-income housing units required to satisfy the ten percent (10%) requirement pursuant to chapter 24 of title 45; including the average and median costs of those units;
(III)	The percent and number of units for the affordability levels above moderate-income housing, including a comparison to fair-market rent and fair-market homeownership; including the average and median costs of those units;
(IV)	The percentage of cost burden by municipality with population equivalent;
(V)	The percentage and number of home financing sources, including all private, federal, state, or other public support; and
(VI)	The cost growth for each of the previous five (5) years by unit type at each affordability level, by unit type;
O	A reporting of municipal healthy housing stock by unit type and number of bedrooms and providing an assessment of the state's existing housing stock and enumerating any risks to the public health from that housing stock, including, but not limited to: the presence of lead, mold, safe drinking water, disease vectors (insects and vermin), and other conditions that are an identifiable health detriment. Additionally, the report shall provide the percentage of the prevalence of health risks by age of the stock for each community by unit type and number of bedrooms; and
P	A recommendation shall be included with the report required under this section that shall provide consideration to any and all populations, ethnicities, income levels, and other relevant demographic criteria determined by the deputy secretary, and with regard to any and all of the criteria enumerated elsewhere in the report separately or in combination, provide recommendations to resolve any issues that provide an impediment to the development of housing, including specific data and evidence in support of the recommendation. All data and methodologies used to present evidence are subject to review and approval of the chief of revenue analysis, and that approval shall include an attestation of approval by the chief to be included in the report.

The enclosed document provides an overview of the status of housing availability statewide and for each municipality, giving careful consideration to affordability by income type. There are numerous points of data requested in the legislation that are not currently available to the Department of Housing or where the best available data exists with notable limitations. We should note that currently available data have some limitations, e.g., the U.S. Census data, including American Community Survey (ACS) 5-year estimates. The report provides discussion of context for data where and when necessary.

This document and the data tables within will inform the Department of Housing's forthcoming policy priorities to achieve expanded housing production and affordability. We hope the data is helpful to other departments of state government and is used to inform discourse during the upcoming legislative session. Data clarity is essential as we move toward safe, decent, affordable homes for all Rhode Islanders.

Respectfully submitted,

Josh Saal, Secretary of Housing
RI Department of Housing

Housing Stock in Rhode Island

There are currently 426,769 occupied housing units in Rhode Island of which 62.3% are owner occupied and 37.7% are rental housing. The majority of the state’s housing is found in the larger urban communities of Providence, Pawtucket, Warwick, Cranston, and East Providence. The current housing wage for a two-bedroom apartment in Rhode Island is \$24.32¹, meaning this is what a worker must earn in order to pay 30% of the gross income on rent. The data included below shows an urgent need for development of both rental and owner-occupied housing units; the majority of housing that is currently being built under recent permits granted by the state. There is already a severe shortage of affordable rental housing, and this problem will be only exacerbated as Rhode Island’s population continues to age. Rhode Island is currently 9th oldest state in the nation with a median age of 40.0 and the housing stock is similarly aging².

A - The total number of housing units in the state with per community counts, including the number of Americans with Disabilities Act compliant special needs units.

Insufficient data – total number of housing units are listed below, however, there is insufficient data on the number of Americans with Disabilities Act compliant special needs units.

Nearly 52,000 Rhode Islanders with an ambulatory disability live in a home that is more than 40 years old, leading to risks of falls and home injury due to lack of accessibility features. Nearly 11,000 of these residents are aged 80 or older; more than 15,000 and 17,000 are aged 65- 79, and 50-64, respectively.³⁴ The Rhode Island Governor’s Commission on Disabilities established the Livable Home Modification grant to help those with physical disabilities modify their homes for accessibility; the Rhode Island General Assembly this year has made grants available to cover 50 percent of costs up to \$4,500. ([HousingWorksRI, 2022 Fact Book](#), pg. 13)

Total Housing Units by Municipality

Municipality	Total Housing Units
Barrington	6,497
Bristol	9,394
Burrillville	6,333
Central Falls	8,059
Charlestown	5,219
Coventry	15,188
Cranston	33,648
Cumberland	14,269
East Greenwich	5,666
East Providence	21,656
Exeter	2,416
Foster	1,545
Glocester	4,077
Hopkinton	3,660
Jamestown	3,069

¹ National Low Income Housing Coalition. Out of Reach Report. Rhode Island. <https://nlihc.org/oor/state/ri>

² US Census. 2021 ACS 5-year estimate. [S0101: AGE AND SEX - Census Bureau Table](#)

Johnston	12,709
Lincoln	8,893
Little Compton	2,444
Middletown	8,344
Narragansett	9,629
New Shoreham	1,959
Newport	13,250
North Kingstown	12,229
North Providence	15,318
North Smithfield	5,392
Pawtucket	32,492
Portsmouth	8,546
Providence	79,103
Richmond	3,268
Scituate	4,517
Smithfield	8,374
South Kingstown	13,352
Tiverton	7,591
Warren	5,513
Warwick	37,614
West Greenwich	2,473
West Warwick	14,895
Westerly	13,600
Woonsocket	18,967
Total	481,168
ADA Compliant Units	21,804*

Source: ACS 2021 5 Year Estimate, *Based on 2021 data from 2021 Integrated Housing Report.

B - The occupancy and vacancy rate of the units referenced in subsection (a)(4)(iv)(A);

(a)(4)(iv)(A); = "The total number of housing units in the state with per community counts, including the number of Americans with Disabilities Act compliant special needs units;"

Vacancy rates in Rhode Island remain extremely low. When compared to national trends, rental vacancies are more rare in Rhode Island while vacancies of owner-occupied homes are comparatively less rare, though both numbers are within the margin of error. [Data analysis](#) from the U.S. Census Bureau from May 2022 reports near-record low vacancy rates

nationwide. The nationwide vacancy rate for owner-occupied housing is 0.8% compared to .9% in Rhode Island.³
⁴Meanwhile, the nationwide vacancy rate for rental housing is 5.8%,⁵ while Rhode Island's vacancy rate is 5.5%.⁶

Municipality	Occupied housing units	Owner-occupied	Renter-occupied	Percent Owner Occupied	Percent Renter Occupied	Vacancy Rate Owner Occupied	Vacancy Rate Renter Occupied
Barrington	6,176	5,500	676	89.05%	10.95%	0.0%	5.2%
Bristol	8,065	5,537	2,528	68.65%	31.35%	0.0%	9.0%
Burrillville	5,907	4,573	1,334	77.42%	22.58%	1.3%	3.6%
Central Falls	7,074	1,809	5,265	25.57%	74.43%	0.0%	2.4%
Charlestown	3,459	2,885	574	83.41%	16.59%	2.9%	0.0%
Coventry	14,389	11,438	2,951	79.49%	20.51%	1.0%	1.0%
Cranston	31,917	21,454	10,463	67.22%	32.78%	0.3%	3.3%
Cumberland	13,649	10,679	2,970	78.24%	21.76%	0.4%	3.2%
East Greenwich	5,340	4,125	1,215	77.25%	22.75%	1.0%	3.2%
East Providence	20,270	12,187	8,083	60.12%	39.88%	1.1%	3.3%
Exeter	2,278	1,951	327	85.65%	14.35%	0.0%	9.4%
Foster	1,431	1,269	162	88.68%	11.32%	0.8%	0.0%
Glocester	3,658	3,158	500	86.33%	13.67%	0.9%	6.2%
Hopkinton	3,223	2,565	658	79.58%	20.42%	1.3%	0.0%
Jamestown	2,361	2,002	359	84.79%	15.21%	0.6%	14.5%
Johnston	11,482	8,366	3,116	72.86%	27.14%	1.5%	6.4%
Lincoln	8,304	5,669	2,635	68.27%	31.73%	1.5%	1.8%
Little Compton	1,592	1,262	330	79.27%	20.73%	3.1%	11.1%
Middletown	7,270	4,103	3,167	56.44%	43.56%	0.7%	9.2%
Narragansett	5,992	4,132	1,860	68.96%	31.04%	0.6%	10.2%
New Shoreham	459	338	121	73.64%	26.36%	0.0%	0.0%
Newport	10,177	4,712	5,465	46.30%	53.70%	2.3%	11.7%
North Kingstown	11,169	8,839	2,330	79.14%	20.86%	1.5%	5.3%
North Providence	14,297	8,316	5,981	58.17%	41.83%	2.0%	5.0%
North Smithfield	5,083	3,745	1,338	73.68%	26.32%	2.1%	5.0%
Pawtucket	29,666	14,146	15,520	47.68%	52.32%	0.2%	2.7%
Portsmouth	7,278	5,889	1,389	80.92%	19.08%	4.8%	3.8%
Providence	67,974	27,243	40,731	40.08%	59.92%	1.9%	6.8%
Richmond	2,961	2,835	126	95.74%	4.26%	0.0%	0.0%
Scituate	4,160	3,696	464	88.85%	11.15%	0.0%	5.3%
Smithfield	7,828	6,331	1,497	80.88%	19.12%	1.1%	10.9%
South Kingstown	10,790	8,008	2,782	74.22%	25.78%	0.0%	2.8%
Tiverton	6,651	5,179	1,472	77.87%	22.13%	2.5%	3.0%

³ U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, November 2022.

⁴ Current Population Survey/Housing Vacancy Survey, U.S. Census Bureau, Homeowner Vacancy Rates by State: 2005 to 2022.

⁵ Current Population Survey/Housing Vacancy Survey, U.S. Census Bureau, Homeowner Vacancy Rates by State: 2005 to 2022.

⁶ U.S. Census Bureau, https://www.census.gov/housing/hvs/data/rates/tab1_state05_2022_rvr.xlsx

Warren	5,032	2,921	2,111	58.05%	41.95%	1.3%	1.2%
Warwick	35,662	25,623	10,039	71.85%	28.15%	1.0%	2.0%
West Greenwich	2,316	1,939	377	83.72%	16.28%	1.6%	0.0%
West Warwick	14,030	7,677	6,353	54.72%	45.28%	0.6%	4.4%
Westerly	10,507	7,407	3,100	70.50%	29.50%	1.7%	7.1%
Woonsocket	16,892	6,343	10,549	37.55%	62.45%	3.2%	5.4%
Rhode Island	426,769	265,851	160,918	62.29%	37.71%	1.2%	5.1%

Source: ACS 2021 5 Year Estimate

C - The change in the number of units referenced in subsection (a)(4)(iv)(A), for each of the prior three (3) years in figures and as a percentage

(a)(4)(iv)(A); = "The total number of housing units in the state with per community counts, including the number of Americans with Disabilities Act compliant special needs units;"

A year-to-year comparison of housing data is not available through the American Community Survey (ACS), and the five-year ACS data included in section A of this report will be the most reliable reflection of housing stock data. The U.S. Census Bureau faced unique, pandemic-related challenges in conducting the 2020 ACS. These challenges resulted in the Census Bureau receiving fewer survey responses than usual and finding that surveys underrepresented households of lower socioeconomic status. The Census Bureau utilized experimental weights to address these nonresponse biases for both its 2020 1-year and 5-year ACS PUMS data, but only the 5-year data met the Census Bureau's quality standards.

D - The number of net new units in development and number of units completed since the prior report

In 2021, there were 48 new owner-occupied units added and 130 renter occupied units added statewide.⁷

In 2020, there were 52 new owner-occupied units added and 312 renter occupied units added statewide.⁸

In 2019, there were 16 new owner-occupied units added and 171 renter occupied units added statewide.⁹

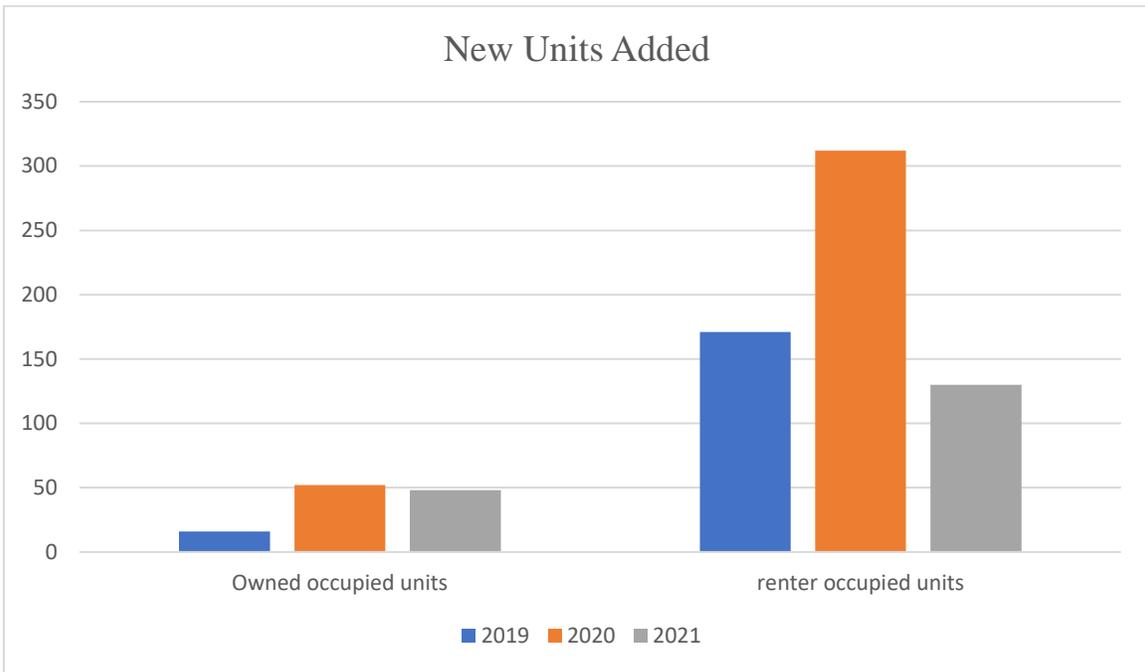
⁷ HousingWorksRI, 2022 Housing Fact Book. Pg. 38.

[https://www.housingworksri.org/Portals/0/HWRI_HFB22%20\(1\).pdf?ver=x8iA4i0q-Hgls-hp3MQoQ%3d%3d](https://www.housingworksri.org/Portals/0/HWRI_HFB22%20(1).pdf?ver=x8iA4i0q-Hgls-hp3MQoQ%3d%3d)

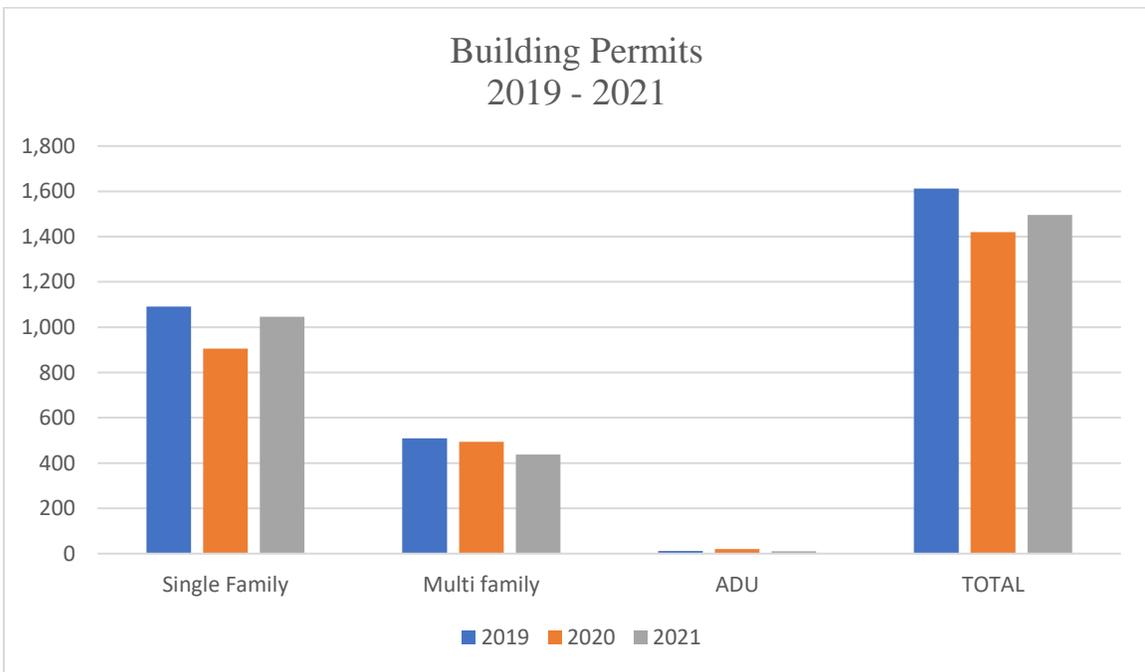
⁸ HousingWorksRI, 2021 Housing Fact Book, pg 38. https://www.housingworksri.org/Portals/0/Uploads/Documents/FINALHFB21-revised_2021-11-02.pdf?ver=s3DdsTMeA07Fq-D28P9x1A%3d%3d

⁹ HousingWorksRI, 2020 Housing Fact Book, pg 36.

<https://www.housingworksri.org/Portals/0/Uploads/Documents/HFB%202020%20.pdf?ver=rTG6SYyeSj0xHMLlmEq1TQ%3d%3d>



Building permits by type and year



Source: Housing Works RI, 2019, 2020, and 2021 Housing Fact Book.

<https://www.housingworksri.org/Portals/0/Uploads/Documents/HFB%202020%20.pdf?ver=rTG6SYyeSj0xHMLlmEq1TQ%3d%3d>

Type of Building Permit per year

	2019	2020	2021
Single Family	1,091	906	1,046
Multi Family	509	494	438
ADU	12	20	11
TOTAL	1,612	1,420	1,495

Source: Housing Works RI, 2019, 2020, and 2021 Housing Fact Book.

<https://www.housingworksri.org/Portals/0/Uploads/Documents/HFB%202020%20.pdf?ver=rTG6SYyeSj0xHMLlmEq1TQ%3d%3d>

E - For each municipality the number of single-family, two-family (2), and three-family (3) units, and multi-unit housing delineated sufficiently to provide the lay reader a useful description of current conditions, including a statewide sum of each unit type;

Municipality	1-unit, detached	1-unit, attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 or more units
Barrington	6,007	41	238	49	8	7	147
Bristol	5,628	300	1,354	724	465	413	510
Burrillville	4,689	257	410	425	13	186	181
Central Falls	833	243	1,770	3,600	631	60	908
Charlestown	4,647	77	132	192	23	47	8
Coventry	11,447	291	702	325	351	432	857
Cranston	21,072	996	4,340	2,356	745	1,168	2,872
Cumberland	9,849	630	917	1,140	337	315	1,051
East Greenwich	3,974	287	293	291	227	142	377
East Providence	11,714	740	2,329	1,810	641	940	3,379
Exeter	1,992	44	35	47	78	44	0
Foster	1,400	0	34	31	80	0	0
Glocester	3,594	31	73	38	48	14	19
Hopkinton	3,075	21	140	156	76	34	136
Jamestown	2,903	0	0	77	16	27	0
Johnston	8,452	385	1,373	604	462	325	1,086
Lincoln	5,193	421	1,045	715	591	440	437
Little Compton	2,389	12	7	8	0	0	0
Middletown	4,637	795	873	564	93	427	577
Narragansett	7,958	229	372	164	333	226	224
New Shoreham	1,674	26	85	35	49	27	63
Newport	5,425	617	2,048	2,578	1,040	485	1,047
North Kingstown	8,943	462	712	454	333	544	429

North Providence	7,217	1,189	1,743	1,089	727	1,091	2,262
North Smithfield	3,828	198	373	137	211	76	569
Pawtucket	10,560	978	6,004	7,872	2,651	1,272	2,943
Portsmouth	6,315	721	229	399	135	71	434
Providence	19,518	2,077	16,454	22,457	5,296	2,755	10,503
Richmond	2,853	19	192	44	0	0	0
Scituate	4,040	213	164	40	13	10	37
Smithfield	5,696	493	367	288	372	442	696
South Kingstown	10,716	385	289	327	388	259	622
Tiverton	5,369	411	488	351	207	20	484
Warren	2,864	271	927	568	220	373	290
Warwick	26,768	1,321	1,675	1,019	855	1,845	3,925
West Greenwich	2,075	42	17	15	85	75	91
West Warwick	6,568	957	2,303	1,210	893	1,103	1,861
Westerly	9,198	328	1,591	806	429	545	668
Woonsocket	4,633	349	3,214	4,804	2,808	1,337	1,750
Total	265,713	16,857	55,312	57,809	21,930	17,577	41,443

Source: ACS 2021 5 Year Estimate, Mobile Home, RV, Boat, and van data is not reliably represented in 5-year ACS data.

F - The total number of units by income type;

Definitions:

Extremely Low Income (ELI) Households	Households whose income is at or below 30% of the area's HUD Adjusted Median Family Income (HAMFI)
Very Low Income (VLI) Households	Households whose income is at or below 50% of the area's HUD Adjusted Median Family Income (HAMFI)
Low Income (LI) Households	Households whose income is at or below 80% of the area's HUD Adjusted Median Family Income (HAMFI)

Data:

County Name	All Income Level Renter Households	Extremely Low Income (less than or equal to 30% of HAMFI) Households		Very Low Income Households (less than or equal to 50% of HAMFI)		Low Income Households (less than or equal to 80% of HAMFI)	
		Total Renter Households	Affordable Units	Total Renter Households	Affordable Units	Total Renter Households	Affordable Units
Bristol County, Rhode Island	5,935	1,455	765	2,400	1,895	3,585	5,165
Kent County, Rhode Island	20,735	4,805	3,495	8,385	6,330	12,505	15,825

Newport County, Rhode Island	13,370	3,270	2,620	5,205	4,540	7,605	10,160
Providence County, Rhode Island	110,775	35,565	22,540	55,515	47,260	76,470	100,550
Washington County, Rhode Island	12,505	3,375	2,265	5,415	4,065	7,485	9,845

Source: NLIHC County Gap analysis 2014-2018: https://nlihc.org/sites/default/files/gap/Gap-Report_2022.pdf

G - A projection of the number of status quo units

Insufficient publicly available data.

H - A projection of the number of units required to meet housing formation trends

Insufficient data available. The Department of Housing intends to include this as part of the Statewide Housing Plan.

I - A comparison of regional and other similarly situated state funding sources that support housing development including a percentage of private, federal, and public support.

The Department of Housing intends to include this as part of the Statewide Housing Plan.

J - A reporting of unit types by number of bedrooms for rental properties including an accounting of all: (I) Single-family units; (II) Accessory dwelling units; (III) Two-family (2) units; (IV) Three-family (3) units; (V) Multi-unit sufficiently delineated units; (VI) Mixed use sufficiently delineated units; and (VII) Occupancy and vacancy rates for the prior three (3) years

Insufficient data, not listed by rental properties specifically, but by total units:

Number of Rooms per Unit

Municipality	Total Housing Units	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	9 rooms or more	Median rooms
Barrington	6497	41	46	175	369	704	1,172	1,057	1,263	1,670	7.2
Bristol	9394	204	86	613	1,759	1,716	1,916	1,084	1,055	961	5.7
Burrillville	6333	116	33	407	791	1,196	1,010	1,608	579	593	6.1
Central Falls	8059	165	339	1,162	1,633	2,207	1,554	501	270	228	4.8
Charlestown	5219	9	162	409	735	981	1,101	874	480	468	5.8
Coventry	15188	112	376	1,632	2,125	3,203	2,595	2,402	1,279	1,464	5.6
Cranston	33648	348	797	3,086	4,770	7,486	7,008	4,621	2,762	2,770	5.5
Cumberland	14269	224	233	1,130	1,667	2,551	2,690	2,434	1,585	1,755	6
East Greenwich	5666	164	120	399	508	413	755	752	883	1,672	7.1
East Providence	21656	540	701	2,913	3,416	4,800	4,035	2,447	1,158	1,646	5.2
Exeter	2416	0	79	172	276	265	583	421	263	357	6.2

Foster	1545	45	10	107	120	388	429	151	122	173	5.7
Glocester	4077	11	0	347	456	748	746	595	402	772	6.1
Hopkinton	3660	54	66	176	357	926	973	492	225	391	5.8
Jamestown	3069	17	73	246	133	515	596	359	565	565	6.4
Johnston	12709	301	206	1,235	2,318	2,280	2,943	1,545	1,162	719	5.5
Lincoln	8893	275	189	636	941	1,769	1,793	1,512	759	1,019	5.9
Little Compton	2444	9	0	118	273	227	557	334	477	449	6.6
Middletown	8344	57	210	958	1,296	1,537	1,684	1,029	626	947	5.6
Narragansett	9629	35	211	616	1,373	2,297	1,929	1,207	969	992	5.6
New Shoreham	1959	52	82	136	226	351	386	297	227	202	5.8
Newport	13250	462	705	1,740	2,273	2,271	2,220	1,391	763	1,425	5.1
North Kingstown	12229	25	332	1,090	1,498	1,520	1,889	1,734	1,510	2,631	6.4
North Providence	15318	372	681	2,182	2,771	3,091	2,571	1,985	655	1,010	5
North Smithfield	5392	116	99	466	654	926	999	617	852	663	5.9
Pawtucket	32492	1,634	1,306	3,358	6,755	7,814	6,633	2,727	1,179	1,086	4.9
Portsmouth	8546	84	29	618	1,316	1,598	1,343	1,069	933	1,556	6
Providence	79103	2,891	3,154	11,130	20,060	17,443	10,873	5,216	3,219	5,117	4.6
Richmond	3268	0	0	63	555	382	810	473	628	357	6.3
Scituate	4517	0	10	132	537	714	830	800	534	960	6.5
Smithfield	8374	360	207	935	836	1,304	1,655	1,039	1,013	1,025	5.8
South Kingstown	13352	202	492	1,193	1,788	1,839	2,771	1,961	1,565	1,541	5.9
Tiverton	7591	85	87	625	1,094	1,792	1,298	1,089	848	673	5.6
Warren	5513	140	175	664	845	932	1,371	747	222	417	5.5
Warwick	37614	722	1,113	4,044	5,633	8,331	7,585	4,419	2,727	3,040	5.4
West Greenwich	2473	21	0	56	292	376	483	403	385	457	6.5
West Warwick	14895	409	472	1,919	3,005	3,103	2,549	1,314	1,040	1,084	5
Westerly	13600	505	343	1,086	1,974	2,274	2,365	1,829	1,619	1,605	5.8
Woonsocket	18967	441	600	2,774	4,245	4,175	3,649	1,448	950	685	4.8
Rhode Island	481168	11,248	13,824	50,748	81,673	96,445	88,349	55,983	37,753	45,145	5.4

Source: ACS 2021 5 Year Estimate

Number of Bedrooms per Unit

Municipality	0 bedroom	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
Barrington	41	259	968	2,700	2,234	295
Bristol	204	1,003	2,930	3,602	1,361	294
Burrillville	116	553	1,421	3,063	972	208
Central Falls	165	1,463	2,790	3,032	447	162
Charlestown	9	268	1,555	2,672	657	58
Coventry	123	1,738	3,965	7,189	1,764	409
Cranston	376	4,241	10,036	14,540	3,742	713

Cumberland	291	1,268	3,709	5,817	2,700	484
East Greenwich	164	577	1,064	1,656	1,824	381
East Providence	592	4,081	6,459	7,967	2,047	510
Exeter	0	296	377	1,128	503	112
Foster	53	89	269	889	194	51
Glocester	20	200	1,180	1,656	749	272
Hopkinton	54	227	1,062	1,814	422	81
Jamestown	33	316	504	1,459	609	148
Johnston	317	1,747	3,347	5,087	2,008	203
Lincoln	275	884	2,413	3,643	1,261	417
Little Compton	9	74	558	1,127	473	203
Middletown	57	1,100	2,080	3,549	1,287	271
Narragansett	35	750	2,264	4,205	1,711	664
New Shoreham	52	183	449	626	476	173
Newport	527	2,338	4,133	4,157	1,541	554
North Kingstown	28	1,253	3,010	4,794	2,711	433
North Providence	449	2,637	4,858	5,731	1,387	256
North Smithfield	116	726	1,357	2,145	969	79
Pawtucket	1,724	4,680	11,481	11,981	1,968	658
Portsmouth	84	688	2,574	3,157	1,876	167
Providence	3,206	14,689	29,901	22,613	5,802	2,892
Richmond	0	87	649	2,000	394	138
Scituate	0	357	638	2,338	863	321
Smithfield	370	1,133	1,973	3,393	1,155	350
South Kingstown	211	1,387	3,552	5,503	2,340	359
Tiverton	85	810	2,608	3,081	928	79
Warren	176	965	1,633	2,150	507	82
Warwick	815	5,421	10,348	15,985	4,234	811
West Greenwich	21	28	731	1,011	619	63
West Warwick	409	2,319	5,413	5,015	1,354	385
Westerly	549	1,104	3,805	5,251	2,114	777
Woonsocket	477	3,949	6,536	6,241	1,356	408
Rhode Island	12,233	65,888	144,600	183,967	59,559	14,921

Source: ACS 2021 5 Year Estimate

K - A reporting of unit types by ownership including an accounting of all: (I) Single-family units; (II) Accessory dwelling units; (III) Two-family (2) units; (IV) Three-family (3) units; (V) multi-unit sufficiently delineated units; (VI) Mixed use sufficiently delineated units; and (VII) Occupancy and vacancy rates for the prior three (3) years.

Insufficient data

L - A reporting of the number of applications submitted or filed for each community according to unit type and an accounting of action taken with respect to each application to include, approved, denied, appealed, approved upon appeal, and if approved, the justification for each approval

Insufficient data

M - A reporting of permits for each community according to affordability level that were sought, approved, denied, appealed, approved upon appeal, and if approved, the justification for each approval

2021 Building Permits by Municipality

Municipality	Total Permits	Single Family Permits	Two or more family permits	ADU
Barrington	17	15	0	2
Bristol	23	23	0	0
Burrillville	69	69	0	0
Central Falls	6	0	6	0
Charlestown	40	40	0	0
Coventry	71	55	16	0
Cranston	50	46	4	0
Cumberland	52	52	0	0
East Greenwich	80	32	48	0
East Providence	43	19	24	0
Exeter	50	10	40	0
Foster	9	9	0	0
Glocester	29	27	2	0
Hopkinton	16	16	0	0
Jamestown	20	15	5	0
Johnston	39	39	0	0
Lincoln	95	53	42	0
Little Compton	13	13	0	0
Middletown	10	10	0	0
Narragansett	14	12	2	0
New Shoreham	9	9	0	0
Newport	11	11	0	0
North Kingstown	77	65	12	0
North Providence	6	6	0	0
North Smithfield	15	15	0	0
Pawtucket	20	14	6	0
Portsmouth	35	35	0	0
Providence	128	6	122	0
Richmond	22	22	0	0
Scituate	26	26	0	0
Smithfield	28	28	0	0
South Kingstown	104	80	17	7
Tiverton	38	38	0	0

Warren	22	7	15	0
Warwick	80	40	40	0
West Greenwich	21	21	0	0
West Warwick	35	6	29	0
Westerly	37	27	8	2
Woonsocket	35	35	0	0

Source: HousingWorks RI, 2022 Housing Fact Book.

[https://www.housingworksri.org/Portals/0/HWRI_HFB22%20\(1\).pdf?ver=x8iA4i0q-Hgls-hp3MQoQ%3d%3d](https://www.housingworksri.org/Portals/0/HWRI_HFB22%20(1).pdf?ver=x8iA4i0q-Hgls-hp3MQoQ%3d%3d)

N - A reporting of affordability by municipality that shall include the following: (I) The percent and number of units of extremely low-, very low-, low-, moderate-, fair market rate, and above-market-rate units; including the average and median costs of those units, (II) The percent and number of units of extremely low-, very low-, low-, and moderate income housing units required to satisfy the ten percent (10%) requirement pursuant to chapter 24 of title 45; including the average and median costs of those units; (III) The percent and number of units for the affordability levels above moderate-income housing, including a comparison to fair-market rent and fair-market homeownership; including the average and median costs of those units; (IV) The percentage of cost burden by municipality with population equivalent; (V) The percentage and number of home financing sources, including all private, federal, state, or other public support; and (VI) The cost growth for each of the previous five (5) years by unit type at each affordability level, by unit type;

Insufficient data - Section (IV), the percentage of cost burden by municipality with population equivalent is listed below.

A household is considered cost burdened if it spends 30% or more of its income on housing costs. Cost burdens are an indication of rents increasing faster than incomes. According to Harvard’s Joint Center on Housing Studies (JCHS), there are 156,000 cost burdened renters in Rhode Island as of 2019, up from 149,000 in 2009. This trend indicates declining affordability. The data on cost burdens is collected over a five-year period in HUD’s Comprehensive Housing Affordability Strategy (CHAS). This time lag on the data collection and calculation means these numbers are not reflective of recent rapid rent increases that occurred during the COVID-19 pandemic as a result of people relocating to Rhode Island to pursue remote work opportunities.

Municipality	Percentage of Renter Households that are cost burdened	Number of Renter Households	Percentage of Owner Households that are cost burdened	Number of Owner Households	Total number of households that are cost burdened
Barrington	64%	375	24%	1,245	1,620
Bristol	40%	1,060	27%	1,454	2,514
Burrillville	31%	467	18%	811	1,278
Central Falls	52%	2,361	45%	651	3,012
Charlestown	43%	231	23%	649	880
Coventry	48%	1,334	22%	2,437	3,771
Cranston	46%	4,422	29%	6,194	10,616
Cumberland	54%	1,574	21%	2,138	3,712

East Greenwich	44%	471	24%	943	1,414
East Providence	49%	3,666	25%	3,031	6,697
Exeter	73%	224	20%	388	612
Foster	26%	35	25%	340	375
Glocester	14%	60	29%	953	1,013
Hopkinton	42%	243	22%	585	828
Jamestown	47%	148	24%	489	637
Johnston	46%	1,457	25%	1,993	3,450
Lincoln	42%	1,129	22%	1,165	2,294
Little Compton	30%	75	28%	341	416
Middletown	45%	1,233	29%	1,099	2,332
Narragansett	65%	1,213	31%	1,315	2,528
Newport	47%	2,561	31%	1,357	3,918
New Shoreham	11%	9	49%	131	140
North Kingstown	45%	954	19%	1,510	2,464
North Providence	45%	2,511	29%	2,266	4,777
North Smithfield	38%	440	30%	1,092	1,532
Pawtucket	46%	6,542	32%	4,292	10,834
Portsmouth	54%	762	22%	1,239	2,001
Providence	47%	17,691	35%	8,487	26,178
Richmond	11%	13	24%	668	681
Scituate	45%	181	19%	677	858
Smithfield	53%	831	22%	1,397	2,228
South Kingstown	39%	941	24%	1,862	2,803
Tiverton	37%	481	27%	1,337	1,818
Warren	52%	1,020	20%	547	1,567
Warwick	50%	5,018	28%	7,033	12,051
Westerly	47%	1,454	24%	1,713	3,167
West Greenwich	42%	146	27%	532	678
West Warwick	47%	2,616	31%	2,231	4,847
Woonsocket	50%	4,941	28%	1,742	6,683
Statewide Total	47%	70,890	27%	68,334	139,224

Source: HousingWorks RI. 2022 Housing Fact Book. Pg 38-77.

[https://www.housingworksri.org/Portals/0/HWRI_HFB22%20\(1\).pdf?ver=x8iA4i0q-Hgls-hp3MOoQ%3d%3d](https://www.housingworksri.org/Portals/0/HWRI_HFB22%20(1).pdf?ver=x8iA4i0q-Hgls-hp3MOoQ%3d%3d)

O - A reporting of municipal healthy housing stock by unit type and number of bedrooms and providing an assessment of the state's existing housing stock and enumerating any risks to the public health from that housing stock, including, but not limited to the presence of lead, mold, safe drinking water, disease vectors (insects and vermin), and other conditions that are an identifiable health detriment. Additionally, the report shall provide the percentage of the prevalence of health risks by age of the stock for each community by unit type and number of bedrooms.

The coronavirus pandemic recently shone a new spotlight on the importance of healthy housing. This experience underscores the importance of healthy, quality housing and the urgency of making home repair resources available to homeowners of aging housing. According to HousingWorks RI, 73% of Rhode Island’s housing units were built prior to 1980. Housing of this age is more likely present lead exposure risks, accessibility limitations, and poor air quality.

The Rhode Island Property Maintenance Code SBC6-202227 lists health and safety issues, and this resource guides municipalities in their enforcement of housing quality standards. The Property Maintenance Code includes standards relating to fire safety, plumbing, heating facilities and capacity, sanitary and storm drainage systems, ventilation, lighting, and other mechanical and electrical requirements. There is currently no statewide data listing for all violations of building codes. The presence of lead in housing units is proven risk to health, especially with regard to child brain development. Air quality issues in housing may contribute to Rhode Island having higher asthma rates than the national average for both adults and children.

Percent of housing units by date built

Municipality	Built 2020 or later	Built 2010 to 2019	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Barrington	0.0%	2.2%	3.5%	5.9%	5.3%	8.8%	16.1%	25.7%	7.6%	25.0%
Bristol	0.0%	2.7%	7.1%	7.5%	15.8%	11.2%	12.4%	10.9%	6.6%	25.9%
Burrillville	0.3%	2.2%	6.9%	6.7%	15.9%	15.6%	8.5%	9.2%	7.5%	27.0%
Central Falls	0.0%	2.5%	4.1%	6.4%	7.5%	6.0%	7.5%	6.6%	8.9%	50.4%
Charlestown	0.5%	2.5%	13.4%	14.0%	19.3%	13.8%	9.5%	12.5%	3.2%	11.3%
Coventry	0.3%	3.0%	6.3%	10.0%	12.6%	17.4%	16.9%	13.7%	4.6%	15.2%
Cranston	0.1%	1.9%	4.2%	5.9%	10.6%	10.5%	12.7%	16.7%	7.6%	29.8%
Cumberland	0.0%	4.5%	8.3%	9.8%	13.2%	13.5%	21.5%	14.0%	3.8%	11.5%
East Greenwich	0.0%	3.8%	11.1%	14.6%	11.2%	15.3%	15.6%	7.4%	4.0%	16.9%
East Providence	0.1%	2.6%	3.7%	4.0%	8.4%	10.3%	15.7%	17.5%	8.1%	29.5%
Exeter	0.6%	3.0%	12.0%	16.3%	22.3%	15.7%	10.1%	5.5%	4.8%	9.7%
Foster	0.0%	3.5%	12.3%	9.8%	15.5%	17.6%	7.2%	7.2%	9.3%	17.6%
Glocester	0.0%	5.2%	8.0%	8.2%	15.0%	20.0%	11.0%	8.3%	6.9%	17.4%
Hopkinton	0.0%	5.9%	13.3%	12.2%	9.2%	11.6%	8.3%	5.3%	9.7%	24.4%
Jamestown	0.6%	7.4%	13.2%	7.6%	16.9%	15.2%	9.6%	6.5%	5.3%	17.8%
Johnston	0.0%	1.4%	3.9%	11.8%	16.0%	14.7%	14.2%	16.6%	5.7%	15.6%

Lincoln	0.0%	4.5%	4.9%	14.5%	8.2%	13.0%	11.1%	13.8%	8.2%	21.8%
Little Compton	0.0%	6.5%	10.5%	8.3%	10.6%	8.7%	8.3%	6.7%	12.3%	28.2%
Middletown	0.3%	2.9%	5.5%	11.6%	14.6%	12.9%	15.7%	13.9%	8.5%	14.2%
Narragansett	0.7%	2.4%	10.4%	8.4%	15.8%	20.4%	15.0%	12.4%	3.4%	11.1%
New Shoreham	0.0%	4.3%	9.7%	11.7%	23.8%	12.2%	9.0%	3.5%	3.0%	22.8%
Newport	0.2%	1.6%	3.5%	3.9%	7.0%	7.1%	8.6%	6.8%	6.1%	55.2%
North Kingstown	0.0%	4.9%	7.3%	12.0%	12.9%	14.2%	16.7%	9.8%	5.0%	17.1%
North Providence	0.0%	1.0%	2.8%	6.5%	23.4%	17.3%	12.5%	14.0%	7.0%	15.5%
North Smithfield	0.1%	3.2%	10.9%	10.3%	13.7%	9.8%	11.8%	12.3%	5.7%	22.2%
Pawtucket	0.1%	1.2%	3.1%	4.2%	5.9%	9.1%	9.9%	13.4%	9.8%	43.3%
Portsmouth	0.0%	4.9%	10.1%	8.9%	14.8%	13.2%	14.6%	10.8%	7.8%	15.0%
Providence	0.1%	1.2%	4.6%	4.6%	5.7%	7.9%	5.4%	7.1%	5.7%	57.7%
Richmond	0.0%	5.1%	10.4%	20.2%	17.7%	22.1%	8.8%	2.1%	0.0%	13.5%
Scituate	0.0%	2.5%	4.8%	8.3%	16.5%	11.4%	10.9%	13.1%	4.4%	28.1%
Smithfield	0.0%	2.8%	7.7%	10.4%	20.2%	14.7%	13.6%	10.5%	4.2%	15.9%
South Kingstown	0.0%	4.7%	12.5%	12.2%	15.0%	15.7%	6.6%	10.2%	4.5%	18.6%
Tiverton	0.0%	5.0%	11.8%	9.1%	13.5%	10.1%	8.8%	15.6%	6.1%	19.9%
Warren	0.0%	1.5%	3.6%	3.9%	11.8%	12.6%	9.6%	11.0%	4.6%	41.4%
Warwick	0.1%	1.9%	3.0%	6.0%	11.1%	13.5%	15.3%	20.2%	7.8%	21.1%
West Greenwich	0.0%	7.2%	18.9%	21.3%	20.6%	12.8%	9.7%	3.8%	0.0%	5.7%
West Warwick	0.1%	0.4%	4.5%	9.4%	15.8%	15.2%	7.7%	11.0%	4.8%	31.2%
Westerly	0.0%	2.9%	8.4%	10.8%	16.2%	13.1%	10.2%	9.8%	3.8%	24.8%
Woonsocket	0.0%	1.1%	4.1%	3.7%	5.1%	14.1%	10.4%	10.2%	7.7%	43.5%
Rhode Island	0.1%	2.4%	5.8%	7.5%	11.3%	12.1%	11.3%	12.1%	6.4%	31.0%

Source: ACS 2021 5 Year Estimate

P - A recommendation shall be included with the report required under this section that shall provide consideration to any and all populations, ethnicities, income levels, and other relevant demographic criteria determined by the deputy secretary, and with regard to any and all of the criteria enumerated elsewhere in the report separately or in combination, provide recommendations to resolve any issues that provide an impediment to the development of housing, including specific data and evidence in support of the recommendation. All data and methodologies used to present evidence are subject to review and approval of the chief of revenue analysis, and that approval shall include an attestation of approval by the chief to be included in the report.

Summary:

A review of the data presented in this report shows that Rhode Island is experiencing a housing shortage similar to national trends as evidenced by high-cost burden rates and low vacancy rates. The State of Rhode Island is devoting new resources to housing solutions as evidenced by the use of recent American Rescue Plan Act dollars, but our state must increase production of new housing for both renters and homeowners, especially with a focus on the expanding needs of the state's senior population.

Recommendations:

Recommendations are forthcoming and will be included in the Statewide Housing Plan. As part of its long-term efforts to strengthen the state's housing stock, the State of Rhode Island has issued a solicitation for consultant services to support the creation of a comprehensive, statewide housing plan.

The development of a statewide housing plan informed by data and outreach to stakeholders and municipalities will drive the strategic priorities of the Rhode Island Department of Housing, a new state office that is newly operational as of January 1, 2023.