



RHODE ISLAND 2024 INTEGRATED HOUSING REPORT

April 15, 2025

Rhode Island Department of Housing

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Executive Summary

In accordance with R.I.G.L. § 42-64.34-1, the 2024 Integrated Housing Report presented by the Department of Housing presents data on the state of housing in Rhode Island. Additionally, this report includes key recommendations from the draft *Housing 2030* plan. *Housing 2030* will be Rhode Island's first state housing plan since 2006. *Housing 2030* will build upon Governor McKee's *Rhode Island 2030* plan and establishes clear housing goals for the state and for municipalities.

This report demonstrates that Rhode Island has made progress but still has work to do in order to meet the housing needs of current and future Rhode Islanders. Key findings from the report are included below:

Key Findings

- For the second consecutive year, new building permits have reached pre-Recession levels. This is a positive signal for the Rhode Island housing market. The rate of permitting exceeded all of the scenarios for new housing units needed to meet population growth and household formation rate, presented in the 2023 Integrated Housing Report.
- Permitting for Accessory Dwelling units more than doubled from 2023 to 2024. ADUs are a growing part of the Rhode Island housing landscape.
- Rent and home sales prices continue to grow across the state.

Recommendations

- Actualize on the state housing plan – *Housing 2030*
- Implement strategies included in *Housing 2030*, principally:
 - Establish municipal housing production goals and strengthen incentives for municipalities.
 - Address zoning and other regulatory barriers.
 - Strategically invest in infrastructure, housing production, and preservation.
 - Build and sustain key partnerships.
 - Support homeownership and housing stability.

Recommendations

To address the core challenge of an inadequate housing supply, *Housing 2030* is focused on building more housing of all types. More affordable housing is essential, but Rhode Island needs more market-rate housing as well. It also needs a broader range of housing types, including and especially duplexes, triplexes, town homes, accessory dwelling units and other housing types that rent and sell for less than single-family homes (collectively, middle-market housing). The low rate of homebuilding – both overall and of lower-cost housing types – puts upward pressure on the cost of all housing, straining household budgets for many Rhode Islanders and forcing difficult choices about how to cover other essentials like heat, health care, and transportation.

Rhode Island Housing Goals:

- **15,000 total new homes** – both affordable and market rate – permitted by 2030, nearly double the current levels of housing production in Rhode Island
- **2,250 affordable rental homes financed**
- **Preserve affordable homes** with expiring use restrictions

In addition to building new homes to address Rhode Island’s housing crisis, the goals and strategies in *Housing 2030* support the cross-cutting priorities laid out in Governor McKee’s *RI 2030 Plan*. These include:

- **Building a Rhode to Prosperity.** Stable housing that fits household budgets is critical to the wellbeing of both Rhode Island households and employers. Employers whose workers cannot afford housing in Rhode Island struggle to hire staff and expand their businesses here. Companies Rhode Island would like to attract to the state will be less likely to do so if housing affordable to their workforce is not available. Rhode Island needs more rental homes and more homes for purchase, particularly in areas with access to jobs and/or transit. A key reason for Governor McKee’s focus on raising household incomes is that it reduces housing cost burdens.
- **Creating a healthier Rhode Island.** The quality of Rhode Island’s housing stock, among the oldest in the nation, is an important factor in the health of its occupants. Investments in upgrading the housing stock to abate lead, improve heating and cooling, and increase resilience to weather disasters will support family health. The plan will also help address the safety risks associated with homes that lack the accessibility features needed by older adults or those with mobility limitations. Implementation of *Housing 2030* will help expand the availability of housing types that better meets the needs of these households – for example single-story or first story units available for seniors looking to downsize – and invest in accessibility modifications will help mitigate these risks. Crucially, more safe and stable housing options will lead to better health outcomes for Rhode Islanders.
- **Strengthening K-12 education.** Stable housing is essential for children’s educational achievement, which is a cornerstone to their – and by extension the state’s – future economic prosperity. For example, evictions adversely affect children’s cognitive development and school attendance. In addition, new opportunities for housing in towns and cities across Rhode Island with high-quality schools will offer families with children more educational choices.
- **Advancing infrastructure and energy.** The strategies in *Housing 2030* promote building new homes across Rhode Island, but particularly in urban areas. Urban development leverages existing infrastructure. Investments in preserving the affordability of subsidized housing units should simultaneously consider their physical preservation, resilience to weather-related disasters, and energy performance (weatherization, energy efficiency, electrification, and household energy costs).

Strategies for Achieving the Housing 2030 Goals

The five key strategies described in *Housing 2030* are designed to address these challenges and help Rhode Island make strong progress toward its goals:

- 1. Establish municipal housing production goals and strengthen incentives for municipalities.** To enable Rhode Island to achieve the housing goals set out in *Housing 2030*, the state will establish housing production goals for each municipality calibrated to reflect the municipality's individual circumstances. Under this new policy, each municipality will be responsible for meeting two housing production goals: (a) a goal for the overall production of housing units and (b) a goal for the production of affordable homes. Municipalities will be free to decide what local policy changes are needed to help them achieve their goals and will maintain this freedom if they stay on track towards meeting their goals. The state will assist municipalities to plan for and achieve their goals and explore ways to strengthen the incentives for goal achievement.
- 2. Address zoning and other regulatory barriers.** To help municipalities make the policy changes needed to achieve their production goals, the Department of Housing will collaborate with the Division of Statewide Planning to provide guidance and technical assistance on how to reform local zoning codes, expedite permitting, and take other action to increase housing production and affordability. The state should also explore changes to state building codes that reduce construction costs and changes to the state tax code to remove disincentives for new housing production.
- 3. Strategically invest in infrastructure, housing production, and preservation.** To help municipalities, developers, and other partners produce the housing Rhode Island needs and deserves, the state will continue to make strategic investments in infrastructure and housing production and preservation, beginning imminently with the historic \$120 million affordable housing bond. In the 2026-2030 period, the state will build on its recent investments in housing programs to make additional strategic investments that (a) improve and expand public infrastructure, a key barrier to housing production; (b) support development of critically needed homeownership and rental units; (c) improve the quality of Rhode Island's housing stock; and (d) explore innovative new approaches.
- 4. Build and sustain key partnerships.** Success in meeting the goals laid out in *Housing 2030* will require the coordinated efforts of myriad participants including builders, developers, residents, local officials, and others. The state will develop and strengthen relationships with these partners to address Rhode Island's housing challenges.
- 5. Support homeownership and housing stability.** Rhode Island will support a range of efforts to promote homeownership and housing stability, including downpayment assistance to first-generation homebuyers, homelessness prevention efforts, accessibility retrofits, and shared housing.

Produce and preserve housing to meet and respond to the needs of all Rhode Islanders to create strong communities with a diversity of housing options that are affordable and accessible.

-Housing 2030 vision statement-

1. Rhode Island Housing Stock

This section provides basic information about Rhode Island's current housing stock: a count of the total number of housing units in the state, and a count of each type of unit (single-family, two-family, three- and four-family, and multi-unit housing, as well as mobile homes and boats/RVs/vans), and a count of units affordable to households in each income category (extremely low income, very low income, low income, moderate, and above moderate). It also provides a count of the number of rental and homeownership units by number of bedrooms.

1. Total number of housing units in the state

Figures 1.1 and 1.2 show the number of and change in total and year-round housing units in the state of Rhode Island and each of its communities for each year from 2021-2024. The year-round units were calculated by subtracting ACS estimates of seasonally vacant housing units from the total housing units presented in Figure 1.1. Total housing units come from 5-year US Census American Community Survey (ACS) estimates.

2024 ACS estimates are not yet available, these estimates have been constructed using the following Methodology:

1. Pull 2023 ACS estimates for housing units by type for Rhode Island and its municipalities.
2. Pull the number of single-family units permitted in each municipality in 2023 from the municipal Building Permit Survey for the 2024 Housing Fact Book. According to the 2023 Survey of Construction Microdata files, 66% of single-family units permitted in New England are converted to units within one year of permitting. Multiply the number of single-family units permitted in 2023 by .66 to estimate the number of single-family units completed in 2024. Add counts of single-family units added in 2024 to the 2023 ACS estimates of single-family units for the state and each community.
3. Pull 2024 multifamily units granted certificates of occupancy from the Department of Housing's LMIH Permit Report. Add this to the ACS estimates of multifamily units for the state and each community. It is noteworthy that this does not capture the full set of multifamily completions in the state as there are likely some multifamily developments that do not include affordable housing units.

Between 2021 and 2024, Rhode Island is estimated to have added 4,365 new units. This is an increase of 0.9% of its housing stock in 2021.

Figure 1.1 Total Number and Change in Housing Units, Rhode Island and by Community, 2021 – 2024

Municipality	2021	2024	Numerical Change 2021 - 2024	% Change 2021 - 2024
Barrington	6,497	6,348	-149	-2.3%
Bristol	9,394	9,697	303	3.2%
Burrillville	6,333	6,470	137	2.2%
Central Falls	8,059	8,342	283	3.5%
Charlestown	5,219	5,348	129	2.5%
Coventry	15,188	15,389	201	1.3%
Cranston	33,648	33,755	107	0.3%
Cumberland	14,269	14,763	494	3.5%
East Greenwich	5,666	5,625	-41	-0.7%
East Providence	21,656	21,815	159	0.7%
Exeter	2,416	2,413	-3	-0.1%
Foster	1,545	1,529	-16	-1.0%
Glocester	4,077	4,206	129	3.2%
Hopkinton	3,660	3,889	229	6.2%
Jamestown	3,069	3,190	121	3.9%
Johnston	12,709	12,066	-643	-5.1%
Lincoln	8,893	9,035	142	1.6%
Little Compton	2,444	2,481	37	1.5%
Middletown	8,344	8,260	-84	-1.0%
Narragansett	9,629	9,626	-3	0.0%
New Shoreham	1,959	1,950	-9	-0.4%
Newport	13,250	13,535	285	2.2%
North Kingstown	12,229	12,280	51	0.4%
North Providence	15,318	15,317	-1	0.0%
North Smithfield	5,392	5,283	-109	-2.0%
Pawtucket	32,492	33,357	865	2.7%
Portsmouth	8,546	8,476	-70	-0.8%
Providence	79,103	79,477	374	0.5%
Richmond	3,268	3,271	3	0.1%
Scituate	4,517	4,525	8	0.2%
Smithfield	8,374	8,124	-250	-3.0%
South Kingstown	13,352	14,031	679	5.1%
Tiverton	7,591	7,815	224	3.0%
Warren	5,513	5,549	36	0.6%
Warwick	37,614	37,800	186	0.5%
West Greenwich	2,473	2,514	41	1.6%
West Warwick	14,895	15,135	240	1.6%
Westerly	13,600	13,406	-195	-1.4%
Woonsocket	18,967	19,444	477	2.5%
Statewide	481,168	485,533	4,365	0.9%

Source: 2023 American Community Survey 5-Year Estimates, HousingWorks RI Factbook 2024, Department of Housing LMIH Survey 2024

Figure 1.2 Total Number and Change in Year-Round Housing Units, Rhode Island and by Community, 2021 – 2024

Municipality	2021	2024	Numerical Change 2021 - 2024	% Change 2021 - 2024
Barrington	6,429	6,259	-170	-2.7%
Bristol	9,112	9,342	230	2.5%
Burrillville	6,116	6,189	73	1.2%
Central Falls	8,048	8,330	282	3.5%
Charlestown	3,607	3,607	0	0.0%
Coventry	15,032	15,258	226	1.5%
Cranston	33,574	33,643	69	0.2%
Cumberland	14,163	14,620	457	3.2%
East Greenwich	5,579	5,513	-66	-1.2%
East Providence	21,546	21,681	135	0.6%
Exeter	2,382	2,413	31	1.3%
Foster	1,545	1,529	-16	-1.0%
Glocester	3,844	3,965	121	3.1%
Hopkinton	3,476	3,741	265	7.6%
Jamestown	2,551	2,799	248	9.7%
Johnston	12,672	12,027	-645	-5.1%
Lincoln	8,893	9,035	142	1.6%
Little Compton	1,741	1,669	-72	-4.1%
Middletown	7,741	7,746	5	0.1%
Narragansett	6,666	6,567	-99	-1.5%
New Shoreham	527	474	-53	-10.0%
Newport	11,713	11,985	272	2.3%
North Kingstown	11,785	11,913	128	1.1%
North Providence	15,318	15,317	-1	0.0%
North Smithfield	5,367	5,283	-84	-1.6%
Pawtucket	32,429	33,313	884	2.7%
Portsmouth	7,800	7,715	-85	-1.1%
Providence	79,003	79,303	300	0.4%
Richmond	3,204	3,155	-49	-1.5%
Scituate	4,482	4,514	32	0.7%
Smithfield	8,374	8,124	-250	-3.0%
South Kingstown	11,145	12,063	918	8.2%
Tiverton	7,203	7,516	313	4.3%
Warren	5,331	5,224	-107	-2.0%
Warwick	37,483	37,707	224	0.6%
West Greenwich	2,443	2,468	25	1.0%
West Warwick	14,867	15,120	253	1.7%
Westerly	11,431	11,259	-173	-1.5%
Woonsocket	18,895	19,356	461	2.4%
Statewide	463,517	467,739	4,222	0.9%

Note: The year-round units were calculated by subtracting ACS estimates of seasonally vacant housing units from the total housing units presented in Figure 1.1.

Source: 2023 American Community Survey 5-Year Estimates, HousingWorks RI Factbook 2024, Department of Housing LMIH Survey 2024

The occupancy and vacancy rates of total housing units in Rhode Island and each of its communities are presented in Figure 1.3 below. Overall vacancy rates count as vacant units that are vacant and actively for sale or rent, units that are rented or sold but not occupied, units that are vacant for seasonal or recreational purposes, and units that are vacant for other reasons. An additional column is included to show shares of total housing units that are vacant and actively for sale or rent.

Figure 1.3 Occupancy and Vacancy Rates by Municipality

Municipality	Vacancy Rate	Occupancy Rate	Share of Total Units Vacant for Sale or For Rent
Barrington	5.7%	94.3%	2.0%
Bristol	12.3%	87.7%	3.0%
Burrillville	6.6%	93.4%	0.0%
Central Falls	10.2%	89.8%	4.3%
Charlestown	34.7%	65.3%	1.6%
Coventry	5.5%	94.5%	1.9%
Cranston	3.4%	96.6%	1.0%
Cumberland	4.3%	95.7%	1.1%
East Greenwich	5.7%	94.3%	0.5%
East Providence	6.5%	93.5%	2.0%
Exeter	3.0%	97.0%	3.0%
Foster	1.4%	98.6%	0.7%
Glocester	9.9%	90.1%	1.5%
Hopkinton	11.8%	88.2%	4.2%
Jamestown	19.3%	80.7%	3.5%
Johnston	5.8%	94.2%	1.6%
Lincoln	3.9%	96.1%	1.6%
Little Compton	36.2%	63.8%	1.9%
Middletown	12.3%	87.7%	5.1%
Narragansett	36.6%	63.4%	2.4%
New Shoreham	79.8%	20.2%	0.0%
Newport	21.1%	78.9%	5.4%
North Kingstown	7.5%	92.5%	1.7%
North Providence	4.0%	96.0%	1.4%
North Smithfield	4.4%	95.6%	1.0%
Pawtucket	6.9%	93.1%	1.8%
Portsmouth	13.1%	86.9%	3.2%
Providence	11.3%	88.7%	5.4%
Richmond	9.2%	90.8%	1.7%
Scituate	5.4%	94.6%	1.2%
Smithfield	3.9%	96.1%	2.6%
South Kingstown	18.7%	81.3%	2.0%
Tiverton	11.5%	88.5%	1.4%
Warren	10.5%	89.5%	2.0%
Warwick	4.1%	95.9%	1.7%
West Greenwich	4.3%	95.7%	0.0%
West Warwick	5.0%	95.0%	3.2%
Westerly	20.4%	79.6%	1.9%
Woonsocket	10.1%	89.9%	5.5%
Statewide	8.9%	91.1%	2.7%

Source: 2023 American Community Survey 5-Year Estimates.

Note: Jamestown, Little Compton, Tiverton, Glocester, Charlestown, Exeter, Hopkinton, New Shoreham, and Richmond all have margins of error that are greater than 4%.

2. Count of housing units by type

The counts of housing units in single-family, two-family, three- and four-family, and multi-unit housing, as well as mobile homes and boats/RVs/vans used for daily living in each municipality and in the state are presented in Figure 1.4.

- Additionally, this report includes information on ADUs permitted and granted certificates of occupancy (COs). That information comes from the Department of Housing's 2025 ADU Annual Report. The data from the ADU report is included in Figure 1.5.

Figure 1.4: Number of Housing Units by Building Type, Rhode Island and by Community, 2024

Municipality	Single-Family	Two-Family	Three-or Four-Family	Multifamily	Mobile Home	Boat, RV, Van, etc.
Barrington	5,949	194	16	189	0	0
Bristol	6,093	1,410	811	1,383	0	0
Burrillville	5,122	311	459	426	152	0
Central Falls	1,399	1,768	3,686	1,489	0	0
Charlestown	4,847	201	96	86	96	22
Coventry	12,072	618	289	1,515	895	0
Cranston	22,180	4,002	2,338	5,163	72	0
Cumberland	10,789	647	1,153	2,081	93	0
East Greenwich	4,549	263	218	559	36	0
East Providence	12,183	2,654	2,018	4,814	146	0
Exeter	1,975	47	89	154	148	0
Foster	1,414	0	36	79	0	0
Glocester	3,780	91	21	37	277	0
Hopkinton	3,236	152	175	301	25	0
Jamestown	2,909	0	146	88	47	0
Johnston	8,825	1,045	769	1,415	12	0
Lincoln	5,872	953	503	1,668	39	0
Little Compton	2,448	0	8	0	25	0
Middletown	5,437	886	632	1,016	289	0
Narragansett	8,275	242	62	909	138	0
New Shoreham	1,773	57	24	96	0	0
Newport	5,955	2,086	2,487	3,007	0	0
North Kingstown	9,160	861	621	1,270	360	8
North Providence	8,711	1,356	990	4,233	14	13
North Smithfield	3,872	381	139	891	0	0
Pawtucket	12,266	5,810	7,821	7,213	247	0
Portsmouth	7,009	274	423	560	210	0
Providence	22,675	15,815	21,426	19,426	135	0
Richmond	2,930	159	51	36	95	0
Scituate	4,243	111	58	113	0	0
Smithfield	6,028	363	404	1,313	16	0
South Kingstown	11,371	428	434	1,554	235	9
Tiverton	5,971	465	322	787	270	0
Warren	3,155	877	596	921	0	0
Warwick	28,051	1,570	1,324	6,685	126	44
West Greenwich	2,152	32	15	266	44	5
West Warwick	7,741	2,023	1,489	3,882	0	0
Westerly	9,598	1,429	911	1,451	17	0
Woonsocket	5,364	3,041	4,865	6,126	48	0
Statewide	287,376	52,622	57,925	83,202	4,307	101

Source: 2023 American Community Survey 5-Year Estimates, HousingWorks RI Factbook 2024, Department of Housing LMIH Survey 2024

Figure 1.5 ADUs Permitted and Offered Certificates of Occupancy in 2023 and 2024

Municipality	# ADUs permitted in 2023	# ADUs permitted in 2024	# ADUs offered CO in 2023	# ADUs offered CO in 2024
Barrington	*	*	*	*
Bristol	5	4	2	0
Burrillville	6	6	6	6
Central Falls	0	0	0	0
Charlestown	0	4	0	0
Coventry	0	1	0	1
Cranston	4	3	0	1
Cumberland	0	2	0	2
East Greenwich	3	4	0	1
East Providence	0	3	0	0
Exeter	4	0	1	3
Foster	3	4	2	2
Glocester	5	4	5	4
Hopkinton	*	*	*	*
Jamestown	4	5	4	5
Johnston	0	6	0	0
Lincoln	5	5	1	1
Little Compton	0	10	0	0
Middletown	4	6	0	0
Narragansett	4	1	3	2
New Shoreham	3	6	3	3
Newport	1	6	1	3
North Kingstown	*	*	*	*
North Providence	*	*	*	*
North Smithfield	*	*	*	*
Pawtucket	3	5	1	3
Portsmouth	2	2	0	1
Providence	1	12	0	1
Richmond	0	3	0	2
Scituate	0	0	0	0
Smithfield	0	3	0	3
South Kingstown	11	17	8	13
Tiverton	*	*	*	*
Warren	1	3	1	0
Warwick	2	10	0	5
West Greenwich	0	4	0	2
West Warwick	0	0	0	0
Westerly	0	15	0	2
Woonsocket	0	9	0	0
Statewide	71	163	38	66

Source: RI Department of Housing ADU Annual Report

Note: * indicates that the municipality did not respond to the survey so no data was collected.

3. Units by income type

Figures 1.6 and 1.7 below present the total number of rental (Figure 1.6) and ownership (Figure 1.7) units in Rhode Island affordable to households within different income ranges. For these estimates, a unit is considered affordable if the housing payment—the rent or mortgage payment plus taxes and utilities—consumes 30% or less of a household’s gross income.

These figures include all housing units—units that are deed restricted, in a cooperative or trust, publicly owned, and privately owned. On the rental side, most units are affordable to households with incomes between 51% and 80% of the Area Median Income (AMI). For owner-occupied units, the largest share of units are affordable to households with incomes of 100% AMI and more. It is important to note that these tables differ from Figure 3.1. Figure 3.1 reports municipal shares of Low to Moderate-income units; the LMI units in Figure 3.1 are a subset of the units presented in Figures 1.6 and 1.7 and include only long-term deed-restricted and publicly subsidized units.

Note that this data at the community level is not available.

Figure 1.6 Number and Share of Rental Units by Income Category, Rhode Island, 2023

Income Type	Rental Units	Share of Rental Units	Share of Total Units
Extremely low (0-30% AMI) <i>Up to \$30,400 for a household of 3</i>	25,839	17%	5%
Very low (31-50% AMI) <i>\$30,400 - \$50,650 for a household of 3</i>	30,384	20%	6%
Low (51-80% AMI) <i>\$50,650 - \$81,000 for a household of 3</i>	61,606	40%	13%
Moderate (81-100% AMI) <i>\$81,000 - \$101,250 for a household of 3</i>	21,625	14%	4%
Above moderate (Over 100% AMI) <i>Greater than \$101,250</i>	16,126	10%	3%

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, HUD Income Limits 2023,

Note: A housing unit is considered affordable if the housing payment—the rent or mortgage payment plus taxes and utilities—consumes 30% or less of a household’s gross income. The HUD Income Limits for 2023 that specify the incomes in Rhode Island corresponding to different percentages of the Area Median Income are listed in Appendix A

Figure 1.7 Number and Share of Ownership Units by Income Category, Rhode Island, 2023

Income Type	Ownership Units	Share of Ownership Units	Share of Total Units
Extremely low (0-30% AMI) <i>Up to \$30,400 for a household of 3</i>	12,495	4%	3%
Very low (31-50% AMI) <i>\$30,400 - \$50,650 for a household of 3</i>	4,994	2%	1%
Low (51-80% AMI) <i>\$50,650 - \$81,000 for a household of 3</i>	33,964	12%	7%
Moderate (81-100% AMI) <i>\$81,000 - \$101,250 for a household of 3</i>	48,850	17%	10%
Above moderate (Over 100% AMI) <i>Greater than \$101,250</i>	182,144	64%	38%

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, HUD Income Limits 2023

Note: A housing unit is considered affordable if the housing payment—the rent or mortgage payment plus taxes and utilities—consumes 30% or less of a household’s gross income. The HUD Income Limits for 2023 that specify the incomes in Rhode Island corresponding to different percentages of the Area Median Income are listed in Appendix A

4. Unit types by number of bedrooms for rental and ownership properties

A report of unit types by number of bedrooms for rental units in Rhode Island is in Figure 1.8. Data are unavailable for accessory dwelling units and mixed-use sufficiently delineated units (i.e., units designated as mixed-use). Note that data at the community level are not available.

Figure 1.8 Number of Bedrooms in Housing Units by Unit Type, Rental Units, Rhode Island, 2023

Units in Structure	Bedrooms						
	0	1	2	3	4	5	6
Single Family Detached	0	1,230	4,208	7,586	1,072	354	243
Single Family Attached	0	157	3,393	1,356	777	316	0
2	107	2,459	13,182	6,359	889	299	62
3 to 4	1,460	7,253	20,801	12,747	1,362	168	0
5 to 9	1,758	6,223	7,272	1,713	467	0	0
10 to 19	1,673	5,161	6,074	261	0	0	0
20 to 49	1,348	7,070	2,917	129	159	0	0
50+	5,916	15,082	3,952	0	0	0	0
Mobile home	25	0	268	272	0	0	0

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023

Occupancy and vacancy rates for rental units by unit type in Rhode Island are presented in Figure 1.9. Note that data at the community level are not available.

Figure 1.9 Occupancy and Vacancy Rates by Unit Types, Rental Units, Rhode Island, 2019, 2021, 2022, and 2023

Units in Structure	Vacancy Rates				Occupancy Rates			
	2019	2021	2022	2023	2019	2021	2022	2023
Single Family Detached	9%	3%	5%	4%	91%	97%	95%	96%
Single Family Attached	7%	0%	2%	1%	93%	100%	98%	99%
2	4%	5%	4%	5%	96%	95%	96%	95%
3 to 4	11%	6%	4%	3%	89%	94%	96%	97%
5 to 9	8%	5%	2%	10%	92%	95%	98%	90%
10 to 19	5%	2%	0%	3%	95%	98%	100%	97%
20 to 49	4%	5%	3%	1%	96%	95%	97%	99%
50+	4%	5%	5%	8%	96%	95%	95%	92%
Mobile home	0%	0%	0%	0%	100%	100%	100%	100%

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023

A report of unit types by number of bedrooms for ownership units in Rhode Island is available in Figure 1.10 below. Data are unavailable for accessory dwelling units and mixed-use sufficiently delineated units.

Figure 1.10 Unit Types by Number of Bedrooms, Ownership Units, Rhode Island, 2023

Units in Structure	Bedrooms						
	0	1	2	3	4	5	6
Single Family Detached	392	5,283	39,942	121,489	52,658	9,672	2,926
Single Family Attached	144	427	8,529	3,501	959	82	173
2	0	2,004	7,591	5,056	2,203	251	618
3 to 4	0	619	6,221	4,224	354	101	0
5 to 9	0	435	2,847	676	105	0	40
10 to 19	341	197	658	712	0	0	0
20 to 49	165	429	1,382	114	0	0	0
50+	106	1,086	293	83	0	0	0
Mobile Home	0	384	2,384	495	0	0	0
Boat, RV, Van, etc.	48	0	0	0	0	0	0

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023

Occupancy and vacancy rates for ownership units by unit type in Rhode Island are presented in Figure 1.11. Recalling Figure 1.9, Rhode Island’s ownership units are occupied at generally higher rates than its rental units. Note that data at the community level are not available.

Figure 1.11 Occupancy and Vacancy Rates by Unit Types, Ownership Units, Rhode Island, 2019, 2021, 2022, and 2023

Units in Structure	Vacancy Rates				Occupancy Rates			
	2019	2021	2022	2023	2019	2021	2022	2023
Single Family Detached	1%	0%	0%	0%	99%	100%	100%	100%
Single Family Attached	0%	1%	0%	0%	100%	99%	100%	100%
2	3%	1%	0%	0%	97%	99%	100%	100%
3 to 4	6%	3%	4%	4%	94%	97%	96%	96%
5 to 9	6%	0%	0%	0%	94%	100%	100%	100%
10 to 19	0%	0%	0%	0%	100%	100%	100%	100%
20 to 49	2%	0%	0%	0%	98%	100%	100%	100%
50+	0%	0%	0%	0%	100%	100%	100%	100%
Mobile home	0%	0%	0%	17%	100%	100%	100%	100%
Boat, RV, Van, etc.	0%		0%	0%	100%		100%	100%

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023

5. Recent Housing Production

This section reports on housing production in Rhode Island, by community, in 2023. “Net” new units are described, meaning additions to the stock minus units lost to the housing stock via demolition or conversion to another use. Tables include units under development and units completed in 2024. Production is reported both for the streamlined comprehensive permitting process available to developments in which 25 percent of units qualify as low- or moderate-income and the standard permitting process.

1. Net new units in development and number of units completed in 2024

Methodology for units completed:

1. Pull the number of single-family units permitted in each municipality in 2023 from the municipal Building Permit Survey for the 2024 Housing Fact Book. According to the 2023 Survey of Construction Microdata files, 66% of single-family units permitted in New England are converted to units within one year of permitting. Multiply the number of single-family units permitted in 2023 by .66 to estimate the number of single-family units completed in 2024. Add counts of single-family units added in 2024 to the 2023 ACS estimates of single-family units for the state and each community.
2. Pull 2024 multifamily units granted certificates of occupancy from the Department of Housing’s LMIH Permit Report. Add this to the ACS estimates of multifamily units for the state and each community.

Figure 2.1. Estimated New Housing Units Completed, Rhode Island and by Community, 2024

Municipality	Single Family Units Completed	Multifamily Units Completed	Total Units Completed
Barrington	7	0	7
Bristol	11	16	27
Burrillville	12	3	15
Central Falls	1	0	1
Charlestown	14	0	14
Coventry	30	8	38
Cranston	22	0	22
Cumberland	21	0	21
East Greenwich	19	8	27
East Providence	17	29	46
Exeter	1	0	1
Foster	4	0	4
Glocester	12	0	12
Hopkinton	13	3	16
Jamestown	13	0	13
Johnston	9	0	9
Lincoln	10	16	26
Little Compton	8	0	8
Middletown	5	0	5
Narragansett	11	0	11
New Shoreham	3	0	3
Newport	8	0	8
North Kingstown	28	0	28
North Providence	3	0	3
North Smithfield	5	0	5
Pawtucket	3	0	3
Portsmouth	36	65	101
Providence	33	169	202
Richmond	4	0	4
Scituate	5	0	5
Smithfield	9	0	9
South Kingstown	40	12	52
Tiverton	21	47	68
Warren	3	0	3
Warwick	42	0	42
West Greenwich	5	0	5
West Warwick	1	31	32
Westerly	17	0	17
Woonsocket	8	0	8
Statewide	511	407	918

Source: Rhode Island Department of Housing Building Permit Survey, Department of Housing LMIH Permit Report Survey 2024, HousingWorks 2023 Housing Fact Book, and the Census Building Permit Survey

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. Data presented in the above table comes from the Department of Housing’s Building Permit Survey, 38 of the 39 municipalities responded to that survey. For the one remaining municipality building permit numbers were used from the Census Building Permit Survey.

Figure 2.2 presents the new LMIH units completed by year broken out by tenure (homeownership and rental).

Figure 2.2. New Affordable Housing Units Completed, Rhode Island 2019 - 2023

Year	Owner Occupied Units	Renter Occupied Units	Total New Affordable Units Completed
2019	16	171	187
2020	52	312	364
2021	48	130	178
2022	55	379	434
2023	76	191	267
Total	247	1,183	1,430

Source: HousingWorks RI, Housing Fact Book, 2020,2021, 2022, 2023, and 2024

2. Residential building permit applications submitted or filed; permits for each community by affordability level

The counts in Figure 2.3 below reflect the total number of units by building type that received permit approval in 2024 in Rhode Island and in each of its communities based on the Municipal Building Permit Survey conducted by the Rhode Island Department of Housing. Justifications for each approval are unavailable.

Permits for 2,655 total housing units were approved in the state in 2024. 964 of these units are in single-family dwellings, while 1,691 units are in multifamily developments. The community of Providence had the greatest quantity of units approved in 2024 (622).

Figure 2.3. Housing Units Permitted by Building Type, Rhode Island and by Community, 2024

Municipality	Single Family Units	Multifamily Units	Total Units
Barrington	7	0	7
Bristol	15	0	15
Burrillville	36	0	36
Central Falls	3	35	38
Charlestown	12	0	12
Coventry	76	27	103
Cranston	47	4	51
Cumberland	26	2	28
East Greenwich	17	0	17
East Providence	17	141	158
Exeter	7	0	7
Foster	11	2	13
Glocester	19	14	33
Hopkinton	21	2	23
Jamestown	25	0	25
Johnston	86	0	86
Lincoln	40	58	98
Little Compton	10	0	10
Middletown	12	118	130
Narragansett	6	0	6
New Shoreham	10	2	12
Newport	13	12	25
North Kingstown	54	40	94
North Providence	4	3	7
North Smithfield	7	30	37
Pawtucket	9	152	161
Portsmouth	58	65	123
Providence	51	571	622
Richmond	6	10	16
Scituate	8	0	8
Smithfield	25	0	25
South Kingstown	51	23	74
Tiverton	14	4	18
Warren	8	18	26
Warwick	68	249	317
West Greenwich	5	0	5
West Warwick	8	68	76
Westerly	36	0	36
Woonsocket	36	41	77
Statewide	964	1,691	2,655

Source: Rhode Island Department of Housing Building Permit Survey and the Census Building Permit Survey

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.

Figure 2.4 presents the developments that include affordable units and were granted either a building permit or a certificate of occupancy in 2024. This data was collected by the Rhode Island Department of Housing from municipal officials and RIHousing.

Figure 2.4. Low- and Moderate- Income Housing Units Permitted and Granted Certificates of Occupancy By Development, 2024

Development Name	Municipality	Development Status	Number of Affordable Units (up to 30% AMI)	Number of Affordable Units (30%-80% AMI)	Number of Affordable Units (80% - 120%)	Total LMIH Units
Chestnut Place	Bristol	Certificate of Occupancy Issued	0	4	0	4
Fernwood Estates	Burrillville	Building Permit Issued	0	8	0	8
Foster Street Duplex	Burrillville	Building Permit Issued	2	0	0	2
Granite River Village	Burrillville	Certificate of Occupancy Issued	0	0	3	3
Oakland Village Duplex	Burrillville	Building Permit Issued	2	0	0	2
Riverside Landing	Coventry	Certificate of Occupancy Issued		8		8
751 High Street Comp Permit	Cumberland	Building Permit Issued	0	0	2	2
Coggeshall Preserve	East Greenwich	Certificate of Occupancy Issued			2	2
Residences at Riverside Square	East Providence	Certificate of Occupancy Issued	0	16	0	16
Ivy Place	East Providence	Certificate of Occupancy Issued	0	13	0	13
Cardinal Lane	Hopkinton	Certificate of Occupancy Issued	0	3	0	3
2 Hammett Court	Jamestown	Building Permit Issued	8	4	0	12
Lonsdale Memorial Holdings	Lincoln	Building Permit Issued		26		26
Old River Road Development	Lincoln	Certificate of Occupancy Issued			11	11

Old River Road Development	Lincoln	Building Permit Issued			2	2
RoseBrook Commons Phase 1	Middletown	Building Permit Issued	0	51	0	51
West House II	Middletown	Building Permit Issued	0	54	0	54
DEXTER COMMONS	Pawtucket	Building Permit Issued	30			30
38 JAPONICA ST	Pawtucket	Building Permit Issued	5			5
125 YOUNG ST	Pawtucket	Building Permit Issued	1			1
Prescott Point	Portsmouth	Certificate of Occupancy Issued	0	0	2	2
Ade Bethune Apartments - Portsmouth Senior Housing & Senior Center	Portsmouth	Building Permit Issued	6	48	0	54
1192 Westminster	Providence	Certificate of Occupancy Issued	0	1	0	1
Copley Chambers II & III	Providence	Certificate of Occupancy Issued	0	124	0	124
Joseph Caffey Apartments	Providence	Certificate of Occupancy Issued	0	39	0	39
Portland Homes	Providence	Certificate of Occupancy Issued	0	5	0	5
Matunuck Beach Road Condominiums	South Kingstown	Certificate of Occupancy Issued	0	0	3	3
Bourne Mill III	Tiverton	Certificate of Occupancy Issued	0	47	0	47
Arctic Mill	West Warwick	Certificate of Occupancy Issued	0	31	0	31

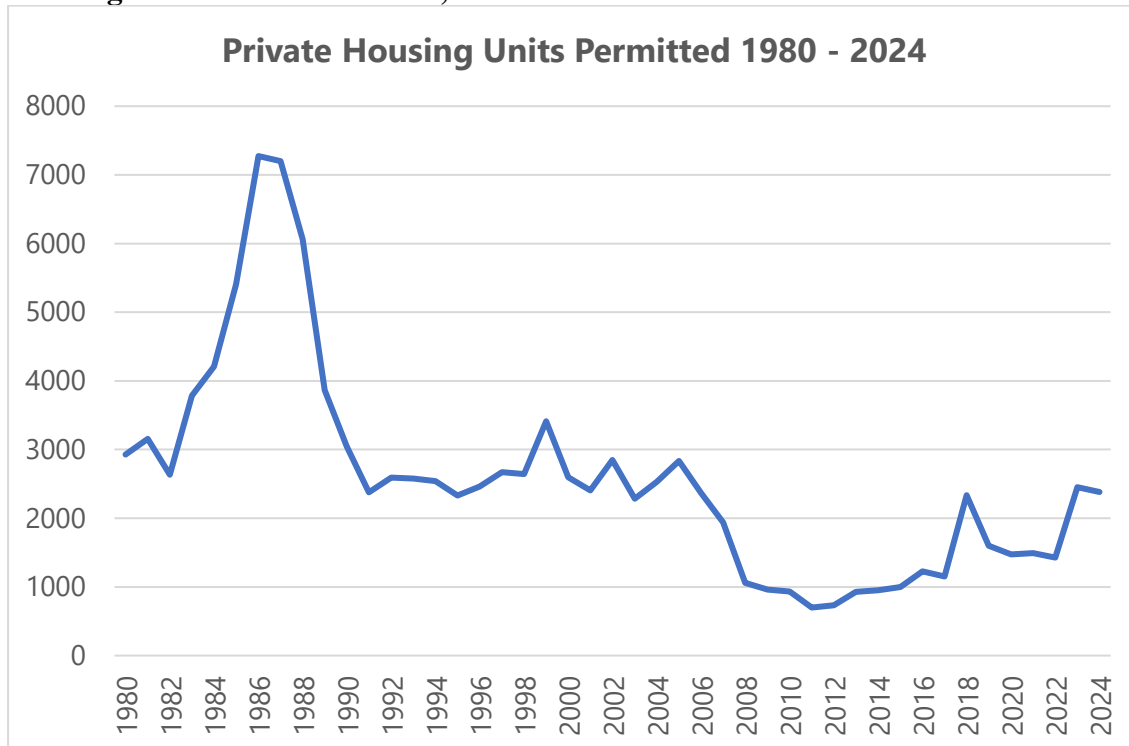
Source: Rhode Island Department of Housing and RIHousing

Figure 2.5. Low- and Moderate- Income Housing Units Permitted and Granted Certificates of Occupancy Statewide Totals, 2024

Development Status	Number of Affordable Units (up to 30% AMI)	Number of Affordable Units (30%-80% AMI)	Number of Affordable Units (80% - 120%)	Total LMIH Units
Building Permit Issued	54	191	4	249
Certificate of Occupancy Issued	0	291	21	312

Source: Rhode Island Department of Housing and RIHousing

Figure 2.6. Housing Production Over Time, 1980 - 2024



Source: HousingWorks RI, Rhode Island Department of Housing, Census Building Permit Survey

Note: For years 1980 through 2013, the data presented comes from the Census Building Permit Survey. For years 2018 through 2024, the data presented comes from the municipal survey conducted by HousingWorks RI and now by the Rhode Island Department of Housing. This data is used as it is more accurate than the Census survey.

6. Affordability in the State and Municipalities

This section describes the affordability of homes in the state and each municipality. Housing units that meet the state’s requirement that 10 percent of the housing stock in each municipality be affordable are included, as are the number of housing units affordable to each income category.

1. Units to satisfy the 10% requirement

Pursuant to Rhode Island General Laws § 45-53-3, each municipality aims to achieve a stock of low- or moderate-income housing¹ (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. Figure 3.1 below 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 2024, the communities of Central Falls, 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. LMIH shares of year-round housing were lowest in West Greenwich (1.69%), Scituate (0.87%), and Little Compton (0.53%).

Note: average and median costs of units are not available.

Figure 3.1. Current and Required Low- or Moderate-Income Housing Units, Rhode Island and by Community, 2024

Municipality	2020 Census Year-Round Units	Current Count of LMIH Units	LMIH Units as a % of 2020 Year-Round Units	Additional LMIH Units Required for 10% LMIH
Barrington	6,264	218	3.48%	408
Bristol	9,292	529	5.69%	400
Burrillville	6,507	638	9.80%	13
Central Falls	8,172	827	10.12%	
Charlestown	3,712	130	3.50%	241
Coventry	14,710	750	5.10%	721
Cranston	34,045	1,810	5.32%	1,595
Cumberland	14,938	832	5.57%	662
East Greenwich	5,464	364	6.66%	182
East Providence	22,062	2,094	9.49%	112
Exeter	2,569	187	7.28%	70
Foster	1,816	36	1.98%	146
Glocester	4,022	96	2.39%	306
Hopkinton	3,534	242	6.85%	111

¹ In the state of Rhode Island, “low- or moderate-income housing” refers to “any housing whether built or operated by any public agency or any nonprofit organization or by any limited equity housing cooperative or any private developer, that is subsidized by a federal, state, or municipal government subsidy under any program to assist the construction or rehabilitation of housing affordable to low- or moderate-income households, as defined in the applicable federal or state statute, or local ordinance and that will remain affordable through a land lease and/or deed restriction for ninety-nine (99) years or such other period that is either agreed to by the applicant and town or prescribed by the federal, state, or municipal government subsidy program but that is not less than thirty (30) years from initial occupancy.” (Rhode Island General Laws § 45-53-3)

Jamestown	2,622	109	4.16%	153
Johnston	12,465	1,009	8.09%	238
Lincoln	9,492	676	7.12%	274
Little Compton	1,702	9	0.53%	161
Middletown	7,507	352	4.69%	399
Narragansett	7,256	275	3.79%	451
New Shoreham	730	54	7.40%	19
Newport	11,850	1,851	15.62%	
North Kingstown	11,831	1,014	8.57%	169
North Providence	15,877	1,012	6.37%	576
North Smithfield	5,315	418	7.86%	114
Pawtucket	33,771	2,850	8.44%	527
Portsmouth	7,663	205	2.68%	561
Providence	74,982	10,578	14.11%	
Richmond	3,097	104	3.36%	206
Scituate	4,236	37	0.87%	387
Smithfield	7,916	434	5.48%	358
South Kingstown	11,610	574	4.94%	587
Tiverton	7,482	418	5.58%	331
Warren	5,370	201	3.74%	336
Warwick	38,090	2,045	5.37%	1,764
West Greenwich	2,542	43	1.69%	211
West Warwick	14,338	1,296	9.04%	138
Westerly	10,949	553	5.05%	542
Woonsocket	19,728	2,971	15.06%	
Statewide	465,528	37,840	8.13%	8,713

Source: RIHousing and 2020 U.S. Decennial Census

2. Units by affordability level

This section provides an overview of the rental and ownership housing stock in Rhode Island by affordability level. It provides the maximum income available to affordably rent or purchase a home within each income category. As highlighted below, typical rents and home prices in Rhode Island far exceed those affordable to people in the three lower income categories.

Figure 3.2 presents the maximum affordable monthly rent for households at extremely low, very low, low-, and moderate-income levels. For these estimates, a unit is considered affordable if the housing payment—the rent or mortgage payment plus taxes and utilities—consumes 30% or less of a household’s gross income. To align household size with unit size such that a unit is not overcrowded, HUD’s household size adjustment factors for CHAS data are used.² For Figure 3.3 percentages should be summed across rows, not columns.

² Details on the adjustment factors methodology can be found here: https://www.huduser.gov/portal/publications/pdf/CHAS_affordability_Analysis.pdf

Figure 3.2. Maximum Monthly Rent By Household Size Based Upon Rhode Island Income Limits for Low- and Moderate-Income Households, 2023

Household Size	Maximum Monthly Rent by Household Income Level			
	Extremely low income (30% AMI)	Very low income (50% AMI)	Low income (80% AMI)	Moderate income (100% AMI)
1	\$ 591	\$ 985	\$ 1,575	\$ 1,969
2	\$ 675	\$ 1,125	\$ 1,800	\$ 2,250
3	\$ 760	\$ 1,266	\$ 2,025	\$ 2,531
4	\$ 844	\$ 1,406	\$ 2,250	\$ 2,813
5	\$ 911	\$ 1,519	\$ 2,430	\$ 3,038
6	\$ 979	\$ 1,631	\$ 2,610	\$ 3,263
7	\$ 1,046	\$ 1,744	\$ 2,790	\$ 3,488
8	\$ 1,114	\$ 1,856	\$ 2,970	\$ 3,713

Source: U.S. Department of Housing and Urban Development

Note: Maximum monthly rent includes utilities and taxes along with rental payments. These amounts are based on 30% of the monthly income for each household size articulated in the HUD Statewide Income Limits for Rhode Island FY 2024: <https://www.rihousing.com/wp-content/uploads/FY-24-HUD-Income-Limits.pdf>

Figure 3.3. Percent of Rental Units by Affordability Level, Rhode Island 2023

Current Occupant Household Size	Extremely low income (30% AMI)	Very low income (50% AMI)	Low income (80% AMI)	Moderate income (100% AMI)	Above Moderate income (100%+ AMI)
1	26%	16%	34%	15%	8%
2	11%	16%	42%	15%	17%
3	8%	21%	49%	13%	9%
4	3%	35%	45%	9%	9%
5	18%	35%	38%	7%	2%
6	0%	19%	74%	7%	0%
7	0%	97%	3%	0%	0%
8	0%	0%	100%	0%	0%

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, U.S. Department of Housing and Urban Development

Note: Units are counted as affordable if the gross monthly rent would be affordable to a household of the same size as the current occupants.

Figure 3.4. Average Cost of Rental Units by Affordability Level, Rhode Island 2023

Bedrooms	Extremely low income (30% AMI)	Very low income (50% AMI)	Low income (80% AMI)	Moderate income (100% AMI)	Above Moderate income (100%+ AMI)
0	\$311	\$845	\$1,371	\$1,754	\$2,283
1	\$354	\$858	\$1,301	\$1,791	\$2,321
2	\$392	\$1,036	\$1,453	\$1,944	\$2,634
3	\$513	\$1,238	\$1,611	\$2,181	\$2,940
4	\$536	\$1,133	\$1,903	\$1,833	\$3,009
5				\$2,562	\$3,680
6					\$3,492

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, U.S. Department of Housing and Urban Development
 Note: Units are counted as affordable if the gross monthly rent would be affordable to a household of the same size as the current occupants.

Figure 3.5. Median Cost of Rental Units by Affordability Level, Rhode Island 2023

Bedrooms	Extremely low income (30% AMI)	Very low income (50% AMI)	Low income (80% AMI)	Moderate income (100% AMI)	Above Moderate income (100%+ AMI)
0	\$310	\$860	\$1,300	\$1,730	\$2,320
1	\$310	\$880	\$1,290	\$1,760	\$2,159
2	\$400	\$1,037	\$1,430	\$1,900	\$2,600
3	\$500	\$1,243	\$1,610	\$2,130	\$2,650
4	\$530	\$1,190	\$1,950	\$1,600	\$2,710
5				\$2,400	\$3,673
6					\$2,900

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, U.S. Department of Housing and Urban Development
 Note: Units are counted as affordable if the gross monthly rent would be affordable to a household of the same size as the current occupants.

Figure 3.6. Number of Ownership Units by Affordability Level, Rhode Island 2023

Bedrooms Household Size	Extremely low income (30% AMI)	Very low income (50% AMI)	Low income (80% AMI)	Moderate income (100% AMI)	Above Moderate income (100%+ AMI)
0	0	0	0	165	983
1	358	226	1235	1791	5630
2	4233	1109	8159	17355	37020
3	5566	1816	15427	19577	92468
4	1672	1397	7196	7879	37322
5	279	242	864	1731	6990
6	387	204	1083	352	1731

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, U.S. Department of Housing and Urban Development
 Note: Units are counted as affordable if the mortgage payment, taxes, and utilities consume 30% or less of a household's gross income. Data is unavailable at the municipal level. Income levels are adjusted for household size.

Figure 3.7. Percent of Ownership Units by Affordability Level, Rhode Island 2023

Bedrooms Household Size	Extremely low income (30% AMI)	Very low income (50% AMI)	Low income (80% AMI)	Moderate income (100% AMI)	Above Moderate income (100%+ AMI)
0	0%	0%	0%	14%	86%
1	4%	2%	13%	19%	61%
2	6%	2%	12%	26%	55%
3	4%	1%	11%	15%	69%
4	3%	3%	13%	14%	67%
5	3%	2%	9%	17%	69%
6	10%	5%	29%	9%	46%

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, U.S. Department of Housing and Urban Development

Note: Units are counted as affordable if the mortgage payment, taxes, and utilities consume 30% or less of a household’s gross income. Data is unavailable at the municipal level. Income levels are adjusted for household size.

Figure 3.8. Average Value of Ownership Units by Affordability Level, Rhode Island 2023

Bedrooms Household Size	Extremely low income (30% AMI)	Very low income (50% AMI)	Low income (80% AMI)	Moderate income (100% AMI)	Above Moderate income (100%+ AMI)
0				\$215,000	\$369,863
1	\$20,334	\$106,283	\$166,751	\$232,367	\$396,983
2	\$31,491	\$121,304	\$196,631	\$275,033	\$516,528
3	\$24,916	\$146,498	\$236,166	\$306,887	\$586,268
4	\$24,129	\$141,078	\$272,009	\$354,252	\$770,454
5	\$38,281	\$200,000	\$288,397	\$378,596	\$881,745
6	\$25,000	\$213,721	\$288,440	\$414,040	\$1,398,829

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, U.S. Department of Housing and Urban Development

Note: Units are counted as affordable if the mortgage payment, taxes, and utilities consume 30% or less of a household’s gross income. Data is unavailable at the municipal level. Income levels are adjusted for household size.

Figure 3.9. Median Value of Ownership Units by Affordability Level, Rhode Island 2023

Bedrooms	Extremely low income (30% AMI)	Very low income (50% AMI)	Low income (80% AMI)	Moderate income (100% AMI)	Above Moderate income (100%+ AMI)
0				\$215,000	\$350,000
1	\$25,000	\$100,000	\$170,000	\$240,000	\$400,000
2	\$30,000	\$120,000	\$200,000	\$275,000	\$440,000
3	\$22,500	\$150,000	\$250,000	\$300,000	\$475,000
4	\$20,000	\$150,000	\$290,000	\$350,000	\$600,000
5	\$21,800	\$200,000	\$300,000	\$380,000	\$650,000
6	\$25,000	\$223,000	\$280,000	\$401,000	\$750,000

Source: U.S. Census Public Use Microdata Sample (PUMS) 2023, U.S. Department of Housing and Urban Development

Note: Units are counted as affordable if the mortgage payment, taxes, and utilities consume 30% or less of a household’s gross income. Data is unavailable at the municipal level. Income levels are adjusted for household size.

3. Cost-burdened households

The federal government considers housing to be affordable when the housing payment—the rent or mortgage payment plus taxes and utilities—consumes 30% or less of a household’s gross income. Households who pay more than 30% are “cost-burdened.”

Figure 3.10. Number and Percentage of Cost-Burdened Households, Rhode Island, 2023

Municipality	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 Cost Burdened Households	Share of Total Households that are Cost Burdened
Barrington	328	57%	1,243	23%	1,571	27%
Bristol	988	39%	1,565	27%	2,553	30%
Burrillville	413	35%	906	19%	1,319	22%
Central Falls	3,030	59%	1,000	47%	4,030	55%
Charlestown	262	61%	592	20%	854	25%
Coventry	1,368	52%	2,722	23%	4,090	29%
Cranston	4,964	49%	6,188	28%	11,152	35%
Cumberland	1,573	48%	2,041	19%	3,614	26%
East Greenwich	380	48%	861	20%	1,241	24%
East Providence	3,453	46%	3,097	25%	6,550	33%
Exeter	269	92%	545	28%	814	37%
Foster	100	74%	321	24%	421	28%
Glocester	138	44%	820	24%	958	26%
Hopkinton	387	52%	748	29%	1,135	34%
Jamestown	177	57%	448	20%	625	25%
Johnston	1,254	42%	1,847	23%	3,101	28%
Lincoln	886	38%	1,296	21%	2,182	25%
Little Compton	68	50%	383	27%	451	29%
Middletown	1,378	50%	1,440	34%	2,818	40%
Narragansett	1,052	71%	1,223	28%	2,275	39%
New Shoreham	8	15%	115	41%	123	37%
Newport	3,093	59%	1,569	30%	4,662	44%
North Kingstown	1,120	41%	1,351	16%	2,471	22%
North Providence	2,060	41%	2,450	27%	4,510	32%
North Smithfield	432	40%	1,208	32%	1,640	34%
Pawtucket	6,852	44%	4,251	28%	11,103	36%
Portsmouth	532	40%	1,260	22%	1,792	25%
Providence	18,146	47%	8,955	31%	27,101	40%
Richmond	0	0%	667	24%	667	23%
Scituate	286	54%	779	21%	1,065	25%
Smithfield	671	48%	1,344	21%	2,015	26%
South Kingstown	1,123	50%	2,013	23%	3,136	29%
Tiverton	487	36%	1,092	20%	1,579	24%
Warren	882	48%	601	20%	1,483	31%
Warwick	4,999	55%	7,058	27%	12,057	34%
West Greenwich	113	33%	484	24%	597	26%
West Warwick	2,858	45%	2,202	28%	5,060	36%
Westerly	1,220	48%	2,267	28%	3,487	33%
Woonsocket	4,920	47%	1,698	26%	6,618	39%
Statewide	72,270	48%	70,650	26%	142,920	33%

Source: 2023 U.S. Census American Community Survey 5-year estimates.

4. Home financing sources

Figure 3.11 presents the percentage and number of home purchase loan originations by financing source in Rhode Island and by County using Home Mortgage Disclosure Act (HMDA) data, which tracks home purchase loan originations by each of four financing sources: conventional (not insured or guaranteed by any of the other financing sources listed here), Federal Housing Administration insured (FHA), Veterans Affairs guaranteed (VA), and USDA Rural Housing Service or Farm Service Agency guaranteed (RHS or FSA). HMDA data is incomplete as some institutions are exempt from HMDA reporting requirements; HMDA data are also not available at the municipal level. Currently, no data source tracks the percentage and number of all home financing sources at the state and municipal levels.

In Rhode Island and each county in Rhode Island, most home purchase loan originations are conventionally financed. FHA financing is the second most prominent financing source in Rhode Island, Providence, and in Kent and Providence counties. FHA and VA financing constitute equal shares of total home purchase financing in Bristol and Washington counties, and VA financing is more common than FHA financing only in Newport County. RHS or FSA financing constitutes a negligible share of home financing in Rhode Island.

Figure 3.11. Number and Percent of Home Purchase Loan Originations by Financing Source, Rhode Island, and by County, 2023

County	Conventional		FHA		VA		RHS or FSA	
	Number	%	Number	%	Number	%	Number	%
Bristol	487	86%	40	7%	38	7%	0	0%
Kent	1,797	67%	652	24%	240	9%	0	0%
Newport	945	88%	57	5%	76	7%	1	0%
Providence	5,103	65%	2,448	31%	335	4%	4	0%
Washington	1,515	86%	134	8%	103	6%	2	0%
Rhode Island	9,847	70%	3,331	24%	792	6%	7	0%

Note: Data count home purchase loan originations filtered to include only first-lien originations.
Source: 2023 HMDA Data

5. Mortgage loan financing by race and ethnicity

The following figures present data from the HMDA dataset. The dataset includes application level information. Applications included in the analysis below are limited to home purchase loan originations. Figure 3.12 demonstrates higher denial rates amongst Black or African American applicants. Higher denial rates also exist for American Indians or Alaska Natives, Native Hawaiians or Other Pacific Islanders, and individuals who are two or more minority races. However, the sample sizes for these groups are very small.

Figure 3.13 demonstrates higher denial rates for Hispanic or Latino applicants compared to non-Hispanic or Latino applicants.

Figure 3.12. Percent of Outcomes of Home Purchase Loan Applications, by Race 2023

Applicant Race	Approved	Denied	In Process	Incomplete	Withdrawn	Total Applications
American Indian or Alaska Native	57.4%	21.3%	0.0%	2.1%	19.1%	47
Asian	68.3%	9.1%	0.4%	3.7%	18.5%	464
Black or African American	64.8%	15.4%	0.5%	2.3%	17.0%	1,037
Native Hawaiian or Other Pacific Islander	57.9%	15.8%	0.0%	10.5%	15.8%	19
White	74.7%	9.3%	0.3%	2.1%	13.6%	9,114
2 or more minority races	57.6%	12.1%	3.0%	3.0%	24.2%	33
Race Not Available	79.6%	8.3%	0.2%	1.9%	10.0%	3,843

Source: 2023 HMDA Data

Figure 3.13. Percent of Outcomes of Home Purchase Loan Applications, by Ethnicity 2023

Ethnicity	Approved	Denied	In Process	Incomplete	Withdrawn	Total Applications
Hispanic or Latino	64.9%	16.0%	0.3%	2.2%	16.6%	1,716
Not Hispanic or Latino	74.6%	9.2%	0.3%	2.2%	13.7%	9,359
Ethnicity Not Available	81.1%	7.3%	0.3%	1.9%	9.4%	3,483

Source: 2023 HMDA Data

6. Changes in rent and home value by municipality

Rent cost growth in Figure 3.14 is shown by the change in median gross rent for Rhode Island and each of its municipalities. The gross rent estimates represent self-reported values on the American Community Survey, rather than rents culled from owner listings or commercial databases. According to ACS estimates, median rent in Rhode Island increased by 26.8% or \$269 statewide between 2019 and 2023.

Figure 3.14. Annual Growth in Median Gross Rent, 2019-2023

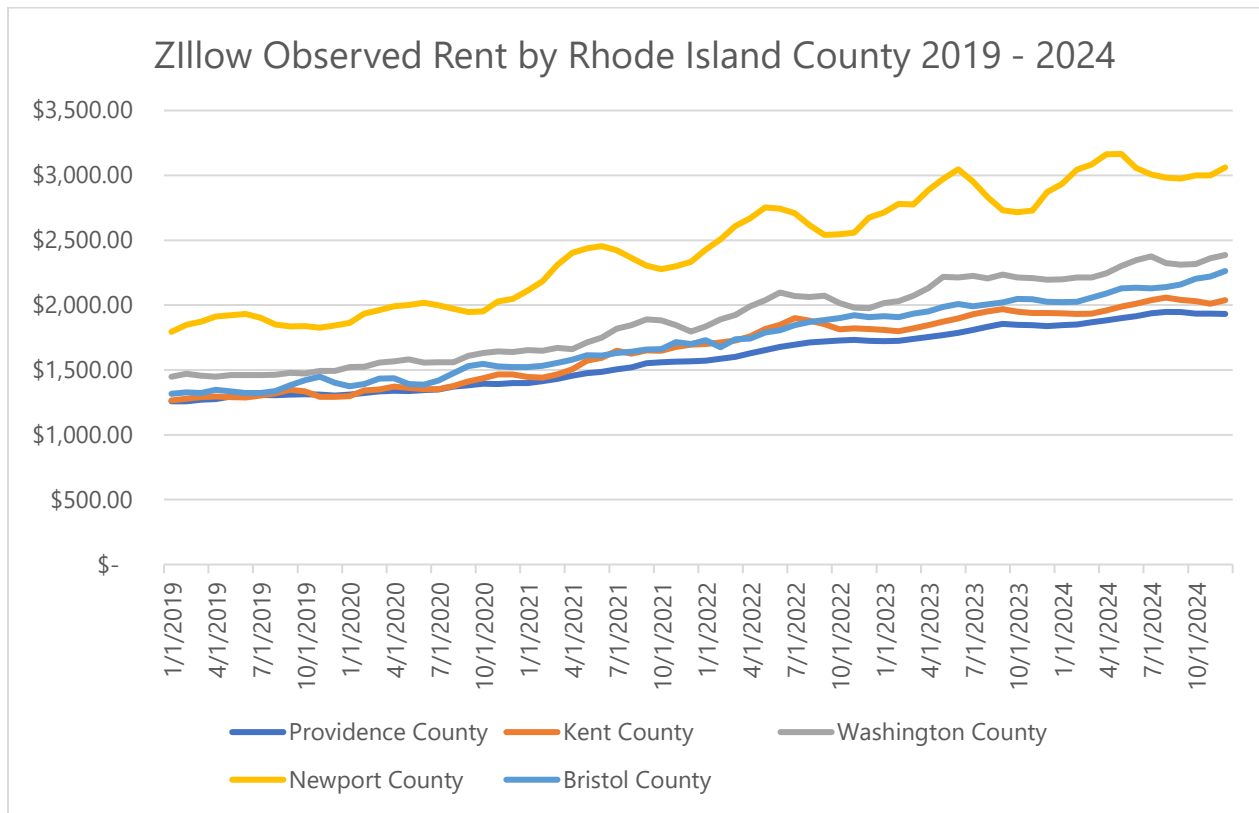
Municipality	2019	2020	2021	2022	2023	Change 2019 - 2023	Percentage Change 2019 - 2023
Barrington	\$ 1,318	\$ 1,390	\$ 1,434	\$ 1,670	\$ 1,794	\$ 476	36.1%
Bristol	\$ 1,066	\$ 1,141	\$ 1,170	\$ 1,276	\$ 1,352	\$ 286	26.8%
Burrillville	\$ 978	\$ 968	\$ 969	\$ 1,117	\$ 1,150	\$ 172	17.6%
Central Falls	\$ 852	\$ 884	\$ 955	\$ 1,052	\$ 1,118	\$ 266	31.2%
Charlestown	\$ 1,232	\$ 1,211	\$ 1,292	\$ 1,445	\$ 1,499	\$ 267	21.7%
Coventry	\$ 1,016	\$ 998	\$ 1,051	\$ 1,184	\$ 1,172	\$ 156	15.4%
Cranston	\$ 1,070	\$ 1,107	\$ 1,185	\$ 1,270	\$ 1,332	\$ 262	24.5%
Cumberland	\$ 954	\$ 993	\$ 1,023	\$ 1,129	\$ 1,251	\$ 297	31.1%
East Greenwich	\$ 916	\$ 1,032	\$ 1,038	\$ 962	\$ 1,116	\$ 200	21.8%
East Providence	\$ 974	\$ 988	\$ 1,055	\$ 1,186	\$ 1,262	\$ 288	29.6%
Exeter	\$ 991	\$ 1,628	-	\$ 1,538	\$ 1,176	\$ 185	18.7%

Foster	\$ 860	\$ 798	\$ 828	\$ 952	\$ 1,525	\$ 665	77.3%
Glocester	\$ 1,087	\$ 1,104	\$ 896	\$ 1,231	\$ 1,208	\$ 121	11.1%
Hopkinton	\$ 1,015	\$ 965	\$ 1,094	\$ 1,159	\$ 1,211	\$ 196	19.3%
Jamestown	\$ 1,660	\$ 1,492	\$ 1,642	\$ 1,623	\$ 1,932	\$ 272	16.4%
Johnston	\$ 1,004	\$ 1,015	\$ 1,032	\$ 1,167	\$ 1,242	\$ 238	23.7%
Lincoln	\$ 1,040	\$ 1,183	\$ 1,203	\$ 1,205	\$ 1,233	\$ 193	18.6%
Little Compton	\$ 1,424	\$ 1,494	\$ 1,717	\$ 2,658	\$ 2,523	\$ 1,099	77.2%
Middletown	\$ 1,372	\$ 1,427	\$ 1,475	\$ 1,652	\$ 1,906	\$ 534	38.9%
Narragansett	\$ 1,389	\$ 1,380	\$ 1,345	\$ 1,681	\$ 1,690	\$ 301	21.7%
New Shoreham	\$ 860	\$ 818	\$ 1,139	\$ 1,259	\$ 1,422	\$ 562	65.3%
Newport	\$ 1,236	\$ 1,326	\$ 1,400	\$ 1,527	\$ 1,612	\$ 376	30.4%
North Kingstown	\$ 1,027	\$ 1,010	\$ 1,103	\$ 1,161	\$ 1,210	\$ 183	17.8%
North Providence	\$ 1,004	\$ 1,064	\$ 1,146	\$ 1,236	\$ 1,326	\$ 322	32.1%
North Smithfield	\$ 1,064	\$ 1,050	\$ 1,048	\$ 1,153	\$ 1,340	\$ 276	25.9%
Pawtucket	\$ 920	\$ 933	\$ 1,007	\$ 1,081	\$ 1,152	\$ 232	25.2%
Portsmouth	\$ 1,450	\$ 1,554	\$ 1,595	\$ 1,731	\$ 1,577	\$ 127	8.8%
Providence	\$ 994	\$ 1,015	\$ 1,098	\$ 1,214	\$ 1,333	\$ 339	34.1%
Richmond	\$ 1,067	\$ 1,043	\$ 1,215	\$ 1,256	\$ 1,185	\$ 118	11.1%
Scituate	\$ 1,274	\$ 1,357	\$ 1,345	\$ 1,612	\$ 1,533	\$ 259	20.3%
Smithfield	\$ 916	\$ 890	\$ 890	\$ 988	\$ 990	\$ 74	8.1%
South Kingstown	\$ 1,287	\$ 1,192	\$ 1,210	\$ 1,334	\$ 1,324	\$ 37	2.9%
Tiverton	\$ 971	\$ 1,020	\$ 1,119	\$ 1,190	\$ 1,228	\$ 257	26.5%
Warren	\$ 953	\$ 931	\$ 1,032	\$ 1,138	\$ 1,253	\$ 300	31.5%
Warwick	\$ 1,167	\$ 1,168	\$ 1,240	\$ 1,295	\$ 1,299	\$ 132	11.3%
West Greenwich	\$ 2,114	\$ 2,220	\$ 2,004	\$ 1,995	\$ 1,977	\$ (137)	-6.5%
West Warwick	\$ 984	\$ 1,038	\$ 1,045	\$ 1,154	\$ 1,249	\$ 265	26.9%
Westerly	\$ 1,044	\$ 1,063	\$ 1,153	\$ 1,246	\$ 1,235	\$ 191	18.3%
Woonsocket	\$ 912	\$ 921	\$ 974	\$ 1,066	\$ 1,116	\$ 204	22.4%
Statewide	\$ 1,004	\$ 1,031	\$ 1,097	\$ 1,195	\$ 1,273	\$ 269	26.8%

Source: 2019, 2020, 2021, 2022, and 2023 U.S. Census American Community Survey 5-year estimates.

Figure 3.15 presents the Zillow Observed Rent Index (ZORI) for rental homes in Rhode Island. This index is a measure of the typical rents for rental homes in the 25th and 65th percentile range. This data is included to provide an industry-sourced data supplement to the above ACS data. It reflects properties listed on Zillow using real rental prices and mortgages instead of survey estimates. The Zillow data presented is disaggregated by County (lowest geographic area available with complete data). Providence County saw the smallest rent increase between January 2019 and December 2024 at 53.5%. The largest increase was in Bristol County at 71.9%.

Figure 3.15. Observed Rent by Rhode Island County, 2019-2024



Source: Zillow Research Data, 2019 - 2024

Figure 3.16 presents the changes in median home value by municipality and statewide for years 2019 through 2023, using five-year ACS data. The home value estimates represent self-reported home values on the American Community Survey rather than actual sales prices, appraised values, or values from municipal property tax records. Statewide, the median home value increased by \$106,900 from 2019 to 2023, an increase of 40.8%.

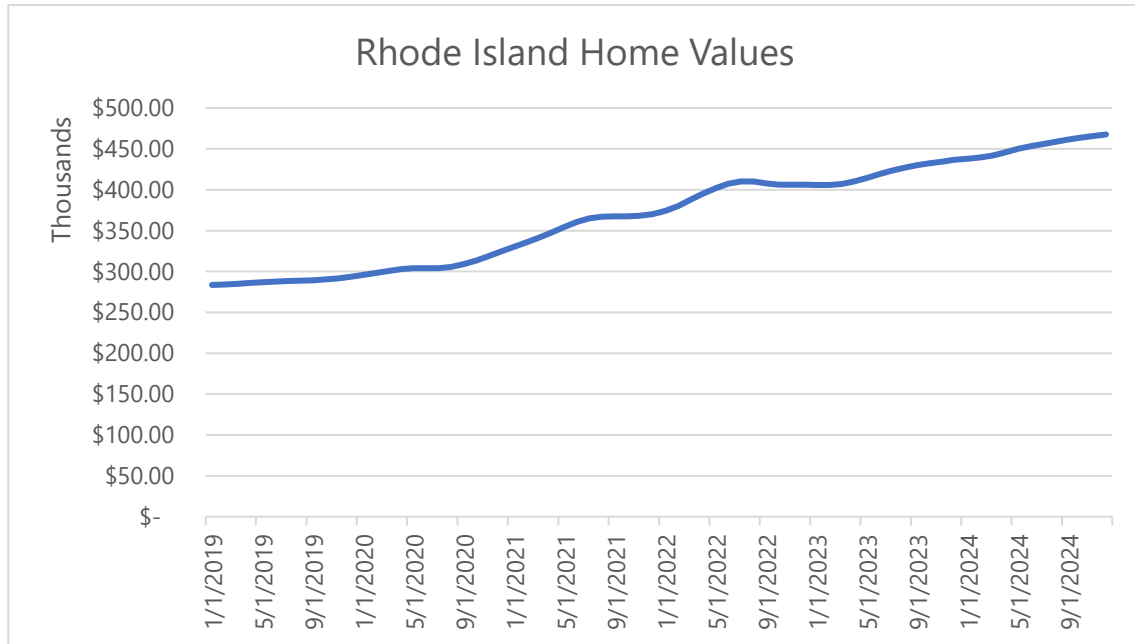
Figure 3.16 Annual Growth in Median Owner Occupied Home Value, 2019-2023

Municipality	2019	2020	2021	2022	2023	Change 2019 - 2023	Percentage Change 2019 - 2023
Barrington	\$ 433,200	\$ 437,700	\$ 461,100	\$ 549,800	\$ 591,700	\$ 158,500	36.6%
Bristol	\$ 337,700	\$ 347,300	\$ 363,200	\$ 426,000	\$ 447,500	\$ 109,800	32.5%
Burrillville	\$ 253,200	\$ 283,700	\$ 298,100	\$ 343,900	\$ 361,300	\$ 108,100	42.7%
Central Falls	\$ 159,100	\$ 176,300	\$ 187,300	\$ 244,100	\$ 300,500	\$ 141,400	88.9%
Charlestown	\$ 330,700	\$ 351,100	\$ 363,900	\$ 418,500	\$ 467,700	\$ 137,000	41.4%
Coventry	\$ 241,300	\$ 245,500	\$ 258,500	\$ 298,100	\$ 323,100	\$ 81,800	33.9%
Cranston	\$ 243,500	\$ 257,400	\$ 275,400	\$ 326,000	\$ 348,800	\$ 105,300	43.2%
Cumberland	\$ 288,200	\$ 309,300	\$ 327,700	\$ 370,600	\$ 394,600	\$ 106,400	36.9%
East Greenwich	\$ 437,500	\$ 457,700	\$ 471,200	\$ 568,700	\$ 612,100	\$ 174,600	39.9%
East Providence	\$ 221,700	\$ 233,100	\$ 242,100	\$ 286,400	\$ 322,100	\$ 100,400	45.3%
Exeter	\$ 336,800	\$ 356,100	\$ 365,900	\$ 435,800	\$ 470,200	\$ 133,400	39.6%
Foster	\$ 296,200	\$ 331,200	\$ 343,500	\$ 375,200	\$ 390,900	\$ 94,700	32.0%
Glocester	\$ 292,000	\$ 318,700	\$ 333,300	\$ 382,600	\$ 386,600	\$ 94,600	32.4%
Hopkinton	\$ 266,600	\$ 276,000	\$ 303,300	\$ 353,700	\$ 344,700	\$ 78,100	29.3%
Jamestown	\$ 656,800	\$ 664,900	\$ 701,900	\$ 736,600	\$ 752,300	\$ 95,500	14.5%
Johnston	\$ 231,400	\$ 238,800	\$ 254,800	\$ 290,100	\$ 326,100	\$ 94,700	40.9%
Lincoln	\$ 319,800	\$ 338,400	\$ 358,200	\$ 384,900	\$ 406,100	\$ 86,300	27.0%
Little Compton	\$ 517,900	\$ 581,500	\$ 607,800	\$ 723,000	\$ 726,200	\$ 208,300	40.2%
Middletown	\$ 379,100	\$ 386,400	\$ 420,900	\$ 480,100	\$ 536,600	\$ 157,500	41.5%
Narragansett	\$ 444,300	\$ 454,300	\$ 492,000	\$ 600,200	\$ 665,800	\$ 221,500	49.9%
New Shoreham	\$ 1,037,000	\$ 900,700	\$ 983,900	\$ 983,700	\$ 936,200	\$ (100,800)	-9.7%
Newport	\$ 448,800	\$ 495,000	\$ 529,900	\$ 622,800	\$ 669,500	\$ 220,700	49.2%
North Kingstown	\$ 350,400	\$ 376,300	\$ 394,700	\$ 444,200	\$ 488,300	\$ 137,900	39.4%
North Providence	\$ 217,900	\$ 237,200	\$ 256,400	\$ 290,000	\$ 318,400	\$ 100,500	46.1%
North Smithfield	\$ 295,900	\$ 319,300	\$ 339,800	\$ 382,700	\$ 420,600	\$ 124,700	42.1%
Pawtucket	\$ 194,600	\$ 213,700	\$ 228,500	\$ 266,300	\$ 286,200	\$ 91,600	47.1%
Portsmouth	\$ 386,600	\$ 391,000	\$ 405,500	\$ 483,700	\$ 536,200	\$ 149,600	38.7%
Providence	\$ 200,300	\$ 225,200	\$ 248,900	\$ 293,000	\$ 322,800	\$ 122,500	61.2%
Richmond	\$ 278,800	\$ 295,300	\$ 343,600	\$ 395,100	\$ 418,500	\$ 139,700	50.1%
Scituate	\$ 323,000	\$ 316,500	\$ 329,400	\$ 371,800	\$ 398,700	\$ 75,700	23.4%
Smithfield	\$ 288,700	\$ 303,300	\$ 327,900	\$ 371,400	\$ 408,700	\$ 120,000	41.6%
South Kingstown	\$ 371,400	\$ 379,800	\$ 402,400	\$ 467,400	\$ 512,100	\$ 140,700	37.9%
Tiverton	\$ 277,500	\$ 281,900	\$ 288,700	\$ 333,800	\$ 367,400	\$ 89,900	32.4%
Warren	\$ 297,300	\$ 297,900	\$ 318,700	\$ 356,300	\$ 363,900	\$ 66,600	22.4%
Warwick	\$ 225,300	\$ 238,300	\$ 253,100	\$ 294,400	\$ 322,000	\$ 96,700	42.9%
West Greenwich	\$ 343,700	\$ 360,800	\$ 374,000	\$ 447,100	\$ 500,500	\$ 156,800	45.6%
West Warwick	\$ 205,800	\$ 223,600	\$ 238,000	\$ 276,100	\$ 293,100	\$ 87,300	42.4%
Westerly	\$ 302,600	\$ 320,900	\$ 341,200	\$ 390,600	\$ 420,700	\$ 118,100	39.0%
Woonsocket	\$ 173,300	\$ 191,500	\$ 208,400	\$ 241,000	\$ 268,000	\$ 94,700	54.6%
Statewide	\$261,900	\$276,600	\$292,600	\$343,100	\$368,800	\$106,900	40.8%

Source: 2019, 2020, 2021, 2022, and 2023 U.S. Census American Community Survey 5-year estimates.

Figure 3.17 presents the Zillow Home Value Index (ZHVI) for homes in Rhode Island. This index is a measure of the typical home value for homes in the 25th and 65th percentile range. This data is included to provide an industry-sourced data supplement to the above ACS data. The Zillow data presented shows a 64.9% increase in home values between January 2019 and December 2024, or a 53.9% increase in home values between January 2019 and December 2023 (comparable period of evaluation to the ACS data presented).

Figure 3.17. Median Home Values, Rhode Island, Zillow Home Value Index



Source: Zillow Research Data, 2019 - 2024

7. Healthy Housing

Figure 4.1. Total Owner-Occupied Housing Units by Year Built, Rhode Island and by Community, 2023

Municipality	Built 2000 or later	Built 1980 - 1999	Built 1960 - 1979	Built 1959 or earlier
Barrington	4%	13%	24%	58%
Bristol	13%	25%	26%	36%
Burrillville	15%	28%	23%	33%
Central Falls	25%	11%	10%	54%
Charlestown	23%	38%	24%	15%
Coventry	11%	28%	32%	29%
Cranston	8%	16%	19%	56%
Cumberland	16%	29%	29%	27%
East Greenwich	12%	34%	33%	20%
East Providence	5%	10%	19%	65%
Exeter	31%	38%	19%	11%
Foster	19%	24%	24%	32%
Glocester	16%	25%	30%	29%
Hopkinton	16%	31%	18%	35%
Jamestown	23%	27%	23%	27%
Johnston	8%	22%	29%	40%
Lincoln	18%	22%	23%	37%
Little Compton	30%	23%	16%	31%
Middletown	8%	29%	22%	41%
Narragansett	24%	23%	28%	24%
New Shoreham	19%	25%	20%	35%
Newport	2%	9%	11%	78%
North Kingstown	13%	28%	30%	29%
North Providence	4%	28%	32%	37%
North Smithfield	13%	23%	27%	37%
Pawtucket	6%	9%	12%	73%
Portsmouth	17%	31%	25%	27%
Providence	9%	8%	10%	73%
Richmond	22%	42%	23%	13%
Scituate	13%	22%	20%	44%
Smithfield	15%	32%	28%	25%
South Kingstown	23%	33%	20%	24%
Tiverton	20%	28%	24%	29%
Warren	4%	17%	25%	54%
Warwick	6%	14%	25%	55%
West Greenwich	21%	44%	20%	15%
West Warwick	7%	28%	25%	39%
Westerly	16%	28%	24%	33%
Woonsocket	11%	7%	23%	60%
Statewide	11%	21%	22%	46%

Source: 2023 U.S. Census American Community Survey 5-year estimates
Rhode Island Department of Housing

Figure 4.2. Total Renter Occupied Housing Units by Year Built, Rhode Island and by Community, 2023

Municipality	Built 2000 or later	Built 1980 - 1999	Built 1960 - 1979	Built 1959 or earlier
Barrington	2%	8%	9%	81%
Bristol	6%	11%	29%	53%
Burrillville	5%	13%	16%	65%
Central Falls	5%	20%	16%	59%
Charlestown	6%	40%	9%	45%
Coventry	6%	17%	25%	52%
Cranston	6%	12%	33%	49%
Cumberland	11%	16%	33%	40%
East Greenwich	10%	10%	29%	51%
East Providence	12%	18%	36%	34%
Exeter	7%	17%	21%	55%
Foster	0%	24%	11%	64%
Glocester	2%	26%	37%	35%
Hopkinton	14%	22%	20%	44%
Jamestown	0%	38%	23%	39%
Johnston	8%	24%	36%	32%
Lincoln	6%	15%	32%	47%
Little Compton	19%	0%	6%	75%
Middletown	8%	21%	37%	34%
Narragansett	10%	21%	39%	30%
New Shoreham	0%	43%	0%	57%
Newport	11%	10%	20%	59%
North Kingstown	11%	24%	35%	30%
North Providence	6%	36%	27%	31%
North Smithfield	29%	33%	7%	31%
Pawtucket	5%	11%	25%	58%
Portsmouth	5%	8%	44%	43%
Providence	7%	13%	17%	64%
Richmond	0%	12%	12%	76%
Scituate	0%	42%	14%	44%
Smithfield	9%	38%	16%	36%
South Kingstown	14%	22%	21%	43%
Tiverton	10%	17%	21%	52%
Warren	3%	15%	21%	60%
Warwick	7%	20%	40%	33%
West Greenwich	47%	26%	12%	14%
West Warwick	5%	26%	17%	52%
Westerly	8%	30%	14%	49%
Woonsocket	7%	10%	24%	59%
Statewide	7%	16%	25%	51%

Source: 2023 U.S. Census American Community Survey 5-year estimates

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.

Lead exposure is a primary healthy housing concern in Rhode Island. Almost 71% of the state's housing units were built before the use of lead in paint was banned in 1978. 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.³ Concerted efforts to address lead poisoning have led to reduced rates of lead poisoning in measured data, presented below in Figure 4.3.

Figure 4.3. Lead Poisoning Incidence Rate FY2022 – FY 2024, Rhode Island and Core Cities

	FY 2022	FY 2023	FY 2024
State lead poisoning incidence rate	1.87%	1.61%	1.53%
Core city lead poisoning incidence rate	2.82%	2.73%	2.38%

Source: Rhode Island Department of Health

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.⁴

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.⁵

³ National Center for Healthy Housing, Rhode Island Factsheet 2024

⁴ United States Centers for Disease Control and Prevention, 2021

⁵ National Center for Healthy Housing, Rhode Island Factsheet 2024

8. Level of Investment Relative to Region

Rhode Island has recently made historic investments in housing. These investments include:

- \$321M of State Fiscal Recovery Funds for housing and homelessness
- \$120M Affordable Housing Bond, the largest in state history
- \$30M per year state low income housing tax credit (for the next four years)

These investments are already having significant impact in affordable housing development across the state. To build upon the work done in 2023’s Integrated Housing Report, the below information provides details on recent affordable housing bonds across New England States. New Hampshire and Vermont have not approved affordable housing bonds of this nature in the last five years.

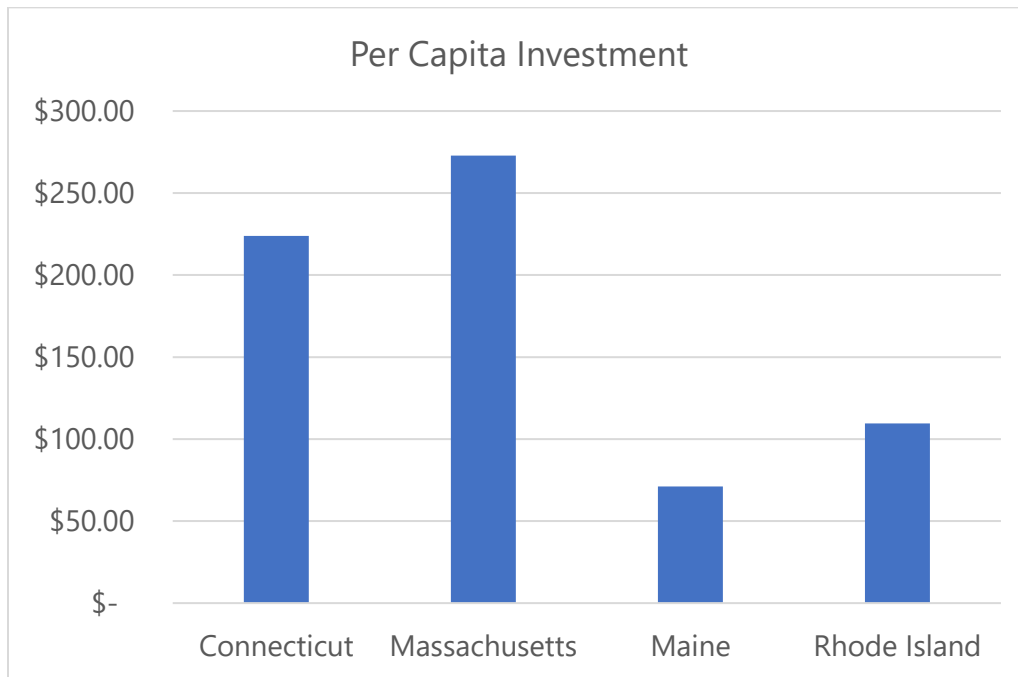
Figure 5.1. Recent New England Affordable Housing Bonds

State	Year	Bond Amount
Connecticut	2023	\$810,000,000
Massachusetts	2024	\$1,910,000,000
Maine	Proposed in 2025	\$100,000,000
Rhode Island	2024	\$120,000,000

Source: Various state budgets

Massachusetts has approved the largest affordable housing bond in New England and is also the largest state by population. It is also the largest on a per capita basis (Figure 5.2). The \$100M bond included for Maine has been proposed by the legislature but is subject to approval from Maine voters. It is included for purposes of comparison.

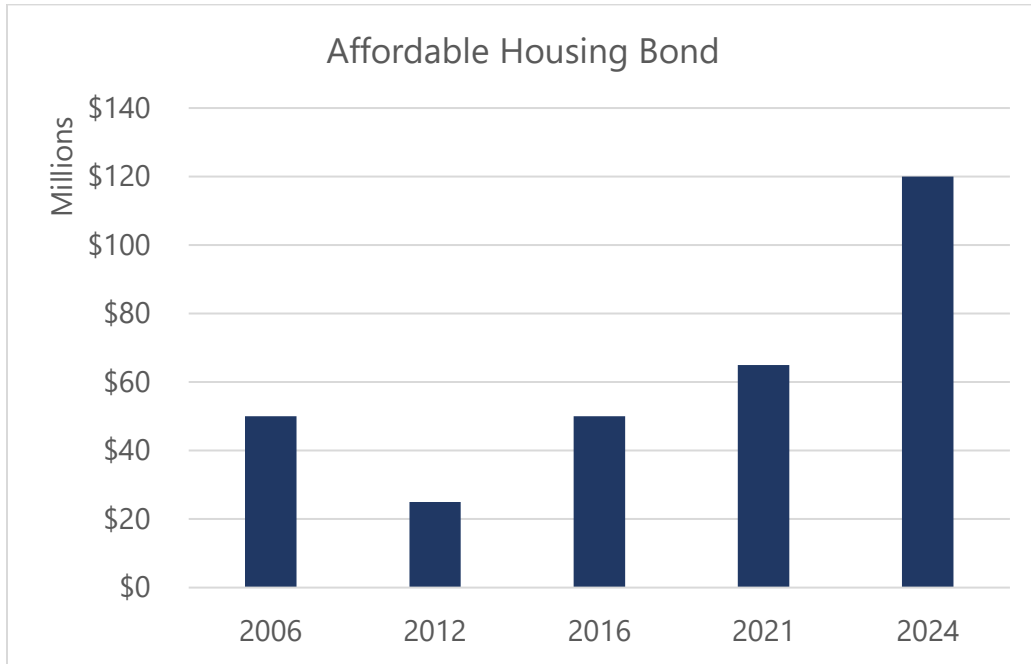
Figure 5.2. Comparison of Recent New England Affordable Housing Bonds Per Capita



Source: Various state budgets and the 2023 American Community Survey (ACS)

Figure 5.3 presents the recent affordable housing bonds for Rhode Island. The 2024 bond is nearly double the next highest bond amount (\$65 million in 2021).

Figure 5.3. Comparison of Recent Rhode Island Affordable Housing Bonds (2006 – 2024)



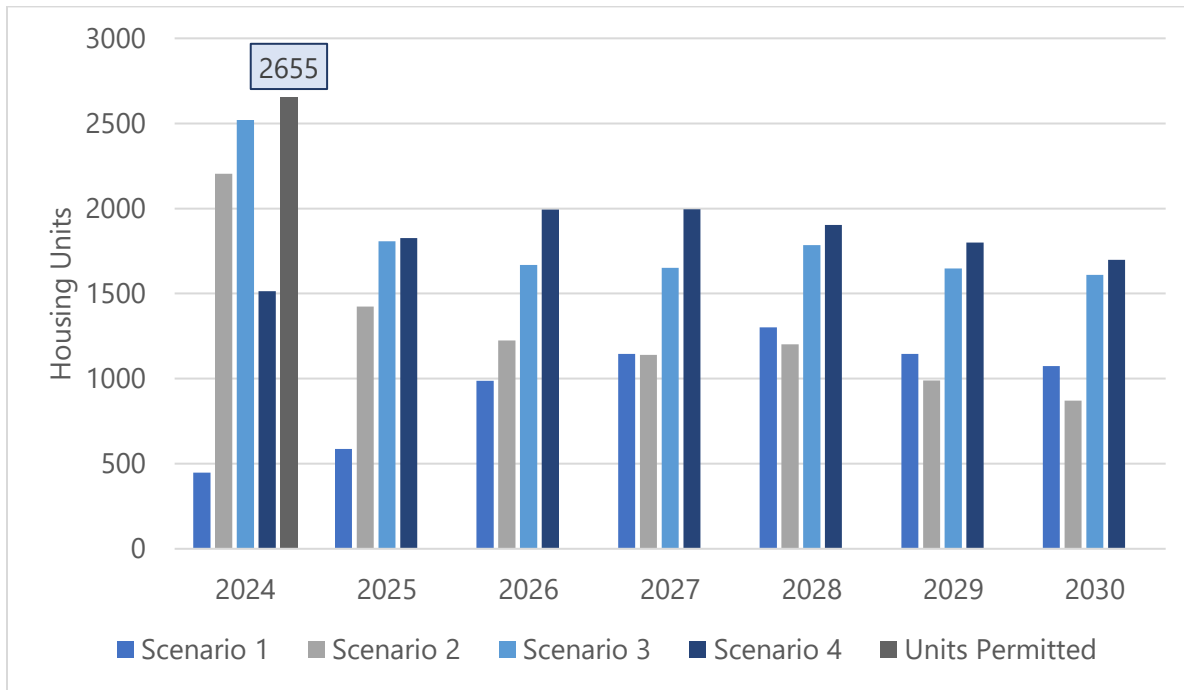
Note: In 2016 \$10 million of the \$50 million bond was designated for the Acquisition and Revitalization Program. In 2021, \$15 million of the \$65 million bond was designated for the Acquisition and Revitalization Program.

9. Updates on Projections for Housing Development Needs

In the 2023 Integrated Housing Report, the Department of Housing presented projections for housing development needs. These projections included units needed to accommodate estimated population growth, demographic changes, and unit loss while factoring in household formation rates. Four different scenarios were developed with accompanying unit projections. Full description of the four scenarios and the methodology is available in the 2023 Integrated Housing Report.

Figure 6.1 included below provides the projected number of units needed in each year by scenario (2024 – 2030) and the number of units permitted in 2024. The number of units permitted is the strongest data point currently available. As housing data continues to improve in Rhode Island, this data point should be shifted to units provided certificates of occupancy.

Figure 6.1. Units permitted compared to units estimated to meet population growth and household formation rates



Source: Rhode Island Department of Housing

10. Appendix A

Statewide Income Limits for Rhode Island FY 2024

AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
30%	\$23,650	\$27,000	\$30,400	\$33,750	\$36,450	\$39,150	\$41,850	\$44,550
50%	\$39,400	\$45,000	\$50,650	\$56,250	\$60,750	\$65,250	\$69,750	\$74,250
60%	\$47,280	\$54,000	\$60,780	\$67,500	\$72,900	\$78,300	\$83,700	\$89,100
80%	\$63,000	\$72,000	\$81,000	\$90,000	\$97,200	\$104,400	\$111,600	\$118,800
100%	\$78,750	\$90,000	\$101,250	\$112,500	\$121,500	\$130,500	\$139,500	\$148,500
115%	\$90,620	\$103,500	\$116,490	\$129,370	\$139,730	\$150,080	\$160,430	\$170,780
120%	\$94,560	\$108,000	\$121,560	\$135,000	\$145,800	\$156,600	\$167,400	\$178,200
140%	\$110,320	\$126,000	\$141,820	\$157,500	\$170,100	\$182,700	\$195,300	\$207,900

Source: United States Department of Housing and Urban Development



Rhode Island Department of Revenue
Office of Revenue Analysis

Deborah Goddard, Secretary
Rhode Island Department of Housing
One Capitol Hill
Providence, RI 02908

April 15, 2025

Dear Secretary Goddard,

R.I. Gen. Laws § 42-64.34-1(iv)(O) requires the Chief of the Office of Revenue Analysis (ORA) to review the data and methodologies presented in the Department of Housing's annual Integrated Housing Report. The relevant section of statute provides that "[a]ll 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."

ORA has reviewed the draft report submitted to the office on April 14, 2025. The report is mainly derived from publicly available data from sources such as the U.S. Census Bureau and HousingWorks RI. Some of the data is derived from surveys conducted by the Department of Housing (ORA was not involved in the administration of these surveys). ORA has examined the original data to verify that the data was obtained from reputable data sources and performed spot-checks to verify the data is presented accurately.

Pursuant to this review, I approve the data and methodologies in the 2024 Integrated Housing Report. As directed by statute, this approval is limited to the data and methodologies included in the report. This approval does not comment on the completeness of the report or the recommendations contained therein.

Sincerely yours,

Matthew McCabe
Chief, Office of Revenue Analysis

Cc: Thomas A. Verdi, Director, Department of Revenue