



HousingWorksRI  2010

Quality affordable homes for all

FACT BOOK

Who is HousingWorks RI?

HousingWorks RI is a coalition of close to 140 organizations working to ensure that all Rhode Islanders have a quality, affordable home—an essential component of our state's economy. Our members include banks, builders, chambers of commerce, colleges, community-based agencies and advocates, faith groups, manufacturers, preservationists, realtors, municipal officials and unions...and that's just a small sample. (*See the back inside cover for a list of current members.*)

Our collective aim is to improve housing rental and ownership opportunities in Rhode Island, especially for the state's workforce, thus strengthening the state's economy.

How do we do this?

We identify best practices, conduct research, and analyze data to support policy recommendations, public education strategies, and communications initiatives. We educate stakeholders, advocate, and work to build consensus around the connection between housing and economic development.

HousingWorks RI, through its members, activities, and website:

- › Advocates for solutions that will promote the growth of housing opportunities and the state's economy.
- › Provides a one-stop, authoritative source of information about workforce housing in Rhode Island.
- › Hunts down new ideas and best practices from across the nation.
- › Celebrates housing progress in our communities.

What do we want to accomplish?

We want to ensure that housing is part of a sustainable economic development strategy at the statewide and local levels. We want to cultivate leaders who will advocate for affordable workforce housing in Rhode Island. We envision a Rhode Island in which communities embrace a variety of housing choices so that residents, regardless of income, can live in quality affordable homes in vibrant and thriving neighborhoods.

About HousingWorks RI: Its Origins and Funders

Rhode Island Housing started HousingWorks as a campaign to educate the public and the business community about a rapidly emerging economic development problem: the lack of affordable housing options for the state's workforce. At roughly the same time, The Rhode Island Foundation and the United Way of Rhode Island noticed that affordable housing had become a large and increasingly urgent issue for many of their grant recipients. The two funding agencies convened a coalition of stakeholders to search for solutions. The Rhode Island Housing initiative and the interests of The Rhode Island Foundation and the United Way of Rhode Island converged and HousingWorks RI, in its current form, was born.

In 2006, HousingWorks RI led the campaign to pass Question 9, the \$50 million affordable housing bond. On Election Day, Question 9 was approved by more than 66 percent of Rhode Island voters.

The bond received the support of the majority of voters in every city and town in the state. Support cut across urban, suburban, and rural boundaries—from 82 percent support in Providence, to 65 percent in Barrington and 59 percent in Burrillville.

The bond funds continue to be distributed through the Rhode Island Housing Resources Commission's Building Homes Rhode Island (BHRI) program. \$37.5 million of the bond issue disbursed to date are helping to create 828 homes in 28 Rhode Island communities. BHRI is set to expire in FY 2011.

Dear Reader:

Welcome to the HousingWorks RI 2010 Fact Book. With the start of a new decade, we thought it appropriate to focus this publication on the future of affordable homes in Rhode Island. In particular, how the development and rehabilitation of affordable homes in the Ocean State is helping to grow a stronger and greener economy.

Whether it is the installation of geothermal systems to heat a rehabilitated mill, or energy-efficient appliances and water-saving fixtures in a single-family home, affordable housing developers in Rhode Island are working hard to incorporate sustainable design into the homes they are creating. The thoughtful integration of even the simplest, low-cost green elements into affordable housing development is not only environmentally responsible, but also has a significant impact on the resident's household budget. In addition, by incorporating sustainable design into affordable home development, we can continue to create a demand for green technologies and support job growth in the emerging green sector in Rhode Island.

But we can't look forward without acknowledging where we've been. Both the unprecedented run-up in housing prices in the first half of the decade and the foreclosure crisis in the second half have made finding a quality, affordable home difficult for many Rhode Islanders. Homes in Rhode Island appear on the surface to be more affordable, but the reality for many Rhode Islanders is that a tighter credit market and stricter down-payment requirements make owning a home unattainable. The rental market is also squeezing the monthly budget of many residents. Rents significantly increased during housing-bubble years, but they have not decreased now that housing prices have come down.

As we look to the future, and reflect on the last decade, one thing is clear: the current housing market gives Rhode Island the unique opportunity to put long-term solutions in place that will ensure access to a full continuum of affordable homes for our state's residents. At HousingWorks RI we look forward to continuing to identify those solutions, and to working with you to advocate for their implementation.



Barbara J. Silvis
Board Chair, HousingWorks RI



Nellie M. Gorbea
Executive Director, HousingWorks RI

INSIDE THE HOUSINGWORKS RI 2010 FACT BOOK

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THE FUTURE OF AFFORDABLE HOMES

The vision of a new and transformative green economy has exploded across Rhode Island. Business and nonprofit groups along with local governments are becoming strong supporters of public investment in a green economy for our Ocean State. The affordable home sector in Rhode Island and across the nation is playing an important role in this economic shift. In fact, "sustainable" and "affordable" are increasingly one and the same.

As this Fact Book goes to press, Rhode Island experiences a 35 percent budget gap, the fourth highest unemployment rate in the nation, and a continued severe shortage of affordable homes.¹ Housing is considered affordable if a family or person pays less than 30 percent of their income on housing-related costs. In Rhode Island, according to the latest data, 47 percent of Rhode Island renters are paying 30 percent or more of their income on these expenses, and 42 percent of mortgaged households paid 30 percent or more.²

The consequences of housing that's not affordable to our residents can be disastrous for our economy. Recent research by the Federal Reserve Bank of Boston suggests that Rhode Island may be losing qualified labor due to housing unaffordability, and that unaffordable housing slows growth in local employment.³ If Rhode Island is to build a strong and diversified economy, state and local policymakers must invest in strategies that will ensure a long-term supply of homes that are affordable to our state's workforce.

What's more, in Rhode Island we have evidence of how the development of affordable homes has provided a critical stimulus during the economic recession. A recent HousingWorks RI study has shown

a total economic impact of \$15.80 per \$1 invested through the Building Homes Rhode Island (BHRI) program. Also, construction activity supported by BHRI has represented 48 percent of the total estimated cost of residential construction permitted in Rhode Island from 2007 to 2009.⁴ Indeed, affordable home development in Rhode Island makes strong economic sense. (To see *HousingWorks RI's economic impact study*, please visit www.HousingWorksRI.org)

Despite the recession, Rhode Island's green economy has continued to grow and the state has begun to establish itself as a hub of green economic activity.

The recent development of portions of Providence's Olneyville neighborhood into what has been named the Promenade Green Corridor has drawn the attention of national companies as well as that of elected officials. For example, Umicore, a global materials technology firm, has a facility in Providence producing component parts for solar panels. CTG Energetics, a global technical consulting firm that focuses on energy efficiency and sustainability solutions, and Alteris Renewables, Inc., the largest renewable energy systems installer in the Northeast, have also opened offices in the Corridor. Together, the companies in the Olneyville green corridor already employ about 200 people.⁵



Callaghan Gardens, Pawtucket, RI
Pawtucket Citizens Development Corporation.

In addition, legislation has been enacted in the Ocean State to advance the use of energy-efficient measures in building design and construction and to promote a new “green” economy for our state. The 2010 legislative session saw the creation of the Green Economy Roundtable. The Roundtable will design a statewide action plan to optimize the growth of the green economy in our state.

In the affordable housing arena, developers in Rhode Island are already making great strides toward investments in sustainability and energy efficiency; these investments are an active contributor to the economic growth of the green sector. In April 2010, US Senator Jack Reed and HUD Secretary Shaun Donovan jointly announced an award of \$1.4 million in Recovery Act funds to Shalom Apartments, a senior living community in Warwick, RI. The Green Retrofit Program for Multifamily Housing Award will be used to make major energy efficiency upgrades to the affordable senior housing complex including the installation of a wind turbine, which will generate most of the complex’s common area electricity. The program is expected to reduce utility costs by as much as 50 percent, cut water consumption, improve indoor air quality for residents and—like many other affordable home developments across Rhode Island—will provide opportunities for jobs in the green trades.

This Fact Book highlights other great examples of how the development of affordable homes is having a positive impact on growing a stronger, greener economy. Investments in green housing, sustainable communities, and energy efficiency will continue to boost Rhode Island’s economy by attracting new, likeminded businesses that employ more Rhode Islanders and subsequently provide the state with new sources of tax revenue. With the proper alignment of federal, state, and private resources and smart investments, Rhode Island can simultaneously make affordable, sustainable housing options available to working families, create jobs, and grow the state’s economy.

“Every step we take to reduce energy waste in our buildings and plan our communities in a sustainable way sends a strong message—that green, sustainable building isn’t in conflict with our country’s economic growth...It’s essential to it.”

Shaun Donovan, Secretary, U.S. Department of Housing and Urban Development (July 29, 2010)

"GREENING" AFFORDABLE HOMES

Even though the modern concept of sustainable homes (or "green" housing) has been in use for more than two decades, its value to local and household economies, and its connection to housing affordability, are still new notions for many.⁶ Others see sustainable, energy-efficient features as incompatible with affordable home development due to the perceived upfront costs. However, there is growing evidence that sustainable affordable homes can be economical to build and maintain thanks to simple design adjustments and efficiencies (e.g., using the right shape, colors, orientation, and landscaping, and inexpensive efficient fittings) and the savings they provide over their lifetime.⁷

Numerous studies have revealed that the cost premium of including green technologies and design in affordable housing development could be as low as zero, and in many cases don't exceed three percent of the development's base cost.⁸ In many cases these costs are recouped through energy savings in less than five years. As a result, sustainable affordable homes are rapidly becoming standard practice, and non-profit and private developers as well as governments across the country are embracing these homes as an economically sound investment. Today, the future of affordable homes in Rhode Island is a "green" future and one that will have a significant role in positioning the Ocean State as a leader in the green economy. *(For a list of literature sources on the costs and economic benefits of green affordable homes, turn to page 56.)*

Core areas of sustainable housing:

- SMART LAND USE
- ENERGY EFFICIENCY
- WATER EFFICIENCY
- RESOURCE-EFFICIENT MATERIALS
- HEALTHY INDOOR ENVIRONMENT





“Sustainable materials and systems are becoming more affordable, sustainable design elements are becoming widely accepted in the mainstream of project design, and building owners and tenants are beginning to demand and value those features.”

Peter Morris, *Davis Langdon & Seah International, 2009 (oldest global construction consultancy firm)*

THE COSTS & ECONOMIC BENEFITS OF SUSTAINABLE AFFORDABLE HOMES

The costs of incorporating sustainable features into affordable housing depend on an ample range of factors, including location, building type and structural conditions, and the familiarity that people involved in the design and construction process have with sustainable design.

A case study of 16 sustainable affordable home developments in northern-climate cities in the U.S. conducted in 2005 revealed an average “green” cost premium of 2.42% of the developments’ total cost. Almost one third of units were in rehabilitated developments. Many of these developments were constructed when green features and fittings were less economical. In virtually all the buildings studied, energy, water, and operating cost savings alone more than paid for the green cost premium invested at the time of construction.⁹

Hypothetically, if we were to make all Rhode Island homes energy-efficient today, Rhode Islanders would be able to save \$1,719 every year on their energy bills until 2030—as well as help the Ocean State battle against environmental degradation by slashing home-related air pollution by a third of existing levels. Such a measure would save enough energy every year to power 859,893 homes, more than twice Rhode Island’s current housing stock.¹⁰

In 2008, 22 percent of working households in Rhode Island paid more than 50 percent of their incomes on housing costs, which include basic utilities.¹¹ The average family in Rhode Island may be paying 20 percent or more of its income on utilities and transportation costs combined.¹²

Clearly, ignoring the costs associated with affordable homes that are not built to be sustainable and energy-efficient will have a negative impact on the budgets of our neediest residents and increase the operating costs of developers and property managers.

The Meadows, North Smithfield, RI
NeighborWorks® Blackstone River Valley

"GREEN" & "AFFORDABLE": NATURAL PARTNERS

"Green affordable housing augments the core sustainability aspects of affordable housing while rounding out and expanding the environmental component."

Walker Wells, AICP LEED AP,
Global Green USA (2007)

It is easy to overlook that affordable housing by itself is intrinsically sustainable. In fact, even before the integration of green and energy-efficient features, affordable homes, by their very nature, promote economic and social development as well as provide environmental benefits to communities.

For example in Rhode Island, many affordable home developments involve the adaptive reuse of old structures, or the rehabilitation of blighted lots, foreclosed properties and dilapidated buildings. Also, many affordable homes are the result of urban in-fill developments close to basic services. Moreover, affordable workforce homes require proximity to transit and walking or biking corridors by their own definition. The Sweetbriar development in Barrington, for example, is situated near the East Bay Bike Path, giving residents the healthier and more cost-effective option of biking to work each day. The environmental benefits accrued from reduced air pollution when workforce homes are built adjacent to jobs and schools represent a clear alternative to sprawl.

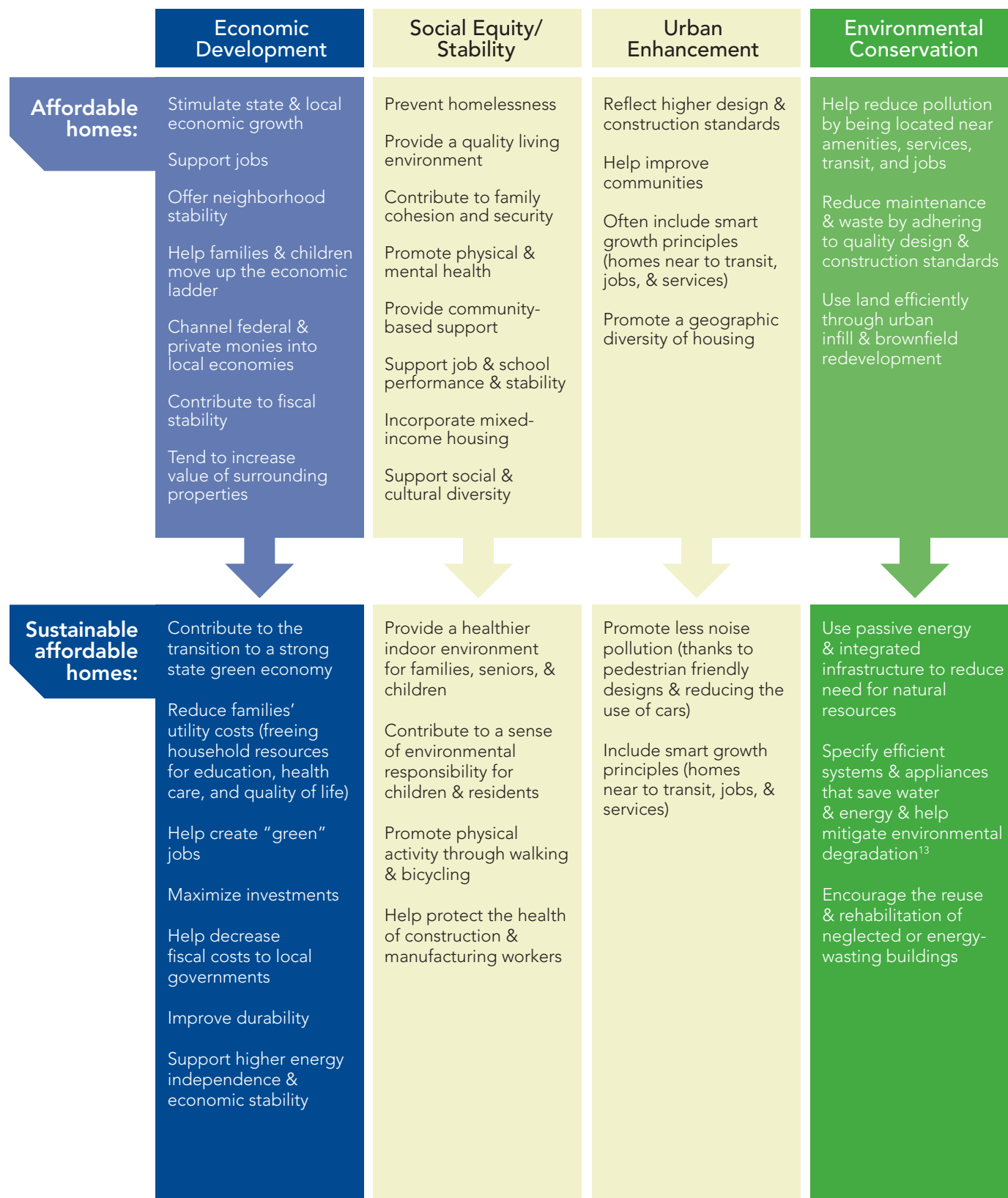
"The housing market of course does not operate in a vacuum, and how it interfaces with transportation and energy systems has important consequences for a range of actors, from households to communities and entire regions with respect to both household economics and public finances and the environment."

Scott Bernstein et al., *Growing More Affordably:
Connecting the Dots on Housing, Energy and
Transportation Costs (2007)*



14 Parkis Avenue, Providence, RI
Community Works Rhode Island

THE EVOLUTION TO SUSTAINABILITY



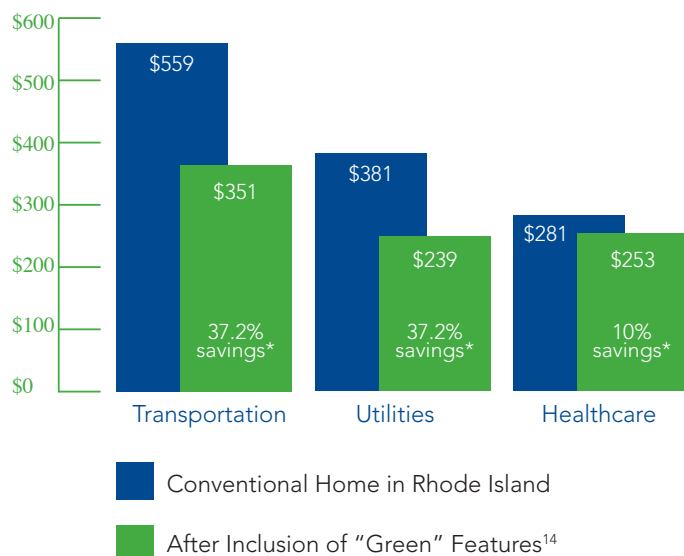
GREEN BUILDING PRACTICES IN RHODE ISLAND

A sustainable home is designed and built to use fewer resources, create a healthier living environment, and integrate better with the community where it is built. The popular green building practices highlighted here, and the many affordable home developers featured, are just a sample of what is happening in the Rhode Island affordable housing sector today.

“The future of sustainable affordable housing will revolve less around the application of the newest sustainable technologies and more around the consistent and intelligent application of the ‘basics’ of sustainable design.”

Douglas Kallfelz, AIA, LEED AP,
Principal, Donald Powers Architects (2010)

CONVENTIONAL vs. “GREEN” COSTS



* These are conservative averages. Actual energy and water savings may vary between 15% (in the case of very modest “green” additions) and 73%, depending on the particular development. In the case of “zero energy” homes the savings may be as much as 100% since they can be operated autonomously from the energy grid supply.

- 1 **LOCATE CLOSE TO TRANSIT AND SERVICES**
Southside Gateway (500 Broad Street), Providence – SWAP
- 2 **REDUCE PARKING AND SITUATE CLOSE TO BIKE PATHS**
Sweetbriar, Barrington – East Bay CDC
- 3 **ENERGY-EFFICIENT (HVAC) SIZING**
Capitol Square at Smith Hill, Providence – Smith Hill Community Development Corporation
- 4 **GEOTHERMAL**
Stillwater Mill, Burrillville – NeighborWorks® Blackstone River Valley
- 5 **SUSTAINABLY HARVESTED WOOD FLOORING**
Callaghan Gardens, Pawtucket – Pawtucket Citizens Development Corporation
- 6 **LOW-WATER-USE PLANTS (XERISCAPING)**
Kingstown Crossings, North Kingstown – Crossroads
- 7 **FIBER-CEMENT SIDING**
Constitution Hill, Woonsocket – NeighborWorks Blackstone River Valley
- 8 **LIGHT-COLORED ROOF**
Northeast Street Mill, Woonsocket – NeighborWorks Blackstone River Valley
- 9 **ENERGY STAR® WINDOWS¹⁵**
Girard Avenue, Newport – Church Community Housing Corporation
- 10 **FORMALDEHYDE-FREE INSULATION¹⁶**
Sandywoods, Tiverton – Church Community Housing Corporation
- 11 **ENERGY STAR OR LED LIGHTING¹⁷**
14 Parkis Ave., Providence – Community Works Rhode Island
- 12 **ENERGY STAR APPLIANCES**
Deer Brook Estates, Exeter – Deer Brook Development Corporation
- 13 **LOW-WATER USE PLUMBING FIXTURES**
117 Daboll Street, Providence – Community Works Rhode Island
- 14 **RECYCLED-CONTENT, BUILDING MATERIALS**
19 Stanwood Street, Providence – Community Works Rhode Island
- 15 **LOW-VOC MATERIALS¹⁸**
Kane’s Way, Bristol – East Bay Community Development Corp
- 16 **PHOTOVOLTAIC ROOFING¹⁹**
Westfield Commons, Providence – West Elmwood Housing Development Corporation
- 17 **COMPOSTING**
The Meadows, North Smithfield – NeighborWorks Blackstone River Valley
- 18 **WIND TURBINE**
Shalom Housing, Warwick – Shalom Housing Inc.
- 19 **PASSIVE HEATING/COOLING (BIOCLIMATIC DESIGN)**
Sandywoods Farm, Tiverton – Church Community Housing
- 20 **DESIGN FOR NATURAL LIGHT**
Newport Heights, Phase IV, Newport – Valley Affordable Housing Corporation



GREEN + HEALTHY + SMART (GROWTH)

A key element of productivity is healthy residents and workers. Today, the evidence that links the use of certain materials in homebuilding to the incidence of health conditions is overwhelming.²⁰ Poorly built and ill-maintained homes can contribute to common health problems such as asthma and lead poisoning and lead to productivity issues among working families.

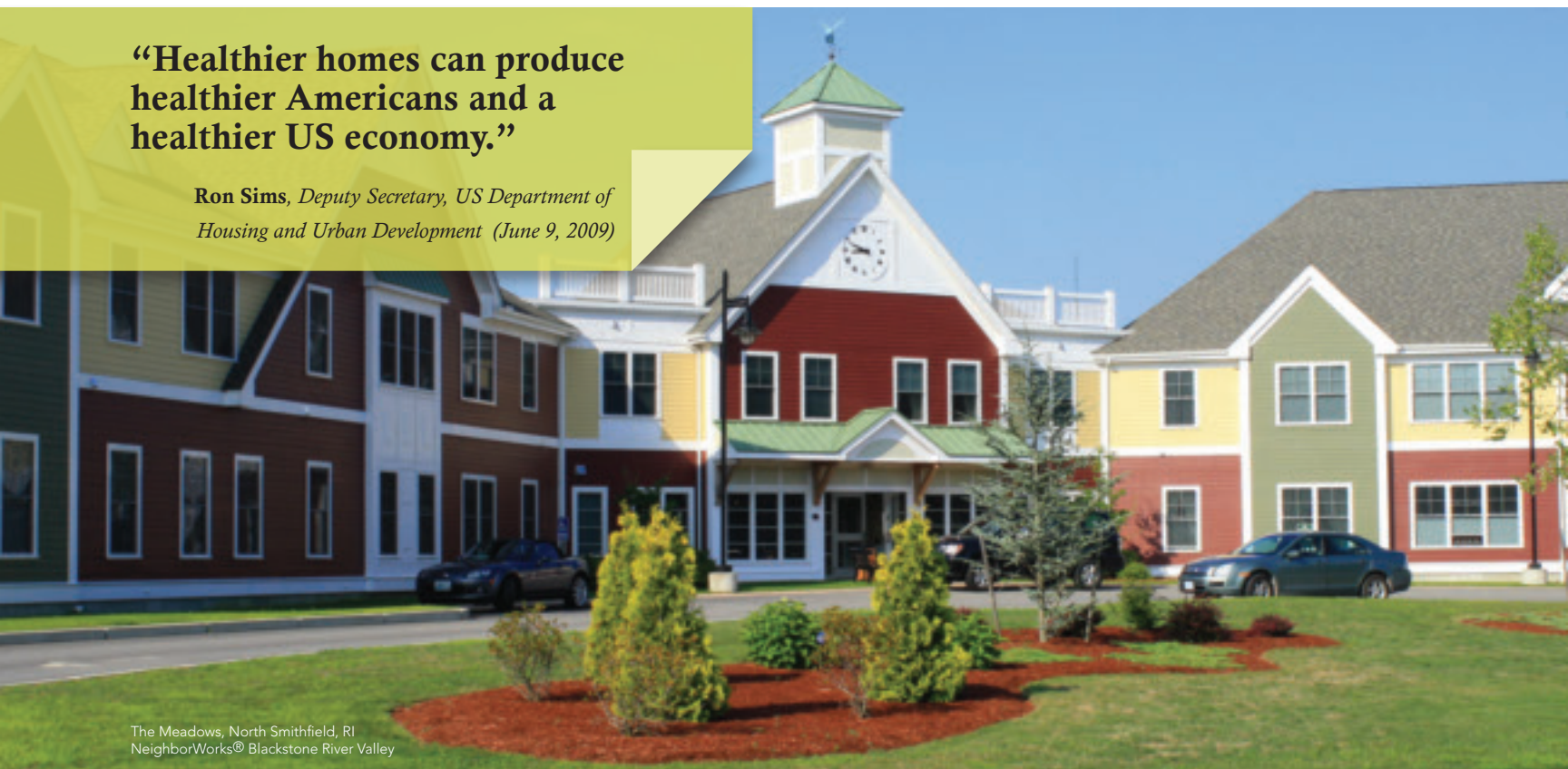
Outgassing of some building materials, volatile organic compounds (VOC), and molds combined with inadequate ventilation can produce the so-called “sick building” syndrome. Several studies reveal that many of

the sustainable practices discussed in this Fact Book can improve productivity and reduce absenteeism due to health issues.²¹

In our state, the Rhode Island Department of Health recognizes that both homes and communities are “an important modifiable determinant of health and wellbeing in our communities.”²² The Department believes that unhealthy housing can lead to poor health and economic outcomes for Rhode Islanders and our communities.

“Healthier homes can produce healthier Americans and a healthier US economy.”

Ron Sims, Deputy Secretary, US Department of Housing and Urban Development (June 9, 2009)



The Meadows, North Smithfield, RI
NeighborWorks® Blackstone River Valley

INDIVIDUAL CONDITIONS DUE TO UNHEALTHY HOUSING

- Asthma and respiratory infections
- Lead poisoning, fewer economic opportunities, and increased dependency costs as a result of lead exposure
- Injuries and burns (falls, fires, poisonings, etc.)
- Physical reactions to extreme heat and cold
- Cancer (radon and neurotoxin exposures)
- Food insecurity
- Poor birth outcomes, such as prematurity and low birth weight²³

Smart Growth & Sustainable Urbanism

In essence, *smart growth* promotes compact, transit-oriented, bicycle-friendly, and walkable land use, as well as access to housing choices close to schools and services. Smart growth principles also support the preservation of open space and the environment as a whole. According to Grow Smart Rhode Island, smart growth “promotes development that will lead to more transportation choices, housing choice and affordability, efficient use of infrastructure, protection of the environment, and the expansion of economic opportunity.”²³

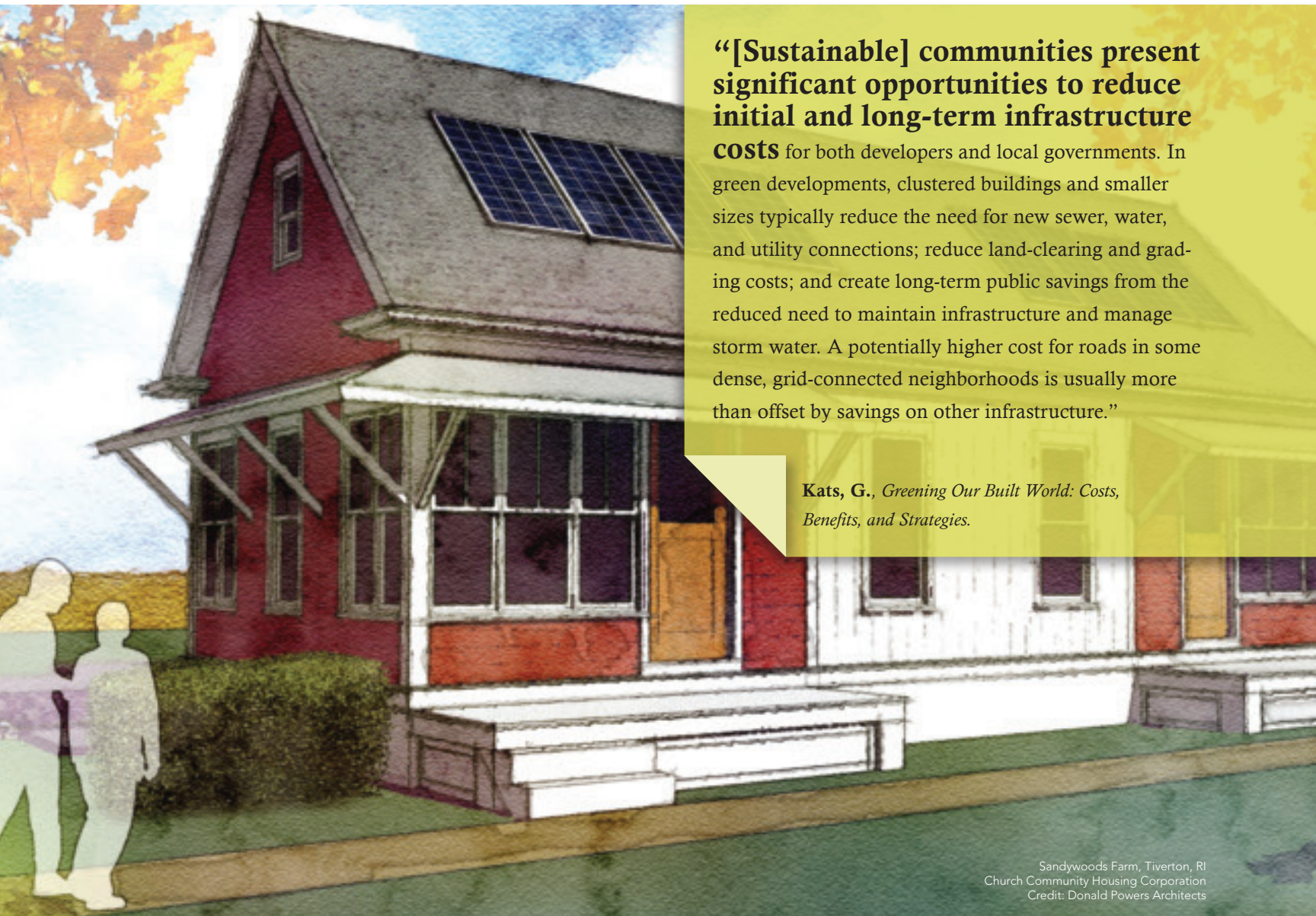
Sustainable urbanism integrates smart growth values and green building practices with new urbanism, an urban design movement that promotes traditional, walkable neighborhoods containing a range of housing and job types. Sustainable urbanism recognizes that green affordable housing should go hand in hand with well-designed, sustainable surroundings and urban amenities. The contrary would be counterproductive to sustainable affordable home development.

“[Sustainable] communities present significant opportunities to reduce initial and long-term infrastructure costs

for both developers and local governments. In green developments, clustered buildings and smaller sizes typically reduce the need for new sewer, water, and utility connections; reduce land-clearing and grading costs; and create long-term public savings from the reduced need to maintain infrastructure and manage storm water. A potentially higher cost for roads in some dense, grid-connected neighborhoods is usually more than offset by savings on other infrastructure.”

Kats, G., *Greening Our Built World: Costs, Benefits, and Strategies*.

Sandywoods Farm, Tiverton, RI
Church Community Housing Corporation
Credit: Donald Powers Architects



Sandywoods, Tiverton, RI
Church Community Housing Corporation.



SUSTAINABLE AFFORDABLE HOMES IN RHODE ISLAND

The affordable home sector in Rhode Island recognizes the impact developing sustainable and energy efficient homes can have on local economies and their residents' monthly budgets. Many of the community development corporations (CDCs) around the state are already implementing such features as Energy Star® rated appliances, LED lighting, white roofs, efficient water fixtures, passive solar energy, geothermal heating and cooling, low-VOC paint, and even composting. Here are just a few of the stories from around the Ocean State.

Sandywoods Farm, Tiverton, RI

Church Community Housing Corporation

Sandywoods Farm in Tiverton is a nationally recognized example of an affordable housing development that has incorporated sustainable design into every aspect of this mixed-use project. Sandywoods combines farming activities with 50 affordable rental homes and 20 market-rate, single-family homes for working artists and their families. The development includes a wind turbine that will provide for anywhere between 75 percent and 90 percent of the electrical needs of the tenants and solar water heating, which will reduce living costs for residents. But the architects behind the design felt it most important to foster a sense of community among the residents at Sandywoods Farm and therefore incorporated community facilities to sell farm goods and host art exhibitions.

"We feel very strongly that the sustainability discussion is really not complete without a discussion about lovability. If people really cherish the communities and homes they live in, they will care for and maintain those places over time," said Douglas Kallfelz, AIA, LEED AP, a principal architect at Donald Powers Architects and designer of Sandywoods Farm. "Ultimately, creating enduring places is perhaps the most sustainable thing we can do," Kallfelz added. "In no place is this more important than in the design of affordable housing."

Stillwater Mill, Burrillville, RI

NeighborWorks® Blackstone River Valley (NWBRV)

NeighborWorks Blackstone River Valley, a community development corporation working in northern Rhode Island, has worked hard to incorporate sustainable design in the rehabilitation of Stillwater Mill in Burrillville, RI. Features include Energy Star® appliances, LED light fixtures, low-flow toilets, high efficiency bath and kitchen fixtures, and a geothermal system to heat the entire 74,000 square foot facility.

"The installation costs were fairly high at this site due to the amount of geothermal wells needed by the system to support the expected energy load of this historic brick building," said Terri Barbosa, Real Estate Development Manager at NWBRV. "However, energy costs are expected to rise 20 percent per year for the next 10 years and will have a direct impact on the sustainability of our developments. We researched various methods for reducing energy and heating consumption and concluded that geothermal systems would be the most applicable product for the variety of properties we develop."

It's expected that the geothermal system at Stillwater will save roughly \$38,000 a year in utility costs for the commercial space, 36 affordable homes, and 11 market-rate residences.



The Meadows, North Smithfield, RI

NeighborWorks® Blackstone River Valley (NWB RV)

The Meadows in North Smithfield provides 80 affordable rental homes to approximately 92 low-income seniors. The construction, completed in 2008, incorporated five geothermal wells to heat and cool all 80 homes and community rooms. Long-term operating costs were reduced for NWBRV. To date, the geothermal system at the Meadows is saving an average of \$23,000 a year in operating costs—over what was budgeted—and an average of \$78,000 a year over what the utility costs would have been without geothermal and Energy Star® components.

Most recently, students from the Woonsocket Vocational Technical School built a garden shed to mirror the design of The Meadows and assist residents as they embark on a composting and gardening program.

Composting at The Meadows helps reduce the amount of food waste going to the local landfill while enriching the soil in the gardens. “We were approached by the recycling coordinator for the Town of North Smithfield to see if we’d be interested in piloting a composting program along with our gardens,” said Margaux Morisseau, Director of Community Building for NWBRV. “The residents were already recycling, so the idea of incorporating composting was a no-brainer.”

Callaghan Gardens, Pawtucket, RI

Pawtucket Citizens Development Corporation (PCDC)

Callaghan Gardens is a development of affordable townhomes in the heart of Pawtucket and a prime example of how an underutilized urban location can be redeveloped using sustainable design. Each of the 14 homes feature bamboo hardwood floors, efficient heating systems, Energy Star rated lighting fixtures and refrigerators, extra insulation, and low-VOC materials.

“For a number of years, PCDC had been making sure that all of our buildings were lead safe and met Energy Star standards; however, we wanted to go beyond that and incorporate sustainable design,” said Nancy Whit, Executive Director for the organization. “The long-term benefit is financial to the owners.”



Brenda Sajche (above), a resident at Callaghan Gardens, has already seen the difference in her monthly budget. “I needed to work three jobs to afford my old apartment. One winter, my heating costs for November, December, and January were \$1,000. Now I pay only \$40 a month,” she said. “Also, I can walk everywhere from my home. I don’t use my car nearly as much as I had to before.”

"GREEN" AFFORDABLE HOMES: AN ECONOMIC DEVELOPMENT OPPORTUNITY FOR RHODE ISLAND

"The benefits of these investments are clear. First, greening America's [affordable] housing stock is helping to create jobs that can't be sent overseas. As I saw for myself at Shalom Housing in Warwick, Rhode Island, which is installing a wind turbine expected to generate enough power to provide for 80 percent of the buildings' electricity, these funds are helping prepare a new generation of professionals we need to design, install, and maintain the next wave of green technologies."

Shaun Donovan, *Secretary, U.S. Department of Housing and Urban Development (July 29, 2010)*

Despite an unprecedented economic downturn, Rhode Island's "green" economy is showing signs of growth. The Green Pathways Out of Poverty Partnership is a \$3.1-million green jobs-training program for low-income, unemployed Providence residents that will provide approximately 190 adults with up to five industry-recognized certifications in energy-efficient weatherization, deconstruction and green renovation, and renewable energy.

In addition, The U.S. Department of Labor has begun investing \$100 million in green jobs training grants to help dislocated workers find jobs in expanding green industries. In Rhode Island, The Providence Plan's Building Futures partner program received \$3.72 million of this funding to launch an Energy Training Partnership to prepare approximately 1,600 Rhode Islanders for careers in energy-efficient construction and renewable-power industries over the next two years. With record high unemployment in Rhode Island, creating a sustainable market for these workers through the development and retrofitting of affordable homes is a recipe for job growth and economic stability.

Investments in green housing, sustainable communities and energy efficiency can boost Rhode Island's economy and provide the state with new sources of tax revenue. The construction and rehabilitation of affordable homes create a stable market for small businesses developing sustainable products in Rhode Island. For example, construction activity supported by BHRI has accounted for 48 percent of the total estimated cost of residential construction permitted in Rhode Island from 2007 to 2009.²⁵ By sourcing green building materials from businesses within the Ocean State, the public investment in affordable homes can have an even higher ripple effect throughout the state's economy.

By embracing the connection between affordable home development and sustainable design, Rhode Island becomes more attractive to outside investment from both the private and public sectors. Already, federal initiatives to promote sustainable communities have resulted in millions of dollars flowing to communities around the country to encourage and promote sustainable neighborhoods and smart growth. (See page 57 of this Fact Book for a list of federal programs.) Marketing Rhode Island as a leader in sustainable, affordable home development could attract these investments in the future.



Sandywoods, Tiverton, RI
Church Community Housing Corporation
Credit: Donald Powers Architects

RHODE ISLAND GREEN PARTNERSHIPS AND PROGRAMS

Community Development Corporations

Since the 1970s, community development corporations have played a critical role in creating environmentally sensitive, mixed-use developments near public transit and other services. In Rhode Island, the economic downturn has not deterred local CDCs from pursuing sustainable affordable homebuilding. In 2009, Global Green USA gave Rhode Island a “B” grade for its use of smart growth, energy efficiency, resource conservation and healthy practices in the development of affordable homes.²⁶

KeepSpace

KeepSpace is an unprecedented broad-based partnership initiative aimed at changing the way Rhode Islanders think about, build, and approach “community.” Launched in 2007, KeepSpace is not only a vital plan for solving our state’s development crisis, it has become a critically needed solution for the short-, mid-, and long-term economic, environmental, and housing needs of our state.

KeepSpace partner organizations include Grow Smart Rhode Island, Rhode Island Department of Environmental Management, the Rhode Island Department of Transportation, Rhode Island Economic Development Corporation, Rhode Island Housing, Rhode Island Local Initiatives Support Corporation (LISC), State of Rhode Island’s Statewide Planning Program and many others. Their vision is to create a new paradigm of cooperation and new pathways to build a more healthy and prosperous future for Rhode Island’s communities. *(For more information about KeepSpace, visit www.KeepSpace.org)*

Green & Healthy Homes Initiative

In October 2009, HUD Secretary Shaun Donovan announced initial funding for the creation of the Green and Healthy Homes Initiative (GHHI). Today, GHHI has pilot programs in 12 U.S. cities and two Tribal Nations. As one of the pilot cities, the City of Providence will work with The Rhode Island Foundation, the National Coalition to End Childhood Lead Poisoning, and the federal government to implement a cost-effective and integrated approach to housing interventions by combining investments in weatherization, energy efficiency, health, and safety. It is the goal of HUD, and other partnering federal agencies, that GHHI will replace stand-alone programs with a comprehensive and seamless process that creates safer and more stable homes, improves the health of families and children, and

produces higher-quality green jobs. GHHI is thus setting a new standard for policies and practices to create more sustainable, affordable, and healthier homes. *(For more information about the Green & Healthy Homes Initiative, visit www.greenand-healthyhomes.org)*

Rhode Island Local Initiatives Support Corporation

The success of Rhode Island LISC’s Building Sustainable Communities program, called “Our Neighborhoods,” is today a visible part of Rhode Island neighborhoods’ revitalization. Communities once characterized by blight now reflect widespread physical improvements, safer streets, increased property values, and more engaged residents.

As of 2009, LISC and affiliates have invested nearly \$230 million in Rhode Island’s communities, creating more than 6,900 affordable homes and apartments, and leveraging \$877 million for the revitalization of Rhode Island’s neediest neighborhoods.

U.S. Green Building Council, Rhode Island Chapter

The Rhode Island Chapter of the U.S. Green Building Council (RIGBC) works to transform the way buildings are designed, built, and operated in Rhode Island. RIGBC promotes environmentally and socially responsible, healthy, aesthetically pleasing and durable communities that protect the state’s cultural heritage and natural environment and improve the quality of life of Rhode Islanders. RIGBC is also committed to training the current and future workforce for jobs in the new green economy, including workers in economically disadvantaged neighborhoods.

Sustainable Rhode Island

Sustainable RI is a multifaceted initiative to transform Rhode Island into the nation’s first sustainable state. The Apeiron Institute launched Sustainable RI as the Rhode Island Sustainability Coalition in 2001 to put “sustainable” thinking at the heart of how we grow and develop our state. In 2008, Sustainable RI began a targeted membership program to create “sustainability practitioners” in three areas: households, schools, and businesses. Its goal is to create a critical mass or tipping point of people and institutions making their homes, organizations and communities sustainable such that they become beacons of change that ripple outward to ever growing numbers of Rhode Islanders.

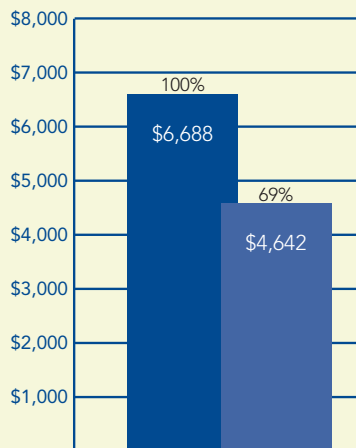
Cost of Living in Rhode Island

The Household Budget

Cost of Living in Rhode Island

Owning Median-priced
Single-family Home
vs.

Median Monthly Household Income



Owning

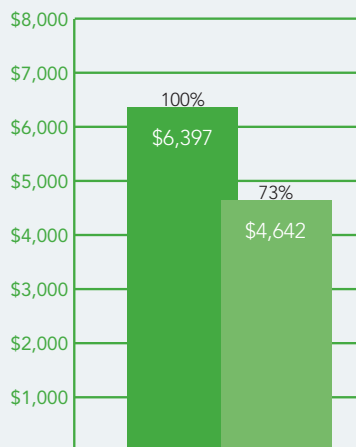
Food	\$ 797
Transportation	\$ 559
Childcare	\$ 1,494
Health Insurance	\$ 281
Utilities	\$ 381
Mortgage, Property Tax & Insurance	\$ 1,440
Federal and State Taxes	\$ 1,128
Other Expenses	\$ 608
Total Expenses	\$ 6,688*

Median Monthly Household Income
in Rhode Island

\$ 4,642

Renting an Average-priced
2-bedroom Apartment
vs.

Median Monthly Household Income



Renting

Food	\$ 797
Transportation	\$ 559
Childcare	\$ 1,494
Health Insurance	\$ 281
Utilities	\$ 381
Average-priced 2-Bedroom Apartment	\$ 1,170
Federal and State Taxes	\$ 1,128
Other Expenses	\$ 587
Total Expenses	\$ 6,397*

Median Monthly Household Income
in Rhode Island

\$ 4,642

*For data sources and methodology, turn to page 54.

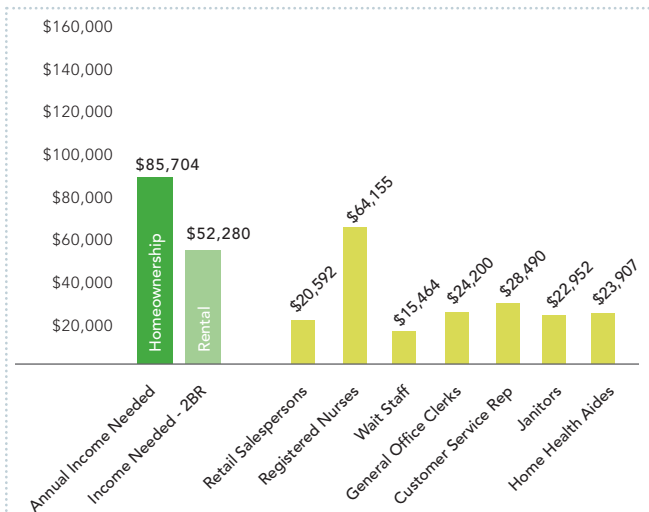


RHODE ISLAND AFFORDABLE HOUSING FACTS

City & Town Fact Sheets

BARRINGTON

How much does it cost to live in Barrington?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Barrington	\$198,500	\$420,000	\$305,500	154%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$305,500 house **\$2,143**
- ▶ Household income required to afford a \$305,500 house **\$85,704**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,307**
- ▶ Household income required for that rent to be affordable..... **\$52,280**
- ▶ Average private-sector wage for jobs in Barrington **\$29,120**

Housing units in Barrington:

- ▶ Number of year-round housing units **6,137**
- ▶ Housing units that qualify as affordable **125**
- ▶ Affordable housing units reserved for the elderly **60**
- ▶ Affordable housing units reserved for families **30**
- Affordable housing units reserved for persons with special needs **35**
- Homes funded through Building Homes Rhode Island **61**

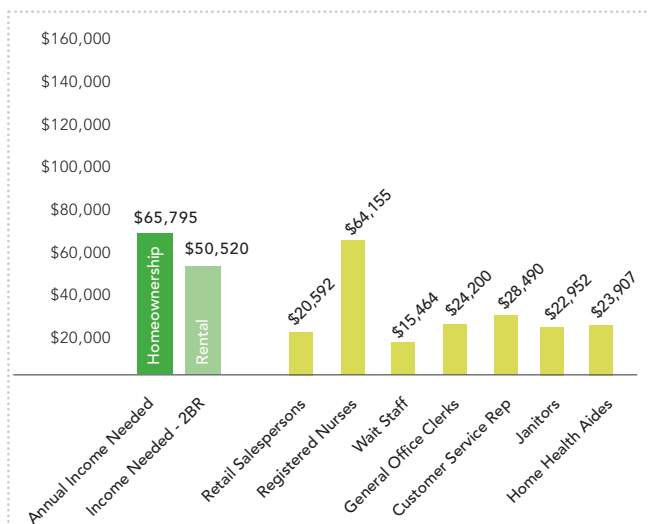
How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **489**



BRISTOL

How much does it cost to live in Bristol?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Bristol	\$154,995	\$354,500	\$250,000	161%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$250,000 house **\$1,645**
- ▶ Household income required to afford a \$250,000 house **\$65,795**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,263**
- ▶ Household income required for that rent to be affordable..... **\$50,520**
- ▶ Average private-sector wage for jobs in Bristol **\$33,384**

Housing units in Bristol:

- ▶ Number of year-round housing units **8,575**
- ▶ Housing units that qualify as affordable **527**
- ▶ Affordable housing units reserved for the elderly **359**
- ▶ Affordable housing units reserved for families **92**
- Affordable housing units reserved for persons with special needs **76**
- Homes funded through Building Homes Rhode Island **19**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **331**

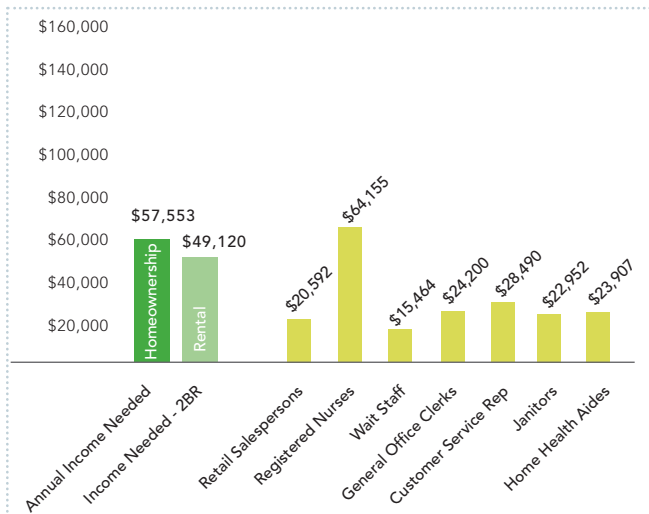


- To review each town's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm
- This fact sheet is also accessible at www.HousingWorksRI.org. Look for your city/town.

* Calculated using a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.5%/month). This methodology differs from that of the 2009 Fact Book due to changes to federal standards by the Federal Housing Administration (FHA). The median Rhode Islander will need a down payment of \$11,495 to qualify for a home. This down payment is subtracted from the initial price, making homes seem more affordable than they are.

BURRILLVILLE

How much does it cost to live in Burrillville?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Burrillville	\$135,500	\$274,000	\$211,250	156%
Rhode Island	\$126,000	\$282,900	\$199,900	159%



- ▶ Typical monthly housing payment* for a \$211,250 house **\$1,439**
- ▶ Household income required to afford a \$211,250 house **\$57,553**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,228**
- ▶ Household income required for that rent to be affordable..... **\$49,120**
- ▶ Average private-sector wage for jobs in Burrillville **\$29,640**

Housing units in Burrillville:

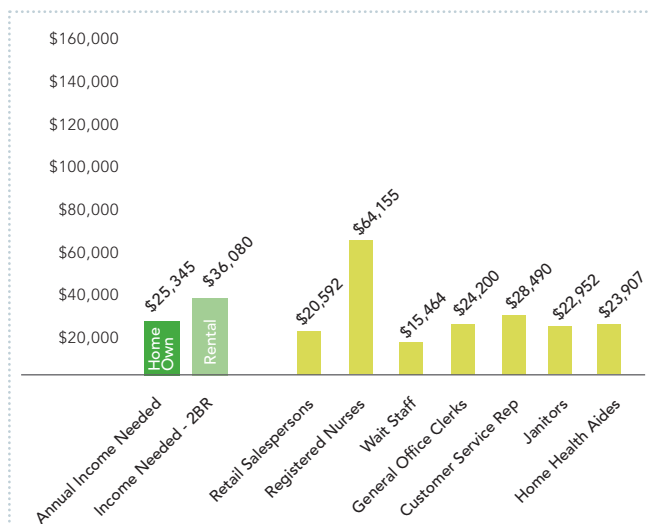
- ▶ Number of year-round housing units **5,694**
- ▶ Housing units that qualify as affordable **500**
 - Affordable housing units reserved for the elderly **242**
 - Affordable housing units reserved for families **224**
 - Affordable housing units reserved for persons with special needs **34**
- ▶ Homes funded through Building Homes Rhode Island **36**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **69**

CENTRAL FALLS

How much does it cost to live in Central Falls?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Central Falls	\$68,100	\$195,900	\$90,000	132%
Rhode Island	\$126,000	\$282,900	\$199,900	159%



- ▶ Typical monthly housing payment* for a \$90,000 house..... **\$634**
- ▶ Household income required to afford a \$90,000 house **\$25,345**
- ▶ Average monthly rent for a two-bedroom apartment **\$902**
- ▶ Household income required for that rent to be affordable..... **\$36,080**
- ▶ Average private-sector wage for jobs in Central Falls **\$30,784**

Housing units in Central Falls:

- ▶ Number of year-round housing units **7,264**
- ▶ Housing units that qualify as affordable **862**
 - Affordable housing units reserved for the elderly **632**
 - Affordable housing units reserved for families **167**
 - Affordable housing units reserved for persons with special needs **63**
- ▶ Homes funded through Building Homes Rhode Island **5**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **0**

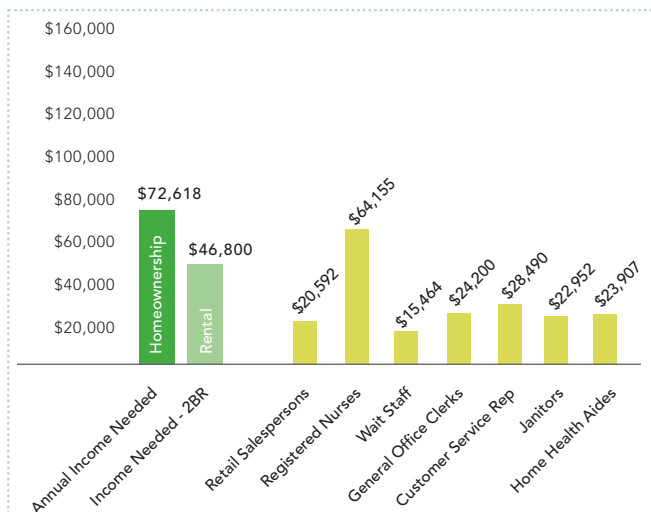


- To review each town's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm
- This fact sheet is also accessible at www.HousingWorksRI.org. Look for your city/town.

* Calculated using a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.5%/month). This methodology differs from that of the 2009 Fact Book due to changes to federal standards by the Federal Housing Administration (FHA). The median Rhode Islander will need a down payment of \$11,495 to qualify for a home. This down payment is subtracted from the initial price, making homes seem more affordable than they are.

CHARLESTOWN

How much does it cost to live in Charlestown?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Charlestown	\$165,000	\$389,900	\$288,000	175%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$288,000 house **\$1,815**
- ▶ Household income required to afford a \$288,000 house **\$72,618**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Charlestown **\$32,916**

Housing units in Charlestown:

- ▶ Number of year-round housing units **3,318**
- ▶ Housing units that qualify as affordable **49**
- ▶ Affordable housing units reserved for the elderly **0**
- ▶ Affordable housing units reserved for families **9**
 - Affordable housing units reserved for persons with special needs **40**
 - Homes funded through Building Homes Rhode Island **1**

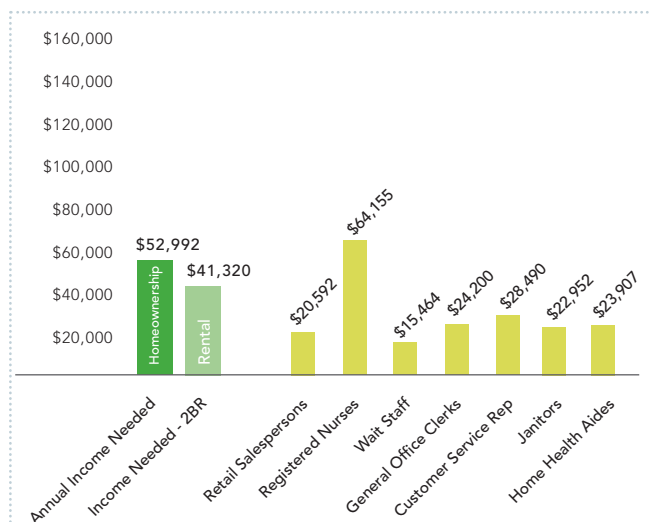
How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **283**



COVENTRY

How much does it cost to live in Coventry?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Coventry	\$122,000	\$259,250	\$187,000	153%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$187,000 house **\$1,325**
- ▶ Household income required to afford a \$187,000 house **\$52,992**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,033**
- ▶ Household income required for that rent to be affordable..... **\$41,320**
- ▶ Average private-sector wage for jobs in Coventry **\$31,200**

Housing units in Coventry:

- ▶ Number of year-round housing units **12,861**
- ▶ Housing units that qualify as affordable **685**
- ▶ Affordable housing units reserved for the elderly **403**
- ▶ Affordable housing units reserved for families **235**
 - Affordable housing units reserved for persons with special needs **47**
 - Homes funded through Building Homes Rhode Island **8**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **601**



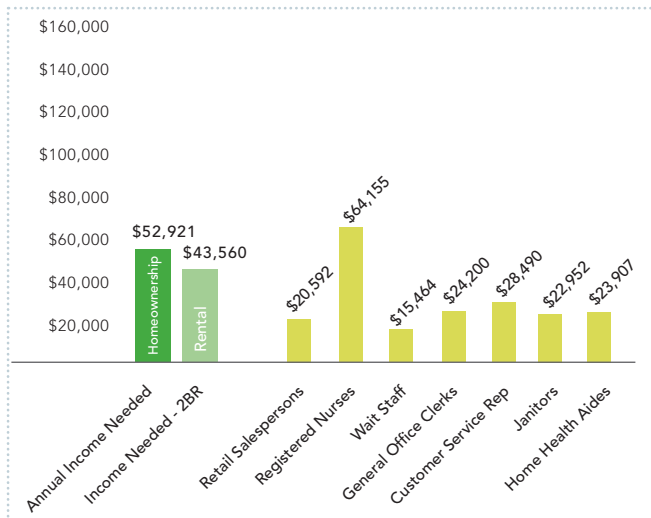
- To review each town's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm
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* Calculated using a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.5%/month). This methodology differs from that of the 2009 Fact Book due to changes to federal standards by the Federal Housing Administration (FHA). The median Rhode Islander will need a down payment of \$11,495 to qualify for a home. This down payment is subtracted from the initial price, making homes seem more affordable than they are.

[†] Based on the statewide average, as there are insufficient local data.

CRANSTON

How much does it cost to live in Cranston?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Cranston	\$112,500	\$260,000	\$178,700	159%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$178,700 house **\$1,323**
- ▶ Household income required to afford a \$178,700 house **\$52,921**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,089**
- ▶ Household income required for that rent to be affordable..... **\$43,560**
- ▶ Average private-sector wage for jobs in Cranston..... **\$36,452**

Housing units in Cranston:

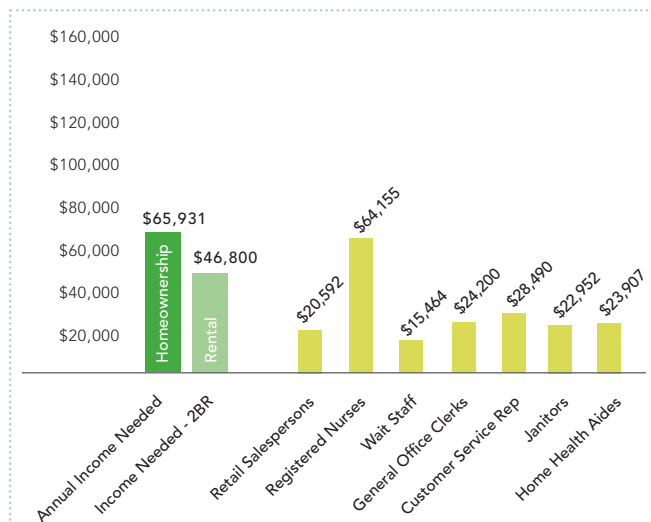
- ▶ Number of year-round housing units **31,968**
- ▶ Housing units that qualify as affordable **1,795**
 - Affordable housing units reserved for the elderly **1,345**
 - Affordable housing units reserved for families **229**
 - Affordable housing units reserved for persons with special needs **221**
- ▶ Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **1,402**

CUMBERLAND

How much does it cost to live in Cumberland?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Cumberland	\$148,900	\$324,950	\$242,750	163%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$242,750 house **\$1,648**
- ▶ Household income required to afford a \$242,750 house **\$65,931**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Cumberland **\$39,260**

Housing units in Cumberland:

- ▶ Number of year-round housing units **12,536**
- ▶ Housing units that qualify as affordable **746**
 - Affordable housing units reserved for the elderly **580**
 - Affordable housing units reserved for families **106**
 - Affordable housing units reserved for persons with special needs **60**
- ▶ Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **508**



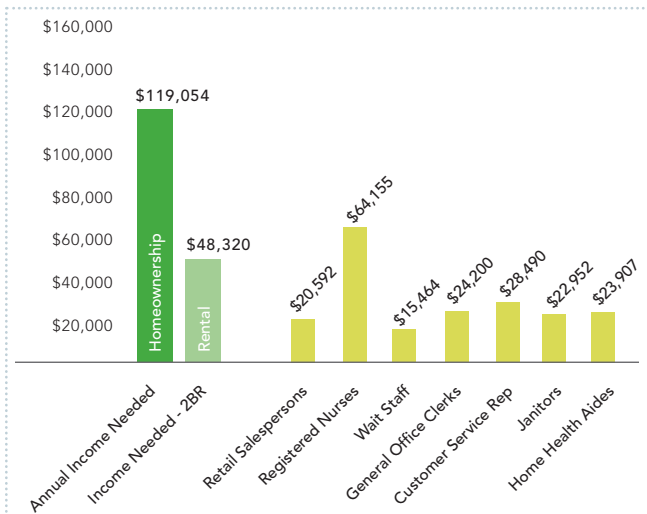
- To review each town's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm
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* Calculated using a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.5%/month). This methodology differs from that of the 2009 Fact Book due to changes to federal standards by the Federal Housing Administration (FHA). The median Rhode Islander will need a down payment of \$11,495 to qualify for a home. This down payment is subtracted from the initial price, making homes seem more affordable than they are.

[†] Based on the statewide average, as there are insufficient local data.

EAST GREENWICH

How much does it cost to live in East Greenwich?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
East Greenwich	\$280,500	\$527,500	\$425,000	152%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$425,000 house **\$2,976**
- ▶ Household income required to afford a \$425,000 house **\$119,054**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,208**
- ▶ Household income required for that rent to be affordable..... **\$48,320**
- ▶ Average private-sector wage for jobs in East Greenwich **\$38,740**

Housing units in East Greenwich:

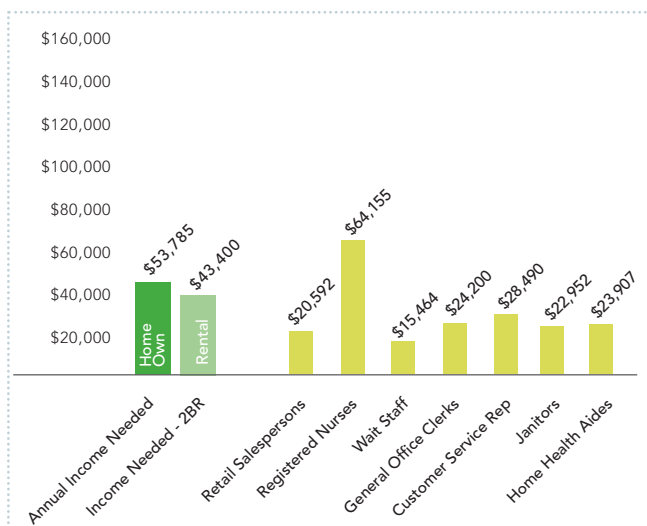
- ▶ Number of year-round housing units **5,182**
- ▶ Housing units that qualify as affordable **221**
- ▶ Affordable housing units reserved for the elderly **141**
- ▶ Affordable housing units reserved for families **46**
 - Affordable housing units reserved for persons with special needs **34**
 - Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **297**

EAST PROVIDENCE

How much does it cost to live in East Providence?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
East Providence	\$105,000	\$260,000	\$190,000	181%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$190,000 house **\$1,345**
- ▶ Household income required to afford a \$190,000 house **\$53,785**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,085**
- ▶ Household income required for that rent to be affordable..... **\$43,400**
- ▶ Average private-sector wage for jobs in East Providence..... **\$38,012**

Housing units in East Providence:

- ▶ Number of year-round housing units **21,236**
- ▶ Housing units that qualify as affordable **2,321**
- ▶ Affordable housing units reserved for the elderly **1,393**
- ▶ Affordable housing units reserved for families **795**
 - Affordable housing units reserved for persons with special needs **133**
 - Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **0**



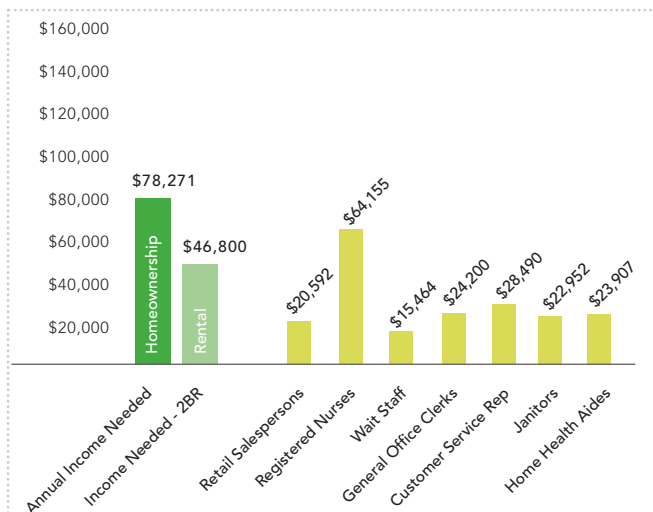
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EXETER

How much does it cost to live in Exeter?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Exeter	\$136,000	\$390,000	\$285,000	210%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$285,000 house **\$1,957**
- ▶ Household income required to afford a \$285,000 house **\$78,271**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Exeter..... **\$36,868**

Housing units in Exeter:

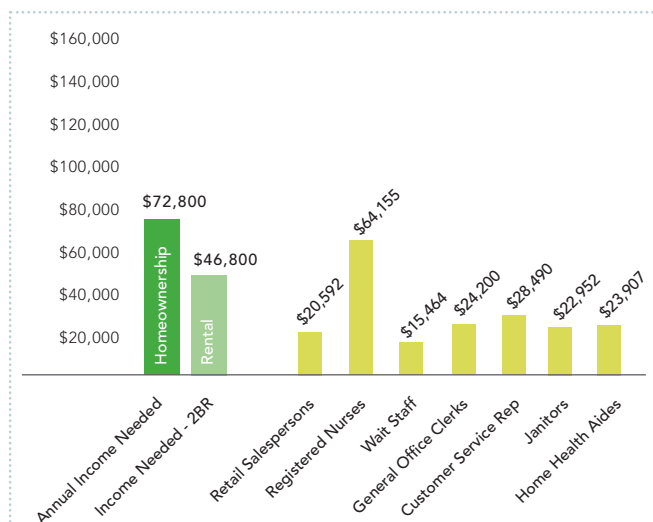
- ▶ Number of year-round housing units **2,158**
- ▶ Housing units that qualify as affordable **51**
 - Affordable housing units reserved for the elderly **0**
 - Affordable housing units reserved for families **27**
 - Affordable housing units reserved for persons with special needs **24**
- ▶ Homes funded through Building Homes Rhode Island **26**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **165**

FOSTER

How much does it cost to live in Foster?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Foster	\$158,750	\$389,950	\$255,000	161%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$255,000 house **\$1,820**
- ▶ Household income required to afford a \$255,000 house **\$72,800**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Foster **\$29,120**

Housing units in Foster:

- ▶ Number of year-round housing units **1,569**
- ▶ Housing units that qualify as affordable **41**
 - Affordable housing units reserved for the elderly **30**
 - Affordable housing units reserved for families **0**
 - Affordable housing units reserved for persons with special needs **11**
- Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **116**



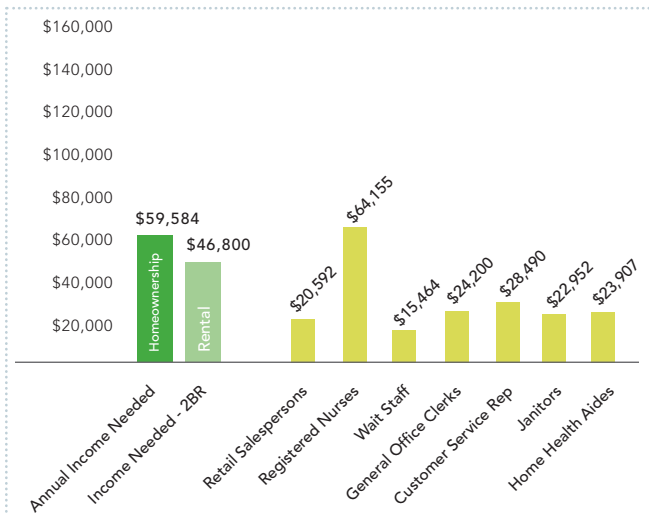
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[†] Based on the statewide average, as there are insufficient local data.

GLOCESTER

How much does it cost to live in Gloucester?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Gloucester	\$129,000	\$315,000	\$205,000	159%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$205,000 house **\$1,490**
- ▶ Household income required to afford a \$205,000 house **\$59,584**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Gloucester..... **\$29,848**

Housing units in Gloucester:

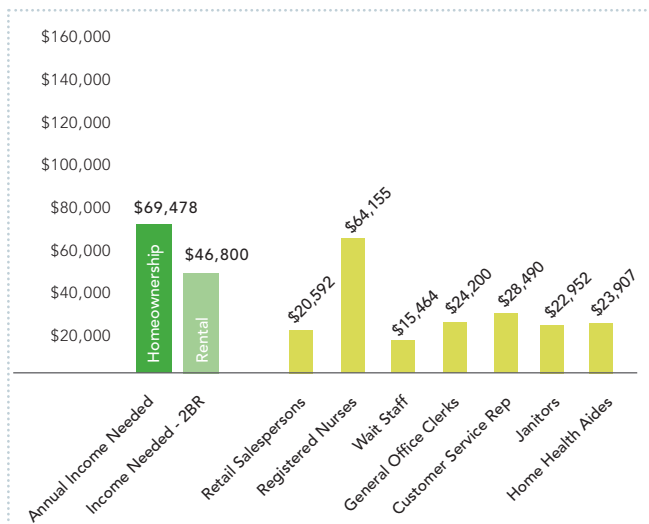
- ▶ Number of year-round housing units **3,644**
- ▶ Housing units that qualify as affordable **85**
- ▶ Affordable housing units reserved for the elderly **62**
- ▶ Affordable housing units reserved for families **5**
 - Affordable housing units reserved for persons with special needs **18**
 - Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **279**

HOPKINTON

How much does it cost to live in Hopkinton?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Hopkinton	\$129,000	\$303,500	\$250,000	194%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$250,000 house **\$1,737**
- ▶ Household income required to afford a \$250,000 house **\$69,478**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Hopkinton..... **\$34,476**

Housing units in Hopkinton:

- ▶ Number of year-round housing units **3,040**
- ▶ Housing units that qualify as affordable **219**
- ▶ Affordable housing units reserved for the elderly **190**
- ▶ Affordable housing units reserved for families **3**
 - Affordable housing units reserved for persons with special needs **26**
 - Homes funded through Building Homes Rhode Island **20**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **85**



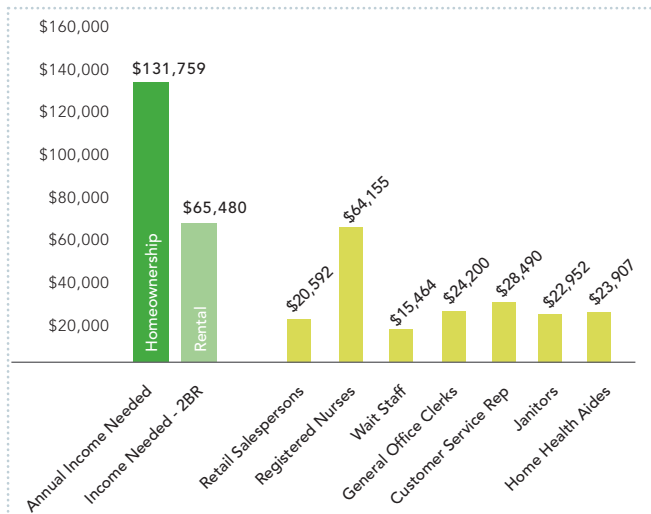
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[†] Based on the statewide average, as there are insufficient local data.

JAMESTOWN

How much does it cost to live in Jamestown?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Jamestown	\$191,500	\$556,000	\$525,750	275%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$525,750 house **\$3,294**
- ▶ Household income required to afford a \$525,750 house **\$131,759**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,637**
- ▶ Household income required for that rent to be affordable..... **\$65,480**
- ▶ Average private-sector wage for jobs in Jamestown **\$34,320**

Housing units in Jamestown:

- ▶ Number of year-round housing units **2,428**
- ▶ Housing units that qualify as affordable **103**
 - Affordable housing units reserved for the elderly **66**
 - Affordable housing units reserved for families **26**
 - Affordable housing units reserved for persons with special needs **11**
- ▶ Homes funded through Building Homes Rhode Island **0**

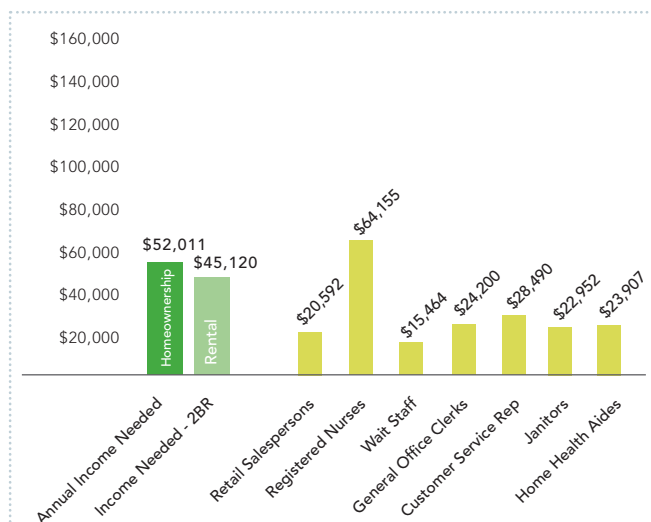
How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **140**



JOHNSTON

How much does it cost to live in Johnston?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Johnston	\$125,000	\$270,000	\$174,700	140%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$174,700 house **\$1,300**
- ▶ Household income required to afford a \$174,700 house **\$52,011**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,128**
- ▶ Household income required for that rent to be affordable..... **\$45,120**
- ▶ Average private-sector wage for jobs in Johnston **\$37,856**

Housing units in Johnston:

- ▶ Number of year-round housing units **11,526**
- ▶ Housing units that qualify as affordable **1,005**
 - Affordable housing units reserved for the elderly **737**
 - Affordable housing units reserved for families **154**
 - Affordable housing units reserved for persons with special needs **114**
- ▶ Homes funded through Building Homes Rhode Island **3**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **148**



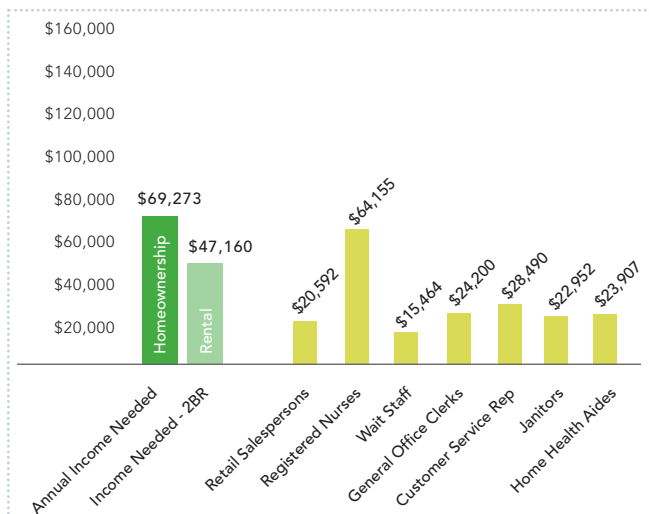
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† Based on the statewide average, as there are insufficient local data.

LINCOLN

How much does it cost to live in Lincoln?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Lincoln	\$175,000	\$341,000	\$241,000	138%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$241,000 house **\$1,732**
- ▶ Household income required to afford a \$241,000 house **\$69,273**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,179**
- ▶ Household income required for that rent to be affordable..... **\$47,160**
- ▶ Average private-sector wage for jobs in Lincoln **\$43,940**

Housing units in Lincoln:

- ▶ Number of year-round housing units **8,472**
- ▶ Housing units that qualify as affordable **595**
- ▶ Affordable housing units reserved for the elderly **366**
- ▶ Affordable housing units reserved for families **172**
 - Affordable housing units reserved for persons with special needs **57**
 - Homes funded through Building Homes Rhode Island **2**

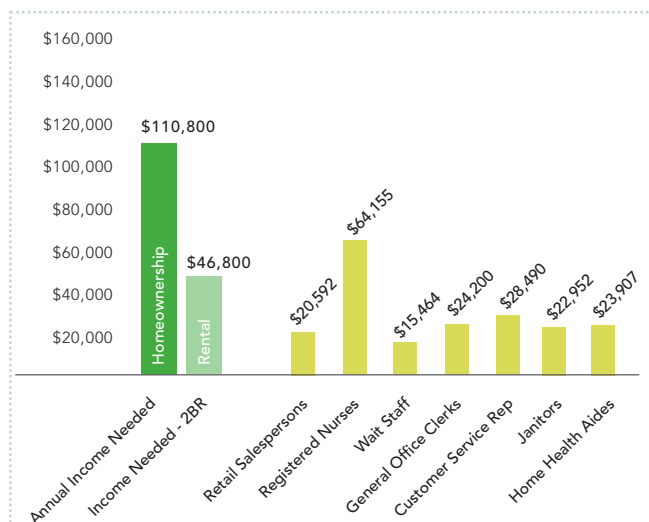
How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **252**



LITTLE COMPTON

How much does it cost to live in Little Compton?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Little Compton	\$193,500	\$595,000	\$462,500	239%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$462,500 house **\$2,770**
- ▶ Household income required to afford a \$462,500 house **\$110,800**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Little Compton **\$27,196**

Housing units in Little Compton:

- ▶ Number of year-round housing units **1,516**
- ▶ Housing units that qualify as affordable **2**
- ▶ Affordable housing units reserved for the elderly **0**
- ▶ Affordable housing units reserved for families **2**
 - Affordable housing units reserved for persons with special needs **0**
 - Homes funded through Building Homes Rhode Island **7**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **150**



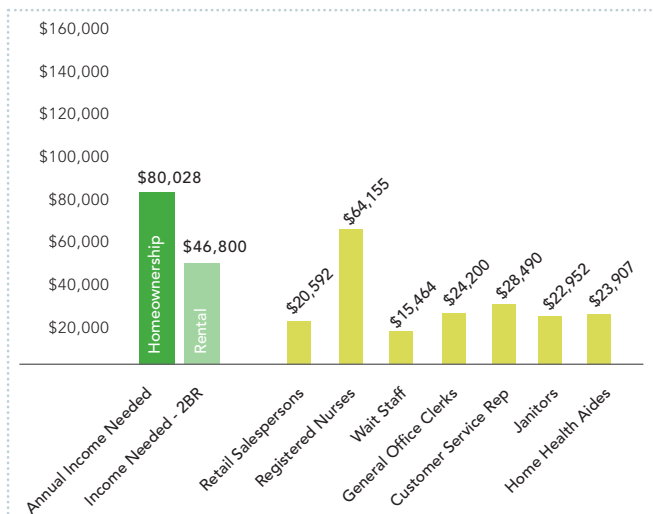
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[†] Based on the statewide average, as there are insufficient local data.

MIDDLETOWN

How much does it cost to live in Middletown?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Middletown	\$157,000	\$389,450	\$295,000	188%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$295,000 house **\$2,001**
- ▶ Household income required to afford a \$295,000 house **\$80,028**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Middletown..... **\$38,116**

Housing units in Middletown:

- ▶ Number of year-round housing units **6,152**
- ▶ Housing units that qualify as affordable **567**
 - Affordable housing units reserved for the elderly **99**
 - Affordable housing units reserved for families **367**
 - Affordable housing units reserved for persons with special needs **101**
- ▶ Homes funded through Building Homes Rhode Island **0**

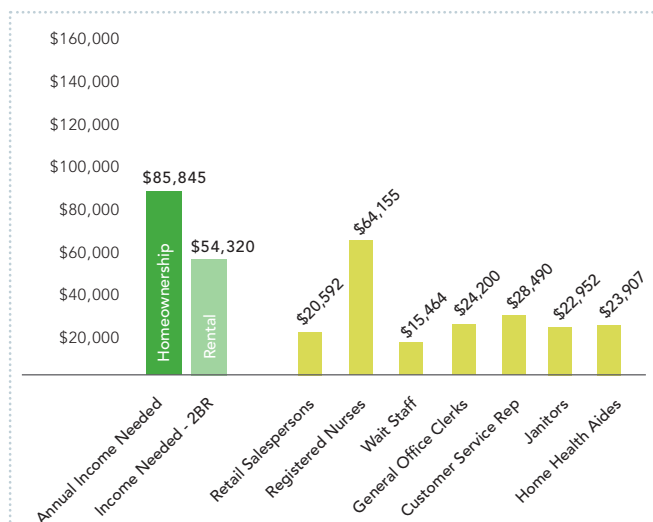
How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **48**



NARRAGANSETT

How much does it cost to live in Narragansett?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Narragansett	\$146,320	\$432,105	\$337,000	230%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$337,000 house **\$2,146**
- ▶ Household income required to afford a \$337,000 house **\$85,845**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,358**
- ▶ Household income required for that rent to be affordable..... **\$54,320**
- ▶ Average private-sector wage for jobs in Narragansett..... **\$25,064**

Housing units in Narragansett:

- ▶ Number of year-round housing units **7,124**
- ▶ Housing units that qualify as affordable **243**
 - Affordable housing units reserved for the elderly **108**
 - Affordable housing units reserved for families **115**
 - Affordable housing units reserved for persons with special needs **20**
- ▶ Homes funded through Building Homes Rhode Island **2**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **469**



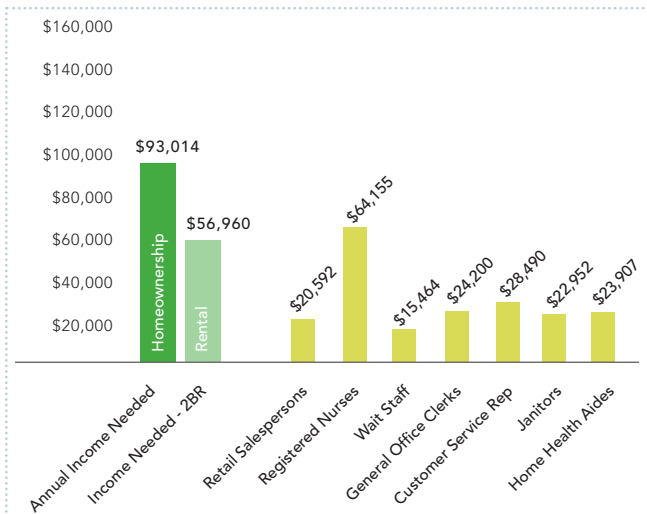
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[†] Based on the statewide average, as there are insufficient local data.

NEWPORT

How much does it cost to live in Newport?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Newport	\$148,000	\$449,000	\$360,000	243%
Rhode Island	\$126,000	\$282,900	\$199,900	159%



- ▶ Typical monthly housing payment* for a \$360,000 house **\$2,235**
- ▶ Household income required to afford a \$360,000 house **\$93,014**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,424**
- ▶ Household income required for that rent to be affordable..... **\$56,960**
- ▶ Average private-sector wage for jobs in Newport..... **\$31,720**

Housing units in Newport:

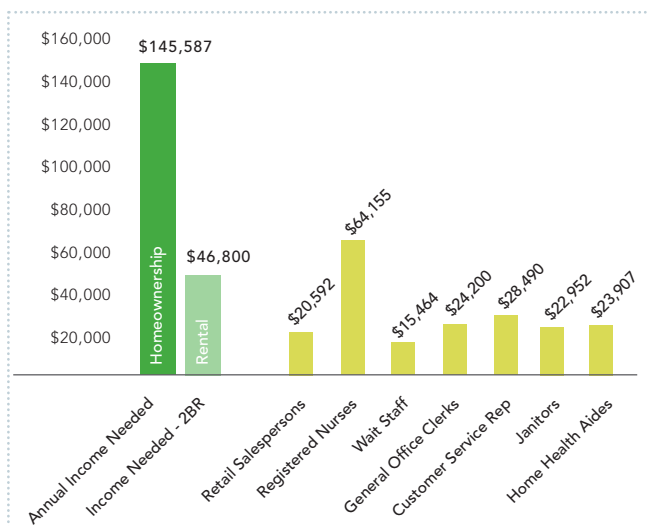
- ▶ Number of year-round housing units **12,368**
- ▶ Housing units that qualify as affordable **2,041**
- ▶ Affordable housing units reserved for the elderly **432**
- ▶ Affordable housing units reserved for families **1,418**
 - Affordable housing units reserved for persons with special needs **191**
 - Homes funded through Building Homes Rhode Island **63**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **0**

NEW SHOREHAM

How much does it cost to live in New Shoreham?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2007*	2009	% of 1999
New Shoreham	\$405,000	\$1,250,550	\$620,000	153%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

*2007 median price numbers are the most recent available (before 2008) for New Shoreham



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† Based on the statewide average, as there are insufficient local data.



- ▶ Typical monthly housing payment* for a \$620,000 house **\$3,640**
- ▶ Household income required to afford a \$620,000 house **\$145,587**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170†**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in New Shoreham..... **\$30,212**

Housing units in New Shoreham:

- ▶ Number of year-round housing units **497**
- ▶ Housing units that qualify as affordable **56**
- ▶ Affordable housing units reserved for the elderly **0**
- ▶ Affordable housing units reserved for families **56**
 - Affordable housing units reserved for persons with special needs **0**
 - Homes funded through Building Homes Rhode Island **11**

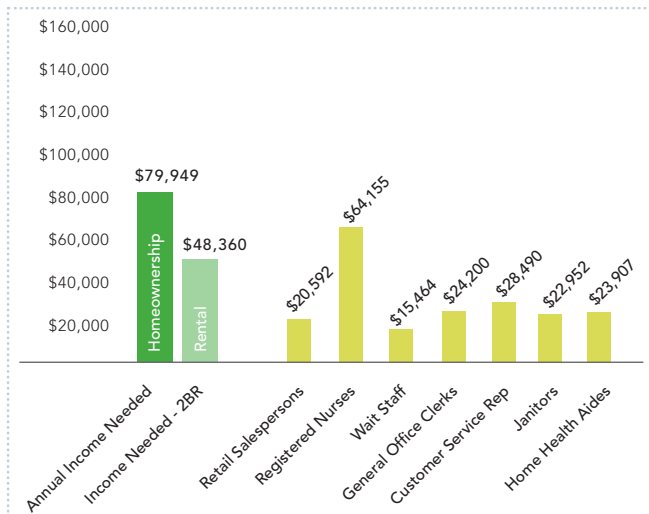
How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **0**



NORTH KINGSTOWN

How much does it cost to live in North Kingstown?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
North Kingstown	\$180,000	\$415,000	\$292,000	162%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$292,000 house **\$1,999**
- ▶ Household income required to afford a \$292,000 house **\$79,949**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,209**
- ▶ Household income required for that rent to be affordable..... **\$48,360**
- ▶ Average private-sector wage for jobs in North Kingstown..... **\$39,676**

Housing units in North Kingstown:

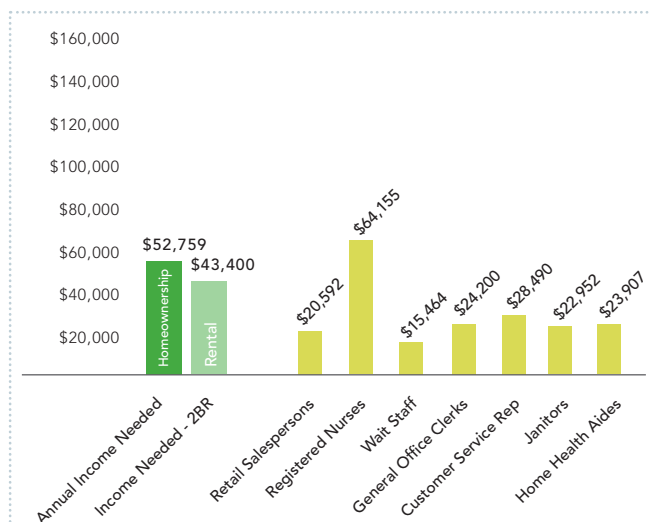
- ▶ Number of year-round housing units **10,477**
- ▶ Housing units that qualify as affordable **847**
 - Affordable housing units reserved for the elderly **170**
 - Affordable housing units reserved for families **556**
 - Affordable housing units reserved for persons with special needs **121**
- ▶ Homes funded through Building Homes Rhode Island **46**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **201**

NORTH PROVIDENCE

How much does it cost to live in North Providence?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
North Providence	\$111,000	\$259,900	\$177,000	159%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$177,000 house **\$1,319**
- ▶ Household income required to afford a \$177,000 house **\$52,759**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,085**
- ▶ Household income required for that rent to be affordable..... **\$43,400**
- ▶ Average private-sector wage for jobs in North Providence..... **\$32,240**

Housing units in North Providence:

- ▶ Number of year-round housing units **14,793**
- ▶ Housing units that qualify as affordable **1,066**
 - Affordable housing units reserved for the elderly **922**
 - Affordable housing units reserved for families **14**
 - Affordable housing units reserved for persons with special needs **130**
- ▶ Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **413**



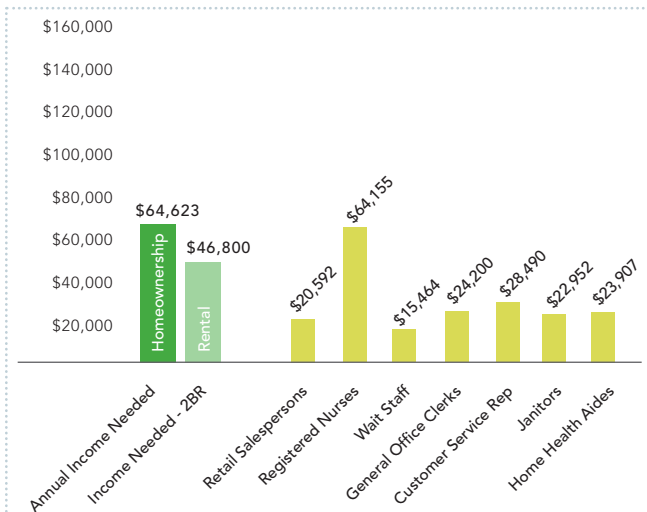
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† Based on the statewide average, as there are insufficient local data.

NORTH SMITHFIELD

How much does it cost to live in North Smithfield?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
North Smithfield	\$155,000	\$325,000	\$235,000	152%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$235,000 house **\$1,616**
- ▶ Household income required to afford a \$235,000 house **\$64,623**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in North Smithfield **\$32,344**

Housing units in North Smithfield:

- ▶ Number of year-round housing units **4,058**
- ▶ Housing units that qualify as affordable **381**
- ▶ Affordable housing units reserved for the elderly **295**
- ▶ Affordable housing units reserved for families **36**
- Affordable housing units reserved for persons with special needs **50**
- Homes funded through Building Homes Rhode Island **27**

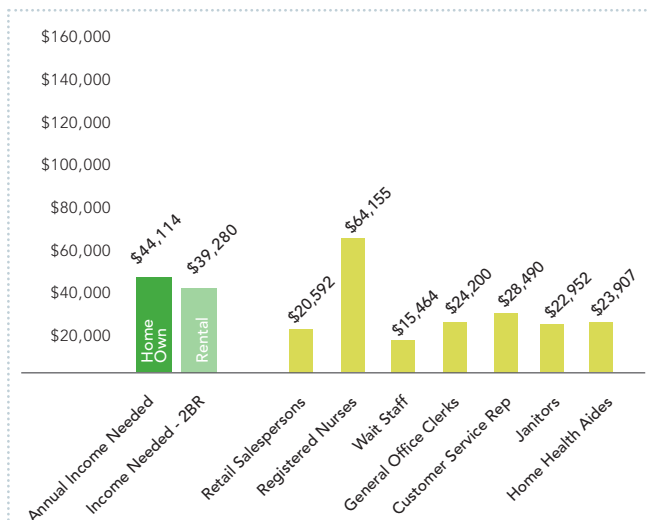
How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **25**



PAWTUCKET

How much does it cost to live in Pawtucket?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Pawtucket	\$94,500	\$231,875	\$149,900	159%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$149,900 house **\$1,103**
- ▶ Household income required to afford a \$149,900 house **\$44,114**
- ▶ Average monthly rent for a two-bedroom apartment **\$982**
- ▶ Household income required for that rent to be affordable..... **\$39,280**
- ▶ Average private-sector wage for jobs in Pawtucket **\$37,700**

Housing units in Pawtucket:

- ▶ Number of year-round housing units **31,748**
- ▶ Housing units that qualify as affordable **2,722**
- ▶ Affordable housing units reserved for the elderly **1,351**
- ▶ Affordable housing units reserved for families **1,154**
- Affordable housing units reserved for persons with special needs **217**
- Homes funded through Building Homes Rhode Island **50**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **453**



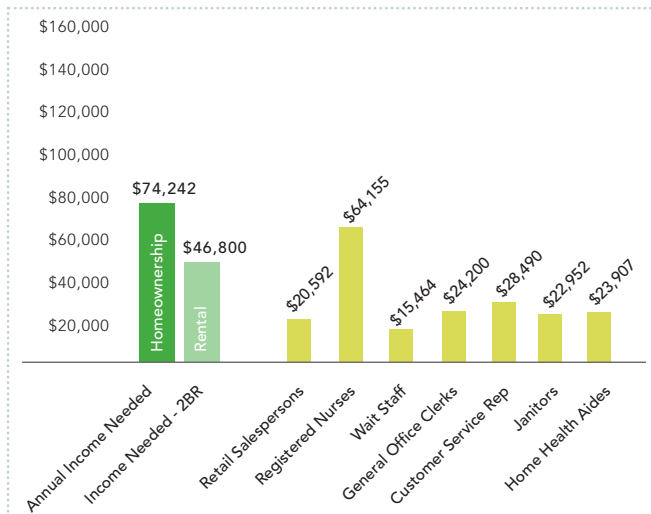
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[†] Based on the statewide average, as there are insufficient local data.

PORTSMOUTH

How much does it cost to live in Portsmouth?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Portsmouth	\$175,000	\$376,000	\$280,000	160%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$280,000 house **\$1,856**
- ▶ Household income required to afford a \$280,000 house..... **\$74,242**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Portsmouth **\$48,880**

Housing units in Portsmouth:

- ▶ Number of year-round housing units **7,005**
- ▶ Housing units that qualify as affordable **209**
 - Affordable housing units reserved for the elderly **167**
 - Affordable housing units reserved for families **12**
 - Affordable housing units reserved for persons with special needs **30**
- ▶ Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

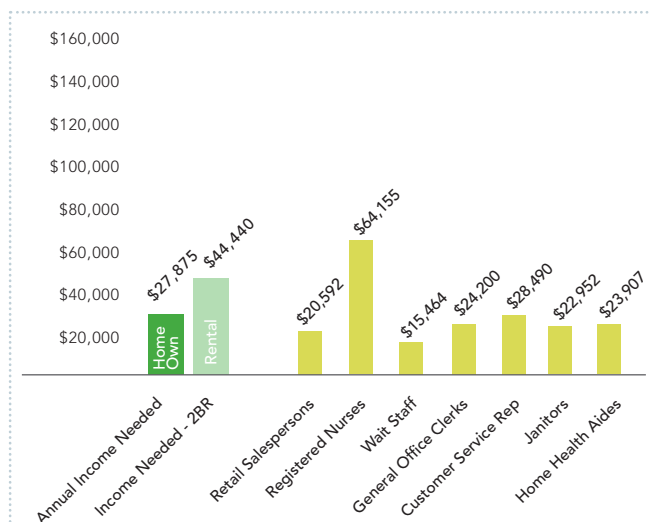
- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **492**



PROVIDENCE

(Not including East Side)

How much does it cost to live in Providence?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Providence	\$75,000	\$210,000	\$85,000	113%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$85,000 house..... **\$697**
- ▶ Household income required to afford a \$85,000 house **\$27,875**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,111**
- ▶ Household income required for that rent to be affordable..... **\$44,440**
- ▶ Average private-sector wage for jobs in Providence **\$44,668**

Housing units in Providence:

- ▶ Number of year-round housing units **67,572**
- ▶ Housing units that qualify as affordable **10,079**
 - Affordable housing units reserved for the elderly **4,352**
 - Affordable housing units reserved for families **4,802**
 - Affordable housing units reserved for persons with special needs **925**
- ▶ Homes funded through Building Homes Rhode Island **233**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **(3,322)**



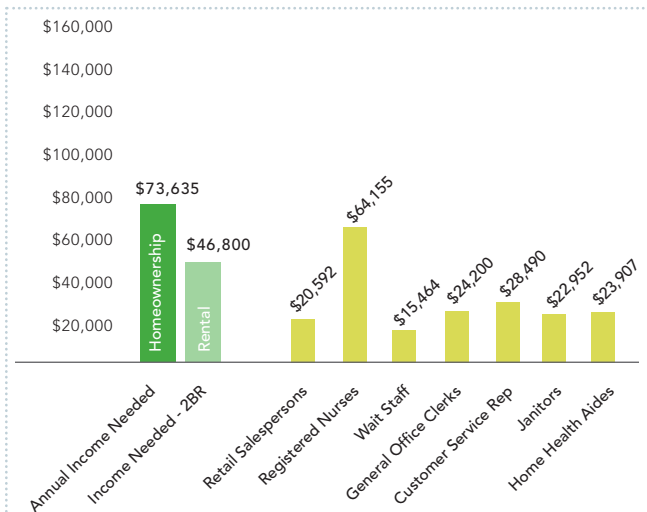
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[†] Based on the statewide average, as there are insufficient local data.

RICHMOND

How much does it cost to live in Richmond?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Richmond	\$133,000	\$315,000	\$265,000	199%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$265,000 house **\$1,841**
- ▶ Household income required to afford a \$265,000 house **\$73,635**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Richmond **\$26,832**

Housing units in Richmond:

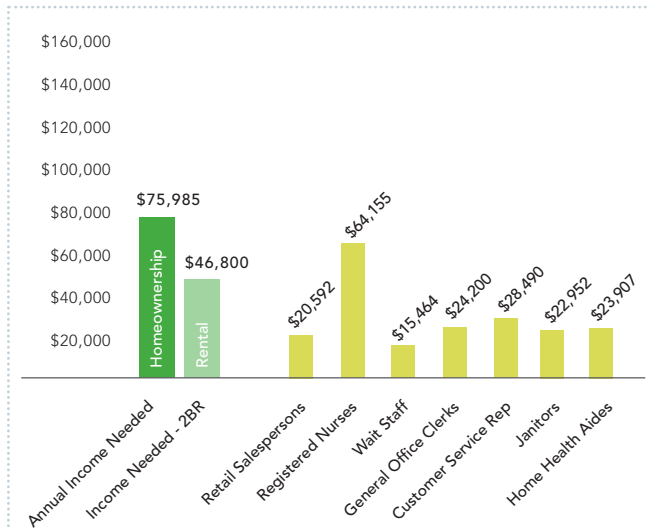
- ▶ Number of year-round housing units **2,592**
- ▶ Housing units that qualify as affordable **59**
- ▶ Affordable housing units reserved for the elderly **0**
- ▶ Affordable housing units reserved for families **21**
 - Affordable housing units reserved for persons with special needs **38**
 - Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **200**

SCITUATE

How much does it cost to live in Scituate?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Scituate	\$150,000	\$338,000	\$245,000	163%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$245,000 house **\$1,900**
- ▶ Household income required to afford a \$245,000 house **\$75,985**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Scituate **\$28,236**

Housing units in Scituate:

- ▶ Number of year-round housing units **3,882**
- ▶ Housing units that qualify as affordable **39**
- ▶ Affordable housing units reserved for the elderly **24**
- ▶ Affordable housing units reserved for families **0**
 - Affordable housing units reserved for persons with special needs **15**
 - Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **349**



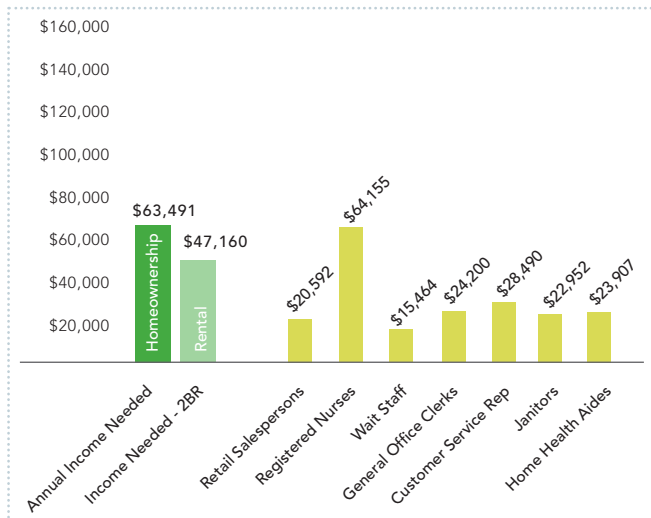
- To review each town's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm
- This fact sheet is also accessible at www.HousingWorksRI.org. Look for your city/town.

* Calculated using a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.5%/month). This methodology differs from that of the 2009 Fact Book due to changes to federal standards by the Federal Housing Administration (FHA). The median Rhode Islander will need a down payment of \$11,495 to qualify for a home. This down payment is subtracted from the initial price, making homes seem more affordable than they are.

[†] Based on the statewide average, as there are insufficient local data.

SMITHFIELD

How much does it cost to live in Smithfield?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Smithfield	\$137,500	\$309,950	\$230,000	167%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$230,000 house **\$1,587**
- ▶ Household income required to afford a \$230,000 house **\$63,491**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,179**
- ▶ Household income required for that rent to be affordable..... **\$47,160**
- ▶ Average private-sector wage for jobs in Smithfield **\$48,776**

Housing units in Smithfield:

- ▶ Number of year-round housing units **7,354**
- ▶ Housing units that qualify as affordable **392**
 - Affordable housing units reserved for the elderly **290**
 - Affordable housing units reserved for families **1**
 - Affordable housing units reserved for persons with special needs **101**
- ▶ Homes funded through Building Homes Rhode Island **5**

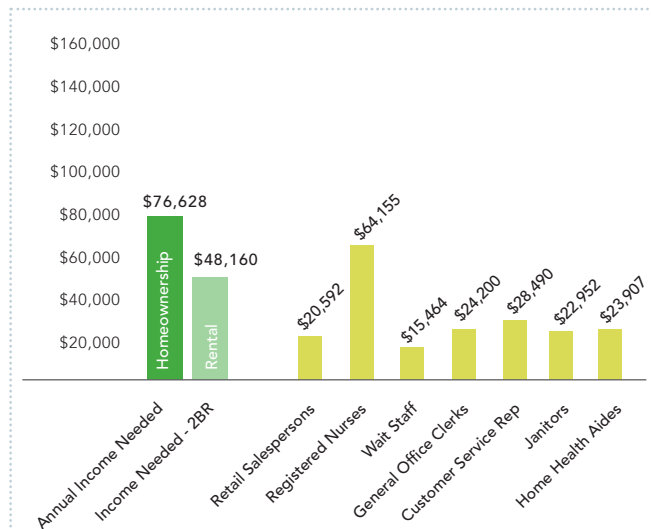
How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **343**



SOUTH KINGSTOWN

How much does it cost to live in South Kingstown?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
South Kingstown	\$153,000	\$374,500	\$286,250	187%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$286,250 house **\$1,916**
- ▶ Household income required to afford a \$286,250 house **\$76,628**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,204**
- ▶ Household income required for that rent to be affordable..... **\$48,160**
- ▶ Average private-sector wage for jobs in South Kingstown..... **\$33,332**

Housing units in South Kingstown:

- ▶ Number of year-round housing units **9,565**
- ▶ Housing units that qualify as affordable **564**
 - Affordable housing units reserved for the elderly **313**
 - Affordable housing units reserved for families **145**
 - Affordable housing units reserved for persons with special needs **106**
- ▶ Homes funded through Building Homes Rhode Island **20**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **393**

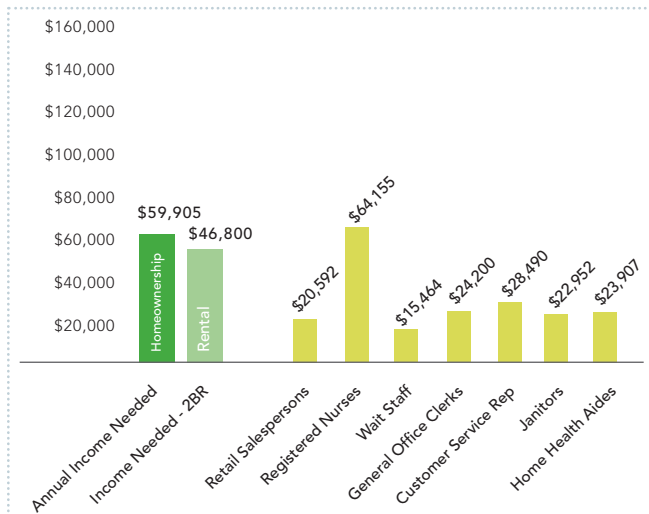


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* Calculated using a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.5%/month). This methodology differs from that of the 2009 Fact Book due to changes to federal standards by the Federal Housing Administration (FHA). The median Rhode Islander will need a down payment of \$11,495 to qualify for a home. This down payment is subtracted from the initial price, making homes seem more affordable than they are.

TIVERTON

How much does it cost to live in Tiverton?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Tiverton	\$143,000	\$309,450	\$215,500	151%
Rhode Island	\$126,000	\$282,900	\$199,900	159%



- ▶ Typical monthly housing payment* for a \$215,500 house **\$1,498**
- ▶ Household income required to afford a \$215,500 house **\$59,905**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Tiverton..... **\$31,512**

Housing units in Tiverton:

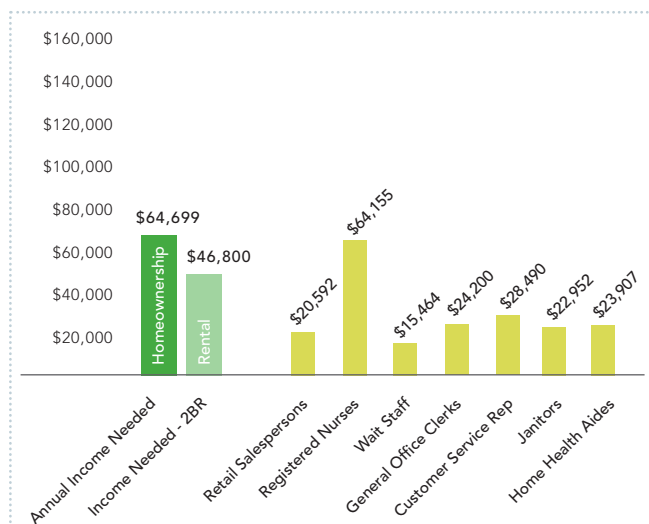
- ▶ Number of year-round housing units **6,283**
- ▶ Housing units that qualify as affordable **307**
- ▶ Affordable housing units reserved for the elderly **120**
- ▶ Affordable housing units reserved for families **138**
 - Affordable housing units reserved for persons with special needs **49**
 - Homes funded through Building Homes Rhode Island **111**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **321**

WARREN

How much does it cost to live in Warren?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Warren	\$130,500	\$298,250	\$236,000	181%
Rhode Island	\$126,000	\$282,900	\$199,900	159%



- ▶ Typical monthly housing payment* for a \$236,000 house **\$1,617**
- ▶ Household income required to afford a \$236,000 house **\$64,699**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Warren..... **\$31,772**

Housing units in Warren:

- ▶ Number of year-round housing units **4,889**
- ▶ Housing units that qualify as affordable **226**
- ▶ Affordable housing units reserved for the elderly **153**
- ▶ Affordable housing units reserved for families **14**
 - Affordable housing units reserved for persons with special needs **59**
 - Homes funded through Building Homes Rhode Island **3**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **263**



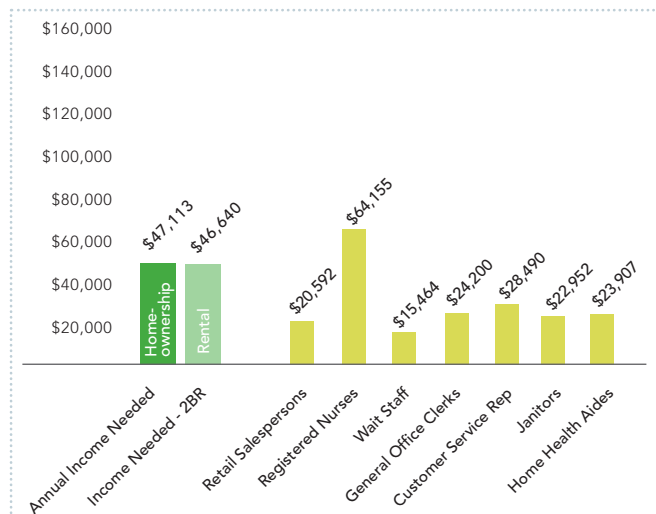
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[†] Based on the statewide average, as there are insufficient local data.

WARWICK

How much does it cost to live in Warwick?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Warwick	\$100,000	\$244,700	\$168,000	168%
Rhode Island	\$126,000	\$282,900	\$199,900	159%



- ▶ Typical monthly housing payment* for a \$168,000 house **\$1,178**
- ▶ Household income required to afford a \$168,000 house..... **\$47,113**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,166**
- ▶ Household income required for that rent to be affordable..... **\$46,640**
- ▶ Average private-sector wage for jobs in Warwick..... **\$36,244**

Housing units in Warwick:

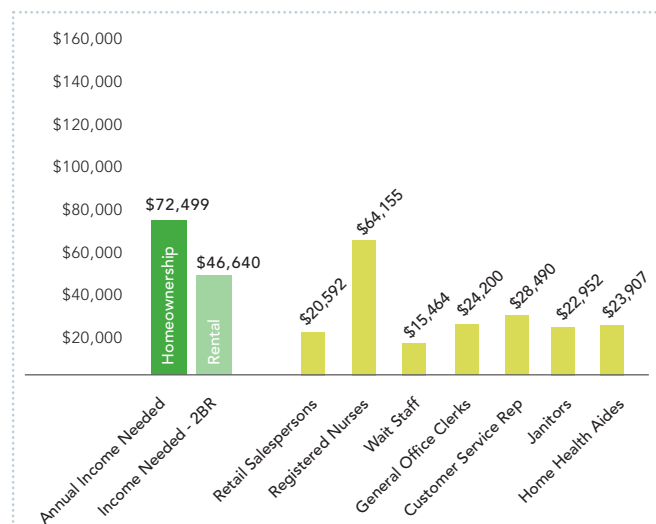
- ▶ Number of year-round housing units **36,592**
- ▶ Housing units that qualify as affordable **1,967**
 - Affordable housing units reserved for the elderly **1,657**
 - Affordable housing units reserved for families **139**
 - Affordable housing units reserved for persons with special needs **171**
- ▶ Homes funded through Building Homes Rhode Island **6**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **1,692**

WESTERLY

How much does it cost to live in Westerly?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Westerly	\$140,000	\$335,000	\$282,000	201%
Rhode Island	\$126,000	\$282,900	\$199,900	159%



- ▶ Typical monthly housing payment* for a \$282,000 house **\$1,812**
- ▶ Household income required to afford a \$282,000 house **\$72,499**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,166**
- ▶ Household income required for that rent to be affordable..... **\$46,640**
- ▶ Average private-sector wage for jobs in Westerly **\$31,304**

Housing units in Westerly:

- ▶ Number of year-round housing units **9,888**
- ▶ Housing units that qualify as affordable **556**
 - Affordable housing units reserved for the elderly **359**
 - Affordable housing units reserved for families **125**
 - Affordable housing units reserved for persons with special needs **72**
- ▶ Homes funded through Building Homes Rhode Island **10**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004 **433**

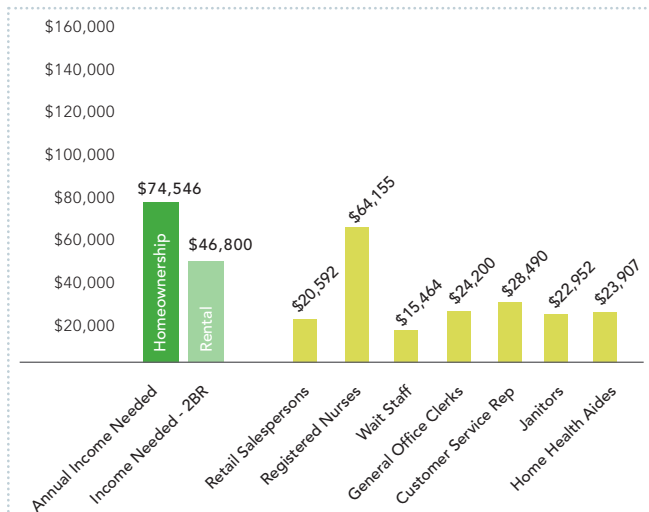


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WEST GREENWICH

How much does it cost to live in West Greenwich?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
West Greenwich	\$164,500	\$329,900	\$257,500	157%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$257,500 house **\$1,864**
- ▶ Household income required to afford a \$257,500 house **\$74,546**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170[†]**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in West Greenwich..... **\$56,004**

Housing units in West Greenwich:

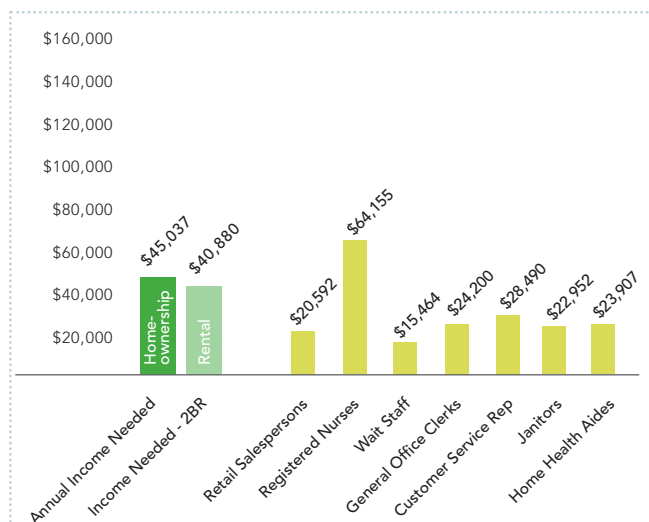
- ▶ Number of year-round housing units **1,787**
- ▶ Housing units that qualify as affordable **34**
- ▶ Affordable housing units reserved for the elderly **0**
- ▶ Affordable housing units reserved for families **19**
 - Affordable housing units reserved for persons with special needs **15**
 - Homes funded through Building Homes Rhode Island **0**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **145**

WEST WARWICK

How much does it cost to live in West Warwick?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
West Warwick	\$100,000	\$245,750	\$155,000	155%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$155,000 house **\$1,126**
- ▶ Household income required to afford a \$155,000 house **\$45,037**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,022**
- ▶ Household income required for that rent to be affordable..... **\$40,880**
- ▶ Average private-sector wage for jobs in West Warwick **\$38,168**

Housing units in West Warwick:

- ▶ Number of year-round housing units **13,115**
- ▶ Housing units that qualify as affordable **1,111**
- ▶ Affordable housing units reserved for the elderly **709**
- ▶ Affordable housing units reserved for families **290**
 - Affordable housing units reserved for persons with special needs **112**
 - Homes funded through Building Homes Rhode Island **4**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **201**



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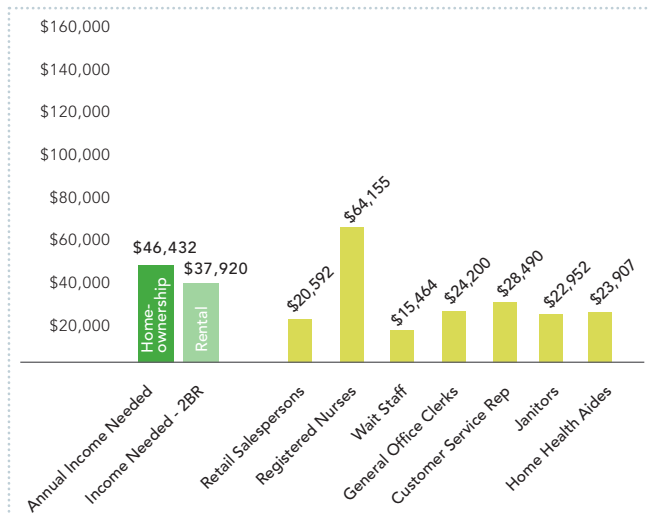
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[†] Based on the statewide average, as there are insufficient local data.



WOONSOCKET

How much does it cost to live in Woonsocket?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Woonsocket	\$105,000	\$236,750	\$150,000	143%
Rhode Island	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$150,000 house **\$1,161**
- ▶ Household income required to afford a \$150,000 house..... **\$46,432**
- ▶ Average monthly rent for a two-bedroom apartment **\$948**
- ▶ Household income required for that rent to be affordable..... **\$37,920**
- ▶ Average private-sector wage for jobs in Woonsocket **\$45,188**

Housing units in Woonsocket:

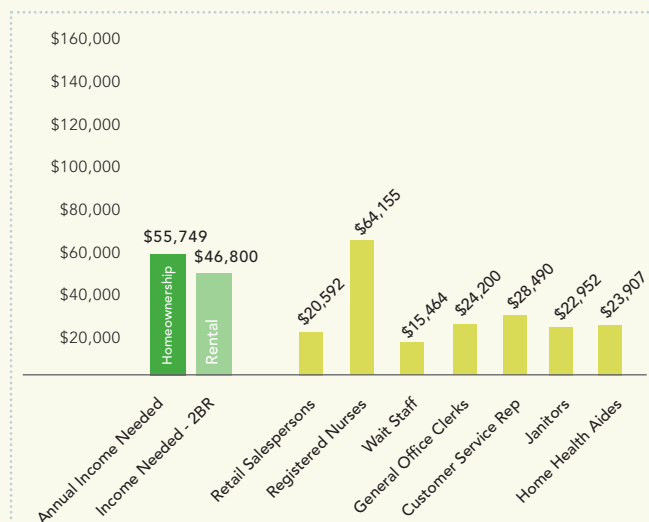
- ▶ Number of year-round housing units **18,745**
- ▶ Housing units that qualify as affordable **3,080**
 - Affordable housing units reserved for the elderly **1,298**
 - Affordable housing units reserved for families **1,627**
 - Affordable housing units reserved for persons with special needs **155**
- ▶ Homes funded through Building Homes Rhode Island **9**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **(1,206)**

RHODE ISLAND

How much does it cost to live in Rhode Island?



MEDIAN SELLING PRICE OF A SINGLE-FAMILY HOME

	1999	2005	2009	% of 1999
Statewide	\$126,000	\$282,900	\$199,900	159%

- ▶ Typical monthly housing payment* for a \$199,900 house **\$1,394**
- ▶ Household income required to afford a \$199,900 house **\$55,749**
- ▶ Average monthly rent for a two-bedroom apartment **\$1,170**
- ▶ Household income required for that rent to be affordable..... **\$46,800**
- ▶ Average private-sector wage for jobs in Rhode Island **\$39,416**

Housing units in Rhode Island:

- ▶ Number of year-round housing units **425,610**
- ▶ Housing units that qualify as affordable **36,478**
 - Affordable housing units reserved for the elderly **19,425**
 - Affordable housing units reserved for families **13,371**
 - Affordable housing units reserved for persons with special needs **3,682**
- ▶ Homes funded through Building Homes Rhode Island **794**

How much housing is needed?

- ▶ Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004..... **6,083**



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THE STATE OF HOUSING IN RHODE ISLAND

Building Homes Rhode Island Update
Foreclosures in Rhode Island

PROGRESS BEING MADE

Building Homes Rhode Island Update

It's been four years since HousingWorks RI successfully spearheaded the campaign that resulted in the approval of the Building Homes Rhode Island (BHRI) program, our state's \$50 million affordable housing bond. BHRI is the first bond ever approved for affordable housing development in Rhode Island. Support cut across urban, suburban, and rural boundaries—from 82 percent support in Providence to 65 percent in Barrington and 59 in Burrillville. Rhode Islanders said YES to funding the rehabilitation or development of quality affordable rental and ownership homes throughout the state.

The state's Housing Resources Commission (HRC) is the state agency charged with the distribution of the bond funds. BHRI is administered by the HRC through a competitive application process under an administrative agreement with Rhode Island Housing. BHRI's \$50 million is being distributed over four years with \$12.5 million awarded every fiscal year. To date, \$37.5 million has been awarded for the rehabilitation and construction of 828 affordable homes in 28 of our 39 cities and towns. Many of these homes were once neglected properties or foreclosed homes that blighted our neighborhoods and communities. At the current pace, the \$50 million of BHRI is expected to fund the creation of more than 1,000 affordable homes in Rhode Island.

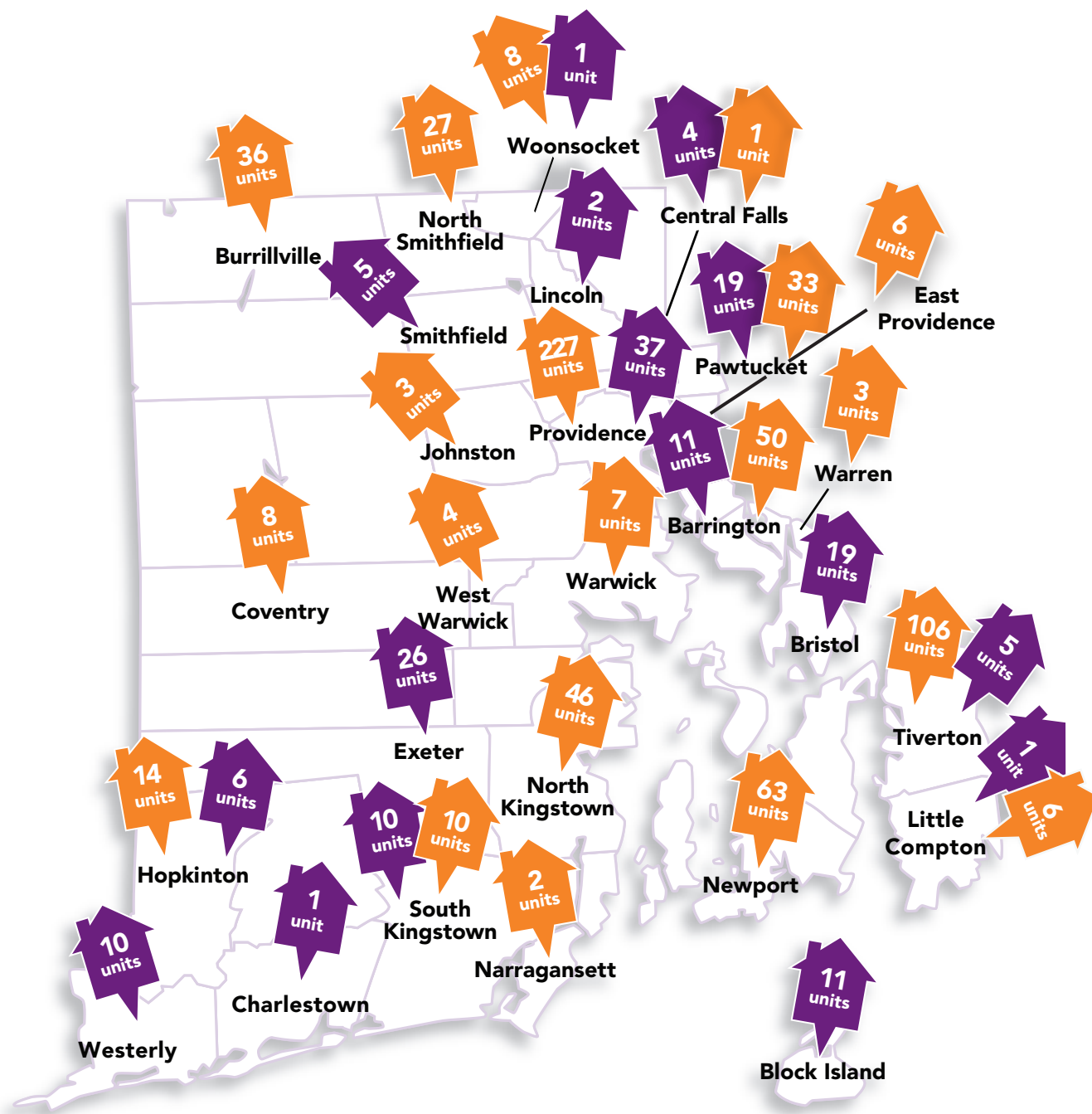
BHRI is a well-designed program that has yielded significant economic benefits for our families and local economies. Non-profit and for-profit developers apply under a highly competitive process to receive BHRI funds. The Housing Resources Commission's BHRI Distribution Committee reviews applicants that comply with specific criteria including financial feasibility, capacity to complete the development, a documented plan to proceed with construction within six months of funding, consistency with all relevant local and state regulations and plans (including the Strategic Housing Plan and Local Affordable Housing Plans) and documentation that any plans for properties of historical significance have been reviewed by the Historic Preservation Commission.

In addition, BHRI regulations give priority to developments that:

- Make the most efficient use of funding
- Generate the most housing for the lowest-income families for the fewest public dollars
- Demonstrate sound project location, siting, and design plans
- Leverage additional financing
- Maximize long-term affordability (minimum of 30 years)
- Address documented critical housing needs
- Incorporate mixed-income housing
- Locate in areas that promote smart growth rather than sprawl
- Promote a geographic diversity of housing
- Assist communities in meeting their housing goals
- Are collaborative efforts

BHRI is set to expire in FY2011. Four years after the bond campaign, a telephone survey of 500 likely voters commissioned by HousingWorks RI and conducted by Hart Research Associates, showed that 69 percent of Rhode Islanders across demographic lines support continued public investment in affordable homes. With one year left in the BHRI program and no other state dollars available for the production of affordable homes in Rhode Island, it is essential for policymakers to develop a permanent funding solution for this economic driver.





Rental
Units



Homeownership
Units

663 rental homes funded
165 ownership homes funded

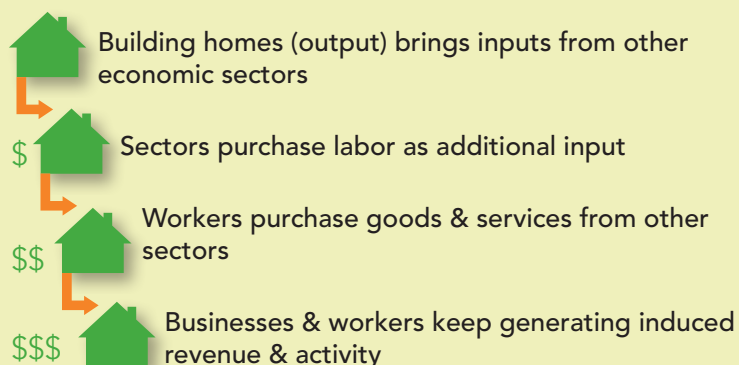
828 homes in 28 communities

The Positive Economic Impact of BHRI

Traditionally, affordable home development has been celebrated for the social and community benefits it provides; but we now know that affordable homes are also an effective stimulus to state and local economies.

In order to quantify BHRI's "ripple" effect, in early 2010, HousingWorks RI embarked on the first-ever econometric analysis of the impacts of affordable home development in Rhode Island through the BHRI program; the results are notable. *(For a full description of BHRI, turn to previous page.)*

How affordable housing investments ripple through our economy



Why is Housing so Important to Economies?

A growing body of literature has recognized that housing contributes greatly to local and state economies. Within economies, the construction and homebuilding sectors commonly rival or outrank the transportation industry and many segments of manufacturing that have traditionally been seen as priorities for investment. Since homebuilding is one of the most labor-intensive segments of the construction sector, it alone employs a larger workforce than many critical industries. With its immediate impact to household budgets and ties to the larger financial system, the housing sector plays a crucial role in any economy at every level. The recent housing market crash made it clear that the stability of the housing sector has a marked effect on economic development and community wellbeing.²⁷

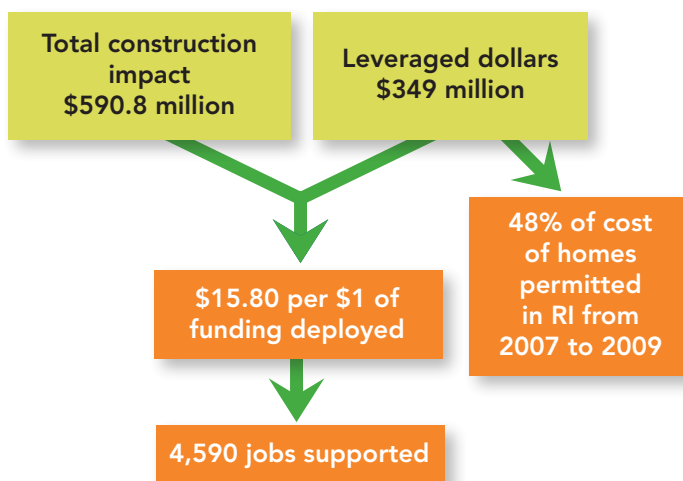
To date, \$37.5 million of BHRI investments in Rhode Island has generated about \$600 million in total economic activity, multiplying 15.8 times throughout our state's economy. These investments have also leveraged almost \$350 million from federal and private supplementary sources, money that is directly invested in our neighborhoods and communities.

Further, construction activity supported by BHRI has accounted for 48 percent of the total estimated cost of residential construction permitted in Rhode Island from 2007 to 2009.

In addition to offering a return of \$15.80 per \$1 invested, BHRI has also supported a significant number of jobs in the Ocean State. BHRI's investment to date has supported nearly 4,600 jobs in Rhode Island, generating \$224 million in wages—money that workers use to purchase local goods and services and contribute to municipal and state economies.*

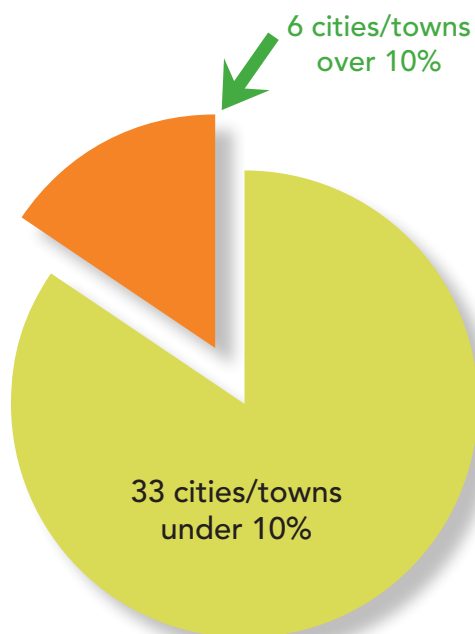
In Rhode Island, construction and real estate industries have consistently accounted for about one fifth of our gross state product, and one in every 10 jobs in our state belongs to one of these two industries. It is evident BHRI and affordable home development are key to our state's economic future.

\$37.5 million



* For methodology and more information about BHRI's impact on Rhode Island's economy, please see Special Report: Measuring the Economic Impact of Affordable Housing in Rhode Island, available at www.HousingWorksRI.org

Towns that have reached 10% threshold of affordable homes built



Only six of Rhode Island's 39 communities meet the state's standard that 10 percent of their housing stock be long-term affordable.* These are Central Falls, East Providence, Newport, New Shoreham, Providence, and Woonsocket.

As required under state law, 29 communities have detailed their plans to meet the 10 percent standard. Those plans are available at www.planning.ri.gov/housing/plans.htm.

* RI General Law 42-128-8.1(d)(1) defines affordable as "Residential housing that has a sales price or rental amount that is within the means of a household that is of moderate income or less. For dwelling units for sale...housing in which principal, interest, taxes, and insurance constitute no more than 30% of gross annual household income for a household with less than 120% of area median income, adjusted for family size. For rental units, housing for which the rent, heat, and utilities (other than telephone) constitute no more than 30% of gross annual income for a household with 80% of area median income adjusted for family size." In addition, affordable homes are required to remain affordable through a land lease or/and deed restriction for no less than 30 years from initial occupancy.

City/Town	Percentage of housing stock that is affordable*
Barrington	2.04%
Bristol	6.15%
Burrillville	8.78%
Central Falls	11.87%
Charlestown	1.48%
Coventry	5.33%
Cranston	5.61%
Cumberland	5.95%
East Greenwich	4.26%
East Providence	10.93%
Exeter	2.36%
Foster	2.61%
Glocester	2.33%
Hopkinton	7.20%
Jamestown	4.24%
Johnston	8.72%
Lincoln	7.02%
Little Compton	0.13%
Middletown	9.22%
Narragansett	3.41%
Newport	16.50%
New Shoreham	11.27%
North Kingstown	8.08%
North Providence	7.21%
North Smithfield	9.39%
Pawtucket	8.57%
Portsmouth	2.98%
Providence	14.92%
Richmond	2.28%
Scituate	1.00%
Smithfield	5.33%
South Kingstown	5.90%
Tiverton	4.89%
Warren	4.62%
Warwick	5.38%
Westerly	5.62%
West Greenwich	1.90%
West Warwick	8.47%
Woonsocket	16.43%
STATEWIDE	8.57%

FORECLOSURES IN RHODE ISLAND

Rhode Island's deep economic recession has exacerbated the state's foreclosure crisis in a self-reinforcing cycle. Lost jobs, wage cuts, and high expenses have all resulted in an increase in prime mortgage foreclosures in the Ocean State. This "third wave" of the crisis (after the subprime melt down and wave of job losses) is affecting not only urban areas, but also communities throughout Rhode Island.

Prime mortgage foreclosures and serious delinquencies started ascending at an alarming rate in Rhode Island during the third quarter of 2008. More than 8,000 prime mortgage holders were either in foreclosure or on the verge of foreclosure during the first quarter of 2010, an increase of 41 percent from a year before.

Rhode Island continues to rank as the state with the highest rate of foreclosures in New England, with over 14,000 mortgages either in the foreclosure process or more than 90 days delinquent during the first quarter of 2010. At the current rate, one in every 10 mortgaged Rhode Islanders could face foreclosure. Between 2009 and 2012, another 31,192 foreclosures are expected in Rhode Island. The costs of these disproportionate numbers to Rhode Island's families are shocking, with around \$5.6 billion in lost home equity.²⁸

IMPACT ON RENTAL MARKET

Unlike in other areas of the United States, the foreclosure crisis has had a negative impact on the availability of apartments in Rhode Island. The housing stock in many of Rhode Island's cities includes large numbers of multifamily dwellings. These multifamily homes have been significantly impacted by foreclosures. For example, roughly half of the properties foreclosed upon in Providence have been multifamily residences. For every homeowner who loses his or her home to foreclosure, an average of four to five families living in multifamily homes will also find themselves without shelter.

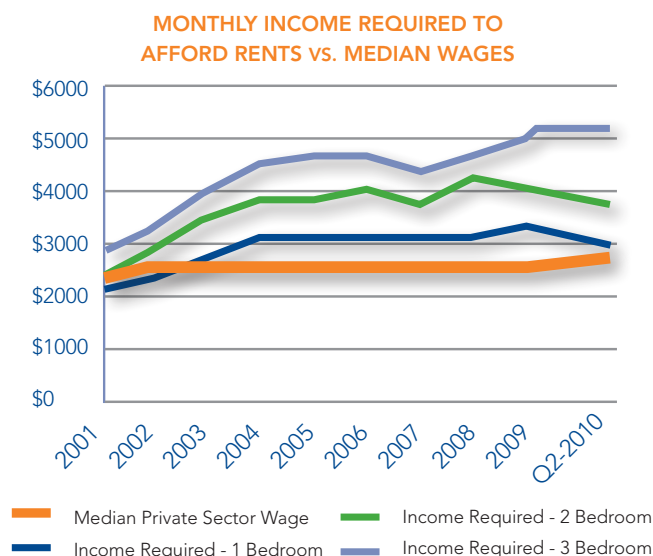
Prior to the foreclosure crisis, Rhode Island was already experiencing a tight rental market. The State of Rhode

Island Division of Planning's Five Year Strategic Housing Plan 2006-2010 estimated the need for new rental households between 2000 and 2010 at nearly 9,000. Yet, approximately only 3,470 multifamily units were produced between January 2000 and June 2010.²⁹

Research also shows that after homeownership is terminated, the average household will spend an estimated 10 years renting before they are able to achieve homeownership again.³⁰ At a time when Rhode Island should be increasing the number of affordable rental units, the increased demand coupled with the decreased supply due to shuttered foreclosed buildings is having a significant impact on many Rhode Island families.

Rents significantly increased during housing-bubble years, but they did not decrease after the housing market crash. Today, the average cost of rent for a two-bedroom apartment in Rhode Island is \$1,120, an increase of \$350 from 2001 rent prices (or 45%).³¹

Rental affordability has become a major concern for policymakers and advocates at the national level. Thankfully at the state level, programs such as Building Homes Rhode Island have favored the production of affordable rental homes, mandating a distribution of 80 percent rental homes to be funded against 20 percent ownership homes.



Source: HousingWorks RI's analysis of Rhode Island Housing's rental data.

STABILIZING NEIGHBORHOODS, PROVIDING HOUSING HELP

HARDEST HIT FUND

In spring and summer of 2010, the U.S. Treasury announced that Rhode Island will receive nearly \$57 million in federal funding to help Rhode Islanders who at risk of losing their homes. Initially, the Treasury approved \$43 million through Hardest-Hit Funding, which was followed by an additional \$13.57 million to help unemployed Rhode Islanders pay their mortgage while they seek work. U.S. Senators Jack Reed and Sheldon Whitehouse, along with U.S. Congressmen Patrick Kennedy and Jim Langevin, played a pivotal role in advocating for our state's overwhelming needs.

The Hardest Hit Fund Rhode Island (HHFRI) will focus on preventing avoidable foreclosures by targeting Rhode Island homeowners who are not able to make their mortgage payments due to a hardship such as job loss or underemployment. Through HHFRI, the \$43 million in Hardest-Hit Funding will be rolled out in stages to concentrate on the most heavily impacted communities in Rhode Island, starting with Providence, which statistically has been hardest hit by the foreclosure and unemployment crises. More than 24 percent of all foreclosures in Rhode Island in 2009 were in Providence, as well as 24 percent of unemployment claims. The program will then open up to 11 additional municipalities with the next highest foreclosure percentages and roll-out statewide within two months of the launch of HHFRI.³²

The additional \$13.57 million in funding is in the planning process as of the publication of this Fact Book. The Treasury awarded the funds to states experiencing high, sustained unemployment, with rates at or above the national average. As of June 2010, Rhode Island had the fourth highest rate of unemployment in the nation at 12 percent.

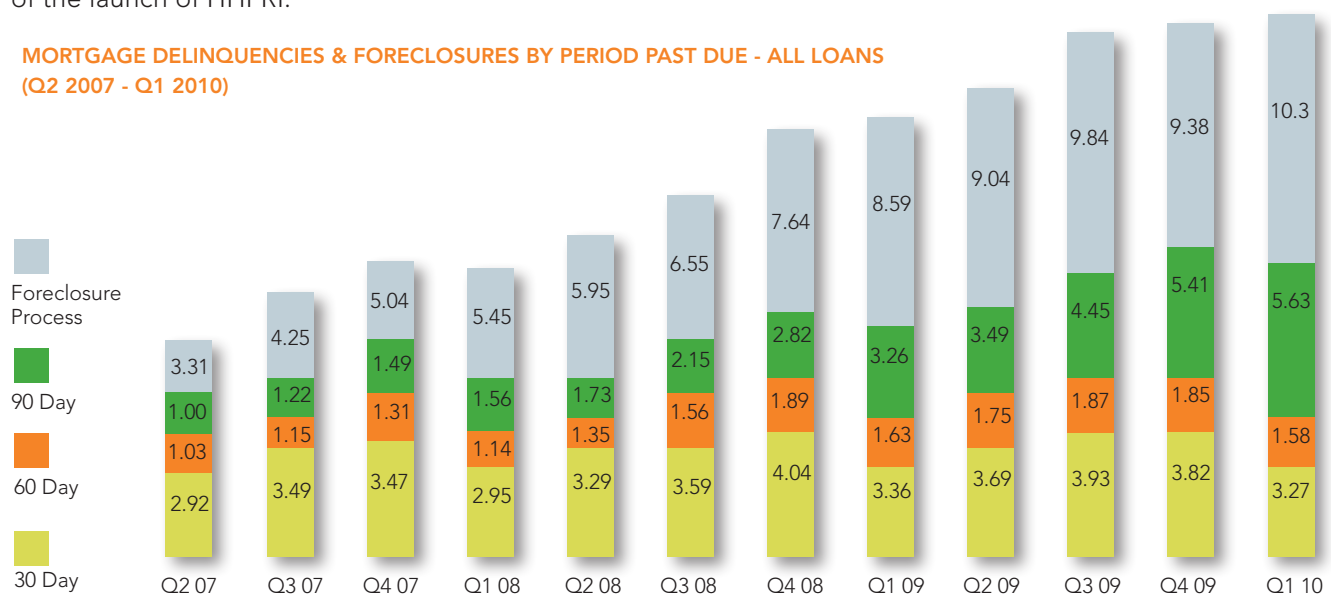
Together, the programs are expected to help approximately 6,000 families over the next 24 months.

NEIGHBORHOOD STABILIZATION PROGRAM

The Neighborhood Stabilization Program is a federal program that has been instrumental in assisting states and local governments to acquire and redevelop foreclosed properties. Rhode Island received \$19.6 million in the first round of NSP funding to target 11 communities hardest hit by foreclosures.

The Dodd-Frank Wall Street Reform and Consumer Protection Act signed into law by President Obama this July included \$1 billion for a third round of NSP funding. In NSP3, all states, including Rhode Island, are ensured a small state minimum of funding, although final figures are still forthcoming.

MORTGAGE DELINQUENCIES & FORECLOSURES BY PERIOD PAST DUE - ALL LOANS (Q2 2007 - Q1 2010)

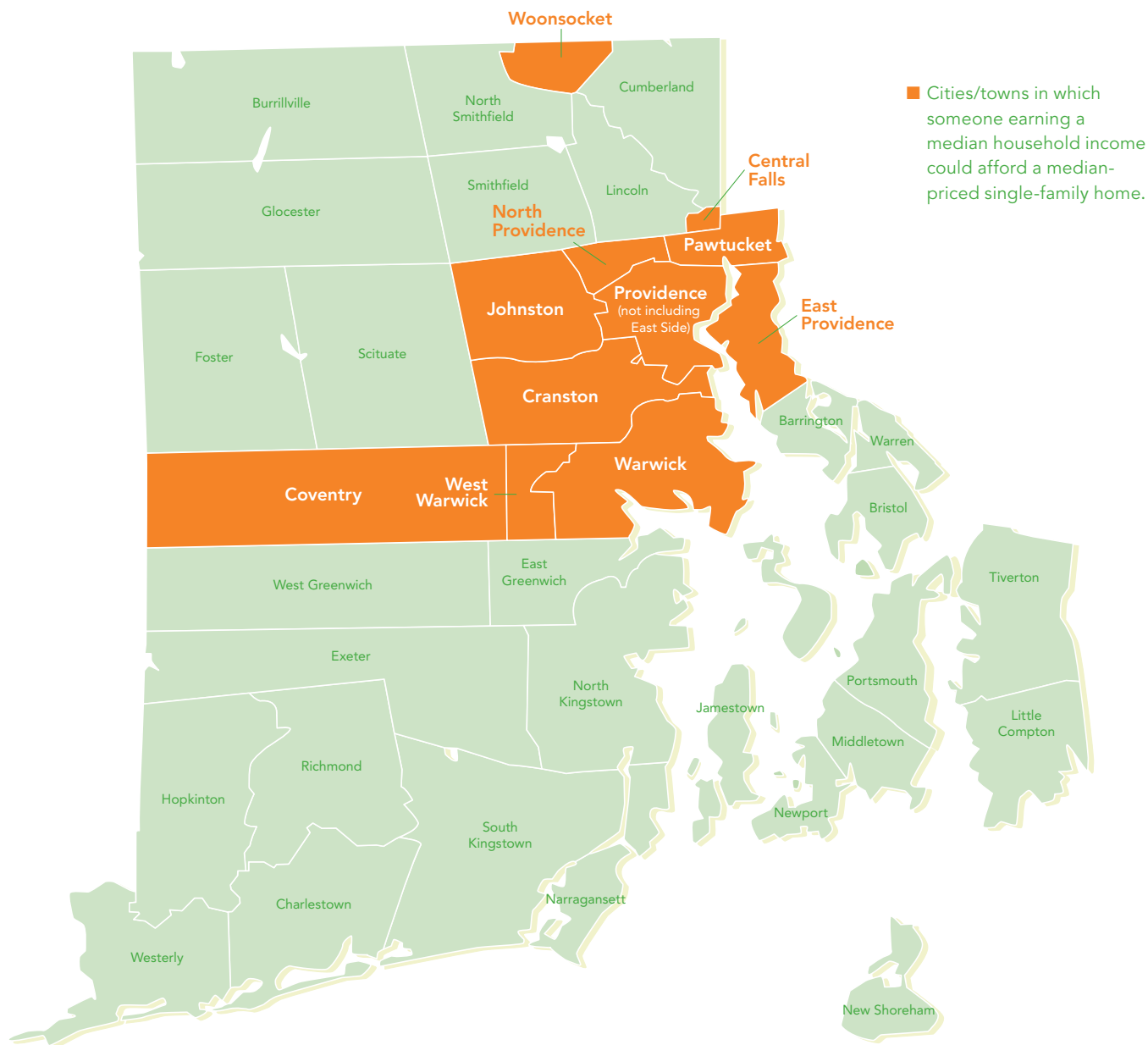


Sources: HousingWorks RI's analysis of National Delinquency Survey data.

HOUSING AFFORDABILITY IN RHODE ISLAND

In 2009, a household earning the state's median household income of **\$55,701** would only be able to afford a median-priced single-family home in **11** of R.I.'s 39 cities and towns.*

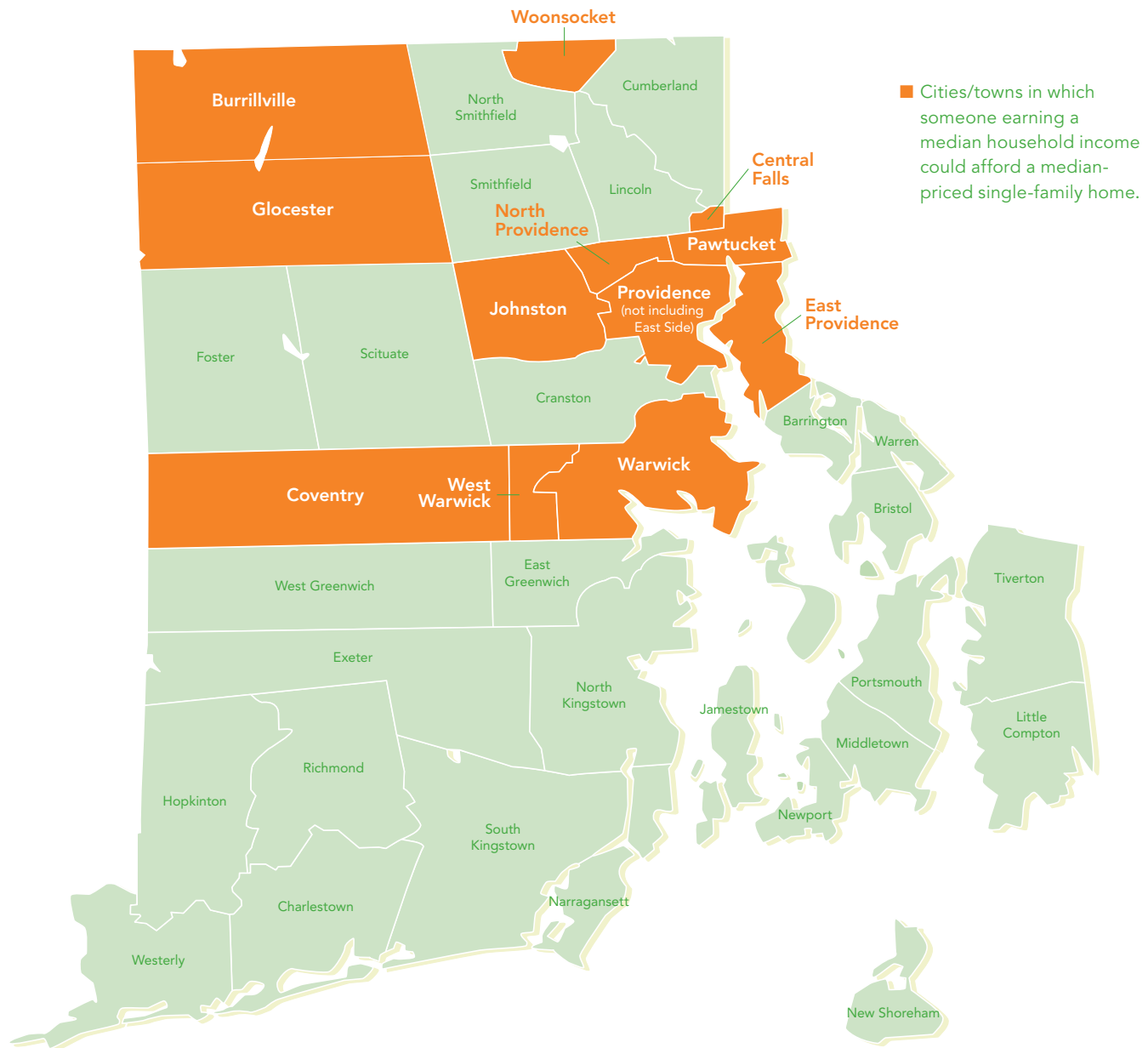
Rhode Island Percentage of Distressed Properties Sold Affecting Median Price (Year-End 2009) = **34%**



* Calculated using a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.5%/month). This methodology differs from that of the 2009 Fact Book due to changes to federal standards by the Federal Housing Administration (FHA). The median Rhode Islander will need a down payment of \$11,495 to qualify for a home. This down payment is subtracted from the initial price, making homes seem more affordable than they are.

In the **second quarter of 2010**, a household earning the state's median household income of **\$55,701** would only be able to afford a median-priced single-family home in **12 of R.I.'s 39 cities and towns**.*

Rhode Island Percentage of Distressed Properties Sold Affecting Median Price (2nd Quarter 2010) = **27%**



* Calculated using a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.5%/month). This methodology differs from that of the 2009 Fact Book due to changes to federal standards by the Federal Housing Administration (FHA). The median Rhode Islander will need a down payment of \$11,495 to qualify for a home. This down payment is subtracted from the initial price, making homes seem more affordable than they are.

2009 RENTAL DATA

City/Town	2009 Average Rent: 2-Bedroom Apartment	Income Needed per Year	Income Needed per Hour (37.5-hour work week)
Barrington	\$1,307	\$52,280	\$26.81
Bristol	\$1,263	\$50,520	\$25.91
Burrillville	\$1,228	\$49,120	\$25.19
Central Falls	\$902	\$36,080	\$18.50
Charlestown	*	*	*
Coventry	\$1,033	\$41,320	\$21.19
Cranston	\$1,089	\$43,560	\$22.34
Cumberland	\$1,170	\$46,800	\$24.00
East Greenwich	\$1,208	\$48,320	\$24.78
East Providence	\$1,085	\$43,400	\$22.26
Exeter	*	*	*
Foster	*	*	*
Glocester	*	*	*
Hopkinton	*	*	*
Jamestown	\$1,637	\$65,480	\$33.58
Johnston	\$1,128	\$45,120	\$23.14
Lincoln	\$1,179	\$47,160	\$24.18
Little Compton	*	*	*
Middletown	*	*	*
Narragansett	\$1,358	\$54,320	\$27.86
Newport	\$1,424	\$56,960	\$29.21
New Shoreham	*	*	*
North Kingstown	\$1,209	\$48,360	\$24.80
North Providence	\$1,085	\$43,400	\$22.26
North Smithfield	*	*	*
Pawtucket	\$982	\$39,280	\$20.14
Portsmouth	*	*	*
Providence (without East Side)	\$1,111	\$44,440	\$22.79
Richmond	*	*	*
Scituate	*	*	*
Smithfield	\$1,179	\$47,160	\$24.18
South Kingstown	\$1,204	\$48,160	\$24.70
Tiverton	*	*	*
Warren	*	*	*
Warwick	\$1,166	\$46,640	\$23.92
Westerly	\$1,166	\$46,640	\$23.92
West Greenwich	\$1,170	\$46,800	\$24.00
West Warwick	\$1,022	\$40,880	\$20.96
Woonsocket	\$948	\$37,920	\$19.45

*Data not available

2010 SECOND QUARTER RENTAL DATA

City/Town	2nd Quarter 2010 Average Rent: 2-Bedroom Apartment	Income Needed per Year	Income Needed per Hour (37.5-hour work week)
Barrington	\$1,178	\$47,120	\$24.16
Bristol	\$1,195	\$47,800	\$24.51
Burrillville	\$1,313	\$52,520	\$26.93
Central Falls	\$884	\$35,360	\$18.13
Charlestown	*	*	*
Coventry	\$1,005	\$40,200	\$20.62
Cranston	\$1,206	\$48,240	\$24.74
Cumberland	\$1,022	\$40,880	\$20.96
East Greenwich	\$1,150	\$46,000	\$23.59
East Providence	\$1,049	\$41,960	\$21.52
Exeter	*	*	*
Foster	*	*	*
Glocester	*	*	*
Hopkinton	*	*	*
Jamestown	\$1,276	\$51,040	\$26.17
Johnston	\$1,104	\$44,160	\$22.65
Lincoln	\$1,186	\$47,440	\$24.33
Little Compton	*	*	*
Middletown	\$1,191	*	*
Narragansett	\$1,283	\$51,320	\$26.32
Newport	\$1,290	\$51,600	\$26.46
New Shoreham	*	*	*
North Kingstown	\$1,235	\$49,400	\$25.33
North Providence	\$1,112	\$44,480	\$22.81
North Smithfield	*	*	*
Pawtucket	\$1,001	\$40,040	\$20.53
Portsmouth	*	*	*
Providence (citywide)	\$1,072	\$42,880	\$21.99
Richmond	*	*	*
Scituate	*	*	*
Smithfield	\$1,250	\$50,000	\$25.64
South Kingstown	\$1,182	\$47,280	\$24.25
Tiverton	*	*	*
Warren	\$1,008	\$40,320	\$20.68
Warwick	\$1,125	\$45,000	\$23.08
Westerly	\$1,124	\$44,960	\$23.06
West Greenwich	*	*	*
West Warwick	\$1,075	\$43,000	\$22.05
Woonsocket	\$886	\$35,440	\$18.17

*Data not available

2009 SALES DATA

City/Town	Median Price: Single-Family Home (2nd Quarter 2010)	Monthly Housing Payment	Income Needed per Year	Income Needed per Hour (37.5 hour work week)	Percentage of Distressed Properties Affecting Median Price
Rhode Island Percentage of Distressed Properties Sold Affecting Median Price (Year-End 2009) = 34%					
Barrington	\$305,500	\$2,143	\$85,704	\$43.95	11%
Bristol	\$250,000	\$1,645	\$65,795	\$33.74	21%
Burrillville	\$211,250	\$1,439	\$57,553	\$29.51	33%
Central Falls	\$90,000	\$634	\$25,345	\$13.00	64%
Charlestown	\$288,000	\$1,815	\$72,618	\$37.24	21%
Coventry	\$187,000	\$1,325	\$52,992	\$27.18	32%
Cranston	\$178,700	\$1,323	\$52,921	\$27.14	35%
Cumberland	\$242,750	\$1,648	\$65,931	\$33.81	26%
East Greenwich	\$425,000	\$2,976	\$119,054	\$61.05	15%
East Providence	\$190,000	\$1,345	\$53,785	\$27.58	30%
Exeter	\$285,000	\$1,957	\$78,271	\$40.14	22%
Foster	\$255,000	\$1,820	\$72,800	\$37.33	31%
Glocester	\$205,000	\$1,490	\$59,584	\$30.56	38%
Hopkinton	\$250,000	\$1,737	\$69,478	\$35.63	33%
Jamestown	\$525,750	\$3,294	\$131,759	\$67.57	13%
Johnston	\$174,700	\$1,300	\$52,011	\$26.67	46%
Lincoln	\$241,000	\$1,732	\$69,273	\$35.52	27%
Little Compton	\$462,500	\$2,770	\$110,800	\$56.82	18%
Middletown	\$295,000	\$2,001	\$80,028	\$41.04	23%
Narragansett	\$337,000	\$2,146	\$85,845	\$44.02	10%
Newport	\$360,000	\$2,235	\$93,014	\$47.70	18%
New Shoreham	\$620,000	\$3,640	\$145,587	\$74.66	*
North Kingstown	\$292,000	\$1,999	\$79,949	\$41.00	23%
North Providence	\$177,000	\$1,319	\$52,759	\$27.06	38%
North Smithfield	\$235,000	\$1,616	\$64,623	\$33.14	30%
Pawtucket	\$149,900	\$1,103	\$44,114	\$22.62	41%
Portsmouth	\$280,000	\$1,856	\$74,242	\$38.07	19%
Providence (without East Side)	\$85,000	\$697	\$27,875	\$14.30	65%
Richmond	\$265,000	\$1,841	\$73,635	\$37.76	26%
Scituate	\$245,000	\$1,900	\$75,985	\$38.97	31%
Smithfield	\$230,000	\$1,587	\$63,491	\$32.56	23%
South Kingstown	\$286,250	\$1,916	\$76,628	\$39.30	16%
Tiverton	\$215,500	\$1,498	\$59,905	\$30.72	30%
Warren	\$236,000	\$1,617	\$64,699	\$33.18	28%
Warwick	\$168,000	\$1,178	\$47,113	\$24.16	41%
Westerly	\$282,000	\$1,812	\$72,499	\$37.18	17%
West Greenwich	\$257,500	\$1,864	\$74,546	\$38.23	40%
West Warwick	\$155,000	\$1,126	\$45,037	\$23.10	47%
Woonsocket	\$150,000	\$1,161	\$46,432	\$23.81	55%

*Data not available

2010 SECOND QUARTER SALES DATA

City/Town	Median Price: Single-Family Home (2nd Quarter 2010)	Monthly Housing Payment	Income Needed per Year	Income Needed per Hour (37.5 hour work week)
Rhode Island Percentage of Distressed Properties Sold Affecting Median Price (2nd Qtr. 2010) = 27%				
Barrington	\$354,500	\$2,477	\$99,065	\$50.80
Bristol	\$295,000	\$1,930	\$77,206	\$39.59
Burrillville	\$194,500	\$1,329	\$53,180	\$27.27
Central Falls	\$77,000	\$551	\$22,031	\$11.30
Charlestown	\$302,000	\$1,901	\$76,031	\$38.99
Coventry	\$182,500	\$1,294	\$51,775	\$26.55
Cranston	\$190,000	\$1,403	\$56,115	\$28.78
Cumberland	\$256,000	\$1,735	\$69,398	\$35.59
East Greenwich	\$450,000	\$3,148	\$125,916	\$64.57
East Providence	\$188,000	\$1,331	\$53,244	\$27.30
Exeter	\$295,000	\$2,023	\$80,933	\$41.50
Foster	\$258,000	\$1,841	\$73,628	\$37.76
Glocester	\$185,500	\$1,354	\$54,144	\$27.77
Hopkinton	\$226,000	\$1,576	\$63,039	\$32.33
Jamestown	\$472,500	\$2,966	\$118,657	\$60.85
Johnston	\$165,000	\$1,231	\$49,257	\$25.26
Lincoln	\$258,450	\$1,853	\$74,115	\$38.01
Little Compton	\$408,500	\$2,454	\$98,144	\$50.33
Middletown	\$315,000	\$2,132	\$85,291	\$43.74
Narragansett	\$330,000	\$2,103	\$84,112	\$43.13
Newport	\$365,000	\$2,357	\$94,272	\$48.34
New Shoreham	\$1,000,000*	\$5,834	\$233,346	\$119.66
North Kingstown	\$301,450	\$2,061	\$82,459	\$42.29
North Providence	\$180,000	\$1,340	\$53,612	\$27.49
North Smithfield	\$250,000	\$1,715	\$68,595	\$35.18
Pawtucket	\$151,250	\$1,112	\$44,490	\$22.82
Portsmouth	\$275,000	\$1,824	\$72,959	\$37.42
Providence (without East Side)	\$124,500	\$993	\$39,714	\$20.37
Richmond	\$225,000	\$1,572	\$62,883	\$32.25
Scituate	\$244,000	\$1,892	\$75,684	\$38.81
Smithfield	\$217,500	\$1,504	\$60,171	\$30.86
South Kingstown	\$292,000	\$1,953	\$78,119	\$40.06
Tiverton	\$202,475	\$1,411	\$56,430	\$28.94
Warren	\$206,900	\$1,425	\$57,017	\$29.24
Warwick	\$169,300	\$1,186	\$47,459	\$24.34
Westerly	\$250,000	\$1,614	\$64,545	\$33.10
West Greenwich	\$214,000	\$1,559	\$62,358	\$31.98
West Warwick	\$175,000	\$1,263	\$50,539	\$25.92
Woonsocket	\$136,500	\$1,062	\$42,469	\$21.78

*First Quarter

WHERE DID THE NUMBERS AND RESEARCH INFORMATION IN THIS BOOK COME FROM?

The data and research presented in this book were obtained from the latest official, industry, and other expert sources as well as from academic research databases, professional journals, and other peer-reviewed research sources. For links to these sources and more information on housing in Rhode Island, visit www.HousingWorksRI.org.

HOUSING – General & Local Data

Median sales price of single-family homes

Source: Second Quarter 2010, Year-End 2009 and 1999 Single-Family Home Sales Statistics, from www.riliving.com, web site of the Rhode Island Association of Realtors and State-wide Multiple Listing Service.

Typical monthly housing payment

Methodology: Calculated using a 30-year mortgage at 5.04 percent (Freddie Mac's Primary Mortgage Market Survey conventional, conforming 30-year fixed rate mortgages series annual average, 2009—www.freddiemac.com) with a 5.75 percent down payment and including property taxes for each town, hazard insurance (\$60/month), and private mortgage insurance (0.6% per month).

Average monthly rent

Source: 2010 Second Quarter Rent Survey and 2009 Year-End Rent Survey, Rhode Island Housing (www.rhodeislandhousing.org).

Household income required to afford the median-priced home and average rent

Methodology: Based on the generally accepted federal standard that a household should spend no more than 30 percent of its monthly income on monthly housing payments (including rent or mortgage, utilities, taxes, and insurance).

Number of year-round housing units and housing units that qualify as affordable

Source: 2009 Low and Moderate Income Housing Chart, Rhode Island Housing (www.rhodeislandhousing.org).

Homes funded through Building Homes Rhode Island

Source: RI Housing Resources Commission, Rhode Island Housing (www.rhodeislandhousing.org).

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

Source: Quarterly Census of Employment and Wages – Private Sector, RI City and Town – 4th Quarter 2009, Rhode Island Department of Labor and Training (www.dlt.ri.gov/lmi/es202/town/qcew07.htm).

Additional housing units necessary to meet the 10 percent threshold

Methodology: Calculated by subtracting the number of units that qualify as affordable from 10 percent of the city or town's number of year-round housing units. (The Low and Moderate Income Housing Act established a goal that 10 percent of each community's housing stock be affordable to people with low or moderate incomes. In order to count toward that threshold, a home must be 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 and must remain affordable through a land lease and/or deed restriction for no less than 30 years from initial occupancy.)

HOUSEHOLD BUDGET

Food

Official USDA Food Plans, U.S. Average, June 2010 (family of 4: couple, 19-50 years and children 2-3 & 4-5 years)

Transportation

2008 Bureau of Labor Statistics Consumer Expenditure Survey (www.bls.gov/cex), using the average costs for a family of 4, which includes gas, motor oil, vehicle finance charges, maintenance and repairs, and vehicle insurance.

Childcare

Rhode Island Department of Human Services and Rhode Island Department of Labor & Training, 2006 Child Care Market Rate Survey (http://www.dhs.state.ri.us/dhs/famchild/childcare_study_07.pdf). Using the 75th percentile cost of all provider-based care for toddler and school-age child (before and after school time).

Health Insurance

Rhode Island Poverty Institute, The 2008 Rhode Island Standard of Need. The cost of meeting basic medical needs for a two-parent family with a toddler and school-aged child.

Utilities

2008 Bureau of Labor Statistics Consumer Expenditure Survey (www.bls.gov/cex/2008/Standard/cucomp.pdf), using annual average for a family of 4.

Mortgage, Property Tax & Insurance

Median priced single-family home in Rhode Island using year-end 2009 data, calculating a 30-year mortgage at 5.04% interest with a 5.75% down payment and including property taxes, hazard insurance (\$60/month) and private mortgage insurance (0.6%/month).

Median Household Income in Rhode Island

US Census Bureau American Community Survey, 2009 (data released on August/October of every year for previous year surveyed).

REFERENCES FOR SUSTAINABLE AFFORDABLE HOMES SECTION

- ¹ Analysis by Center on Budget and Policy Priorities (July, 2010), FY 2010 total, percentage of General Fund Budget. Governor's Budget; and US Bureau of Labor Statistics, Local Area Unemployment Statistics (June 2010).
- ² U.S. Census Bureau, 2008 American Community Survey.
- ³ Sasser, A. (2009). *Voting with Their Feet? Local Economic Conditions and Migration Patterns in New England* (New England Public Policy Center, Federal Reserve Bank of Boston); and Chakrabarti, R. & Zhang, J. (2010). *Unaffordable Housing and Local Employment Growth*. (New England Public Policy Center, Federal Reserve Bank of Boston).

- ⁴ HousingWorks RI analysis of U.S. Census Bureau's Manufacturing, Mining, and Construction Statistics building permit data for Rhode Island.
- ⁵ Providence Journal, (November 20, 2009) *In Providence, a crescent of green business sprouts.*
- ⁶ Although sustainable techniques and design can be traced back centuries, the modern concepts of "green" and "healthy" development appeared on the global scene in 1962, the year in which biologist Rachel Carson published "Silent Spring" and the global community started to understand the critical connection between "green" and economic development. In 1983, the U.N. World Commission on Environment and Development raised global awareness on "the accelerating deterioration of the human environment and natural resources, and the consequences of that deterioration for economic and social development." The now popular concept of "sustainable development" and the connection between housing and sustainability were then introduced.
- ⁷ New Ecology, Inc. (2005). *The Costs and Benefits of Green Affordable Housing.* Boston, MA.
- ⁸ Please see list of literature on "Costs of 'Green'" on page 56.
- ⁹ Ibid. 7.
- ¹⁰ HousingWorks RI's analysis of data from the US Census Bureau; and Prokopetz, J., Sargent, R., & Kerth, R. (2010). *Building Better: How High-Efficiency Buildings Will Save Money and Reduce Global Warming.* Providence, RI: Research & Policy Center at Environment America; Frontier Group.
- ¹¹ Wardrip, K. (December 2009). *Housing Affordability Trends for Working Households: Affordability Worsens Despite Decline in Home Prices.* Center for Housing Policy.
- ¹² HousingWorks RI's analysis of U.S. Census Bureau's 2008 American Community Survey data and 2008 Bureau of Labor Statistics' Consumer Expenditure Survey data (using the average costs for a family of four).
- ¹³ Global Green USA (2007). *Blueprint for Green Affordable Housing.*
- ¹⁴ HousingWorks RI's analysis of Consumer Expenditure Survey data (see The Household Budget on page 18), and a sample of 21 green residential buildings in northern US cities.
- ¹⁵ Energy Star® is a program that was first developed in 1992 by the US Environmental Protection Agency (EPA) as a method to identify and promote products that are energy efficient.
- ¹⁶ Formaldehyde is a noxious gas used to manufacture many building materials and household products.
- ¹⁷ LED (Light Emitting Diode) lighting uses at least 75% less energy, lasts 25 times longer than incandescent lighting and provides optimal light color.
- ¹⁸ Low VOC materials have reduced levels of volatile organic compounds (VOCs). These materials are more environmentally friendly and healthier for residents.
- ¹⁹ Photovoltaic (PV) power converts solar radiation by use of solar panels.
- ²⁰ Please see list of literature on "Sustainable Homes and Health" on page 56.
- ²¹ Ibid.
- ²² Rhode Island Department of Health (2007). *Healthy Housing: Why Rhode Island Should Invest in the Vision.*
- ²³ Ibid.
- ²⁴ Grow Smart RI (2008). *Rhode Island Citizens' Guide to Smart Growth Terms and Concepts.*
- ²⁵ Ibid. 4.
- ²⁶ Global Green USA (2010). *Making Affordable Housing Truly Affordable.*
- ²⁷ Harris, R., & Arku, G. (2005). Housing and Economic Development: The Evolution of an Idea Since 1945. *Habitat International.*
- ²⁸ Mortgage Bankers Association, National Delinquency Survey, Q1 2010; and Pew Center on the States (2009). *Beyond California: States in Fiscal Peril.*
- ²⁹ Ibid. 4.
- ³⁰ Haurin, D. & Rosenthal, S. (2005). *The Sustainability of Homeownership: Factors Affecting the Duration of Homeownership and Rental Spells,* Office of Policy Development and Research, U.S. Department of Housing and Urban Development, p. viii, retrieved from <http://www.huduser.org/portal/publications/affhsg/homeownsustainability.html>
- ³¹ Rhode Island Housing (2010).
- ³² Ibid.

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ONLINE TOOLS AND WEB SITES

Affordable Housing Design Advisor www.designadvisor.org

The Affordable Housing Design Advisor is a CD-ROM based tool designed to help the developers, sponsors and users of affordable housing understand what constitutes quality design and how to achieve it.

Affordable Housing Institute

www.affordablehousinginstitute.org/index.php

This Web site provides a collection of documents and resources, U.S. and international affordable housing

weblogs and information about the services provided by AHL. AHL works with governments, NGO's and stakeholders to design, develop, pilot and improve housing finance policies and programs.

Building Better Communities Network

www.bettercommunities.org

This Web site offers information on managing community concerns, barriers to development, creating a positive climate for supportive housing as well as NIMBY reports, success stories, news, monthly analyses, links to experts and a discussion board.

Department of Housing and Urban Development

www.hud.gov/initiatives/affordablecom.cfm

This Web site offers information about HUD programs, grant opportunities and HUD's Affordable Communities Initiative, with resources on best practices and strategies to address regulatory barriers to the development of affordable housing.

Foreclosure-Response.org www.foreclosure-response.org

Foreclosure-Response.org is a Web site offering resources intended to help states and localities respond to the foreclosure crisis. This site is maintained by the Center for Housing Policy, KnowledgePlex, Local Initiatives Support Corporation (LISC), and the Urban Institute.

GeoLytics <http://www.geolytics.com>

GeoLytics provides demographic data, census demographics, market research data, and geocoding for social researchers and business marketing. GeoLytics' easy-to-use software comes with built-in mapping capabilities that create thematic maps for instant spatial display of demographic information.

HousingPolicy.org <http://forum.housingpolicy.org>

HousingPolicy.org is an online guide to state and local housing policy developed and maintained by the Center for Housing Policy, the research affiliate of the National Housing Conference. The purpose of HousingPolicy.org is to collect and provide examples of proven solutions for expanding the availability of homes for working families and others in your community.

HousingWire <http://www.housingwire.com>

HousingWire.com and HousingWire Magazine are independent sources for news, commentary and analysis covering the entire mortgage banking and financial markets. HousingWire's online and print media platforms focus on connecting the primary and secondary mortgage markets.

HUD USER – HUD's Office of Policy Development & Research

www.huduser.org

HUD USER is a primary source for federal government reports and information on housing policy and programs, building technology, economic development, urban planning, and other housing-related topics.

Joint Center for Housing Studies www.jchs.harvard.edu

This Web site from the Joint Center for Housing Studies (Harvard University, the Kennedy School of Government and the Graduate School of Design) provides reports, working papers, conference proceedings and research notes from 1997 to the present in several broad housing categories.

Knowledgeplex www.knowledgeplex.org

"The affordable housing and community development resource for professionals." It offers a searchable publications database on the topics of affordable housing, economic revitalization, homelessness, land use and housing planning, organizational development and many other related topics. The Web site also features expert chats, podcasts, news, an RSS feed, and tools which can be embedded by Web site developers onto other organizations' Web sites.

National Low Income Housing Coalition www.nlihc.org

This Web site includes the NIMBY Report and many other articles on affordable housing, news, legislative and public policy reports and studies and an advocate's guide.

Planetizen www.planetizen.com

Planetizen is a public-interest information exchange for the urban planning, design, and development community. It is a one-stop source for urban planning news, commentary, interviews, event coverage, book reviews, announcements, jobs, consultant listings, training, and more. Planetizen's content covers a wide number of planning, design, and development issues, from transportation to global warming, architecture to infrastructure, housing and community development to historic preservation.

FEDERAL PROGRAMS**The U.S. Department of Housing and Urban Development's Sustainable Communities Initiative**

In June 2009, the U.S. Department of Housing and Urban Development, Department of Transportation, and the Environmental Protection Agency formed the historical inter-agency Partnership for Sustainable Communities to break down traditional silos. Together, the Partnership will work to provide working families with access to affordable housing, more transportation options, lower transportation costs, and more sustainable opportunities in housing and community development.

In June 2010, the partnership announced funding availability for \$75 million. The joint announcement included \$35 million in TIGER (Transportation Investment Generating Economic Recovery) II Planning Grants and \$40 million Sustainable Community Challenge Grants. The TIGER II funds will be used to plan, prepare, or design a variety of transportation infrastructure projects, while the Sustainable Community Challenge Grants will be used to help communities implement the necessary reforms to encourage and promote sustainable neighborhoods and smart growth.

The U.S. Housing and Urban Development's FY 2010 Budget included \$150 million for the Department's Sustainable Communities Initiative. The funding for the Sustainable Communities Initiative is intended to support the development of integrated land use, transportation, housing, and energy programs that promote smart growth and healthy, sustainable communities. (For detailed information about Sustainable Communities, visit www.hud.gov)

Enterprise Community Partners' Green Communities

Created in 2004 in consultation with some of the nation's leading environmental, public health, and green building experts, Enterprise Green Communities is the first national green build-

ing program developed for affordable housing. This ambitious program focuses on the use of environmentally sustainable materials, reduction of negative environmental impacts, and increased energy efficiency—with an emphasis on healthy and transit-oriented designs.

Enterprise set out to prove that it was possible to bring the health, economic, and environmental benefits of green building to low-income and working families nationwide. Through grants, loans, tax-credit equity, training, and technical assistance, Green Communities helps developers, investors, builders, and residents make the transition to a greener future for affordable housing.

In just five years, Green Communities has invested \$700 million to build and preserve nearly 16,000 green affordable homes while transforming local, state, and national policies. Green Communities homes are built according to the groundbreaking Green Communities Criteria, the first national framework for healthy, efficient, environmentally smart affordable homes. Enterprise Green Communities Criteria has demonstrated to be a cost-effective investment. Meeting the Enterprise Green Communities Criteria requires an upfront investment of only 2 percent above total conventional development costs of building affordable housing, and significantly reduces long-term operating costs.

The next generation of Enterprise Green Communities launched on October of 2009 with a national call to action and a \$4 billion commitment to green affordable housing. (For more information about Enterprise Green Communities and the Green Communities Criteria, visit www.greencommunitiesonline.org)

U.S. Green Building Council's LEED Program

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System, developed by the U.S. Green Building Council (USGBC), provides a suite of standards for environmentally sustainable construction to building owners and operators, offering a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

Since its inception in 1998, LEED has grown to encompass over 14,000 projects in 50 states and 30 countries. The hallmark of LEED is that it is an open and transparent process where the technical criteria proposed by the LEED committees are publicly reviewed for approval by the more than 10,000 membership organizations that currently constitute the USGBC. In short, LEED offers a third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

In April of 2009, USGBC launched LEED v3. The ability to be flexible allows LEED to evolve, taking advantage of new technologies and advancements in building science while prioritizing energy efficiency and CO₂ emissions reductions. (For more information visit www.usgbc.org)

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Nation Wide Construction	Rhode Island Bankers Association	Struever Brothers Eccles & Rouse
National Grid	Rhode Island Board of Rabbis	SWAP Inc.
Neighborhood Health Plan of Rhode Island	Rhode Island Builders Association	The Apeiron Institute for Sustainable Living
NeighborWorks - Blackstone River Valley	Rhode Island Coalition for the Homeless	The Armory Revival Company
New England RMS	Rhode Island Community Action Association	The Fund for Community Progress
Newport County Community Mental Health Center	Rhode Island Council of Community Mental Health Organizations	The O' Halloran Family Foundation
Newport County Development Council and Chamber of Commerce	Rhode Island Economic Development Corporation	The Poverty Institute
Nice and Neat Inc.	Rhode Island Family Life Center	The Providence Center
North Kingstown Chamber of Commerce	Rhode Island for Community & Justice	The Providence Rotary
Northern Rhode Island Chamber of Commerce	Rhode Island Hispanic American Chamber of Commerce	The Rhode Island Foundation
Notable Works	Rhode Island Hospitality & Tourism Association	The Washington Trust Company
Nunes Realty Ltd.	Rhode Island Housing	ThurLOW Small Architecture
Ocean State Center for Independent Living	Rhode Island KIDS COUNT	Torrado Architects
Opportunities Unlimited Inc.	Rhode Island League of Cities and Towns	United Way of Rhode Island
Pakistan American Association of New England	Rhode Island Mortgage Bankers Association	University of Rhode Island
Pawtucket Citizens Development Corporation	Rhode Island Organizing Project	Urban League of Rhode Island Inc.
PezzucO Construction	Rhode Island School of Design	Visiting Nurses Services of Newport and Bristol Counties
Preserve Rhode Island	Rhode Island State Council of Churches	Washington County Coalition for Children
Progreso Latino Inc.	Rhodes To Independence	Washington County Community Development Corporation
Project Outreach	Roger Williams University	Washington County Regional Planning Council
Providence Foundation	Senior Agenda Coalition	Wealth Mortgage Concepts Inc.
Providence Human Relations Commission	Smith Hill Community Development Corporation	Webster Bank
Public Archaeology Laboratory (PAL)	South Kingstown Chamber of Commerce	West Elmwood Housing Development Corp.
REACH Inc.	Sovereign Bank New England	Westerly-Pawcatuck Chamber of Commerce
		Women & Infants Hospital of Rhode Island
		Women's Development Corporation
		Women's Fund of Rhode Island

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CREDITS

WRITING

Juan F. Gallo
Nellie M. Gorbea
Nicole Lagace
and Wendi DeClercq,
HousingWorks RI

COPYEDITING

Molly Sexton

RESEARCH & DATA ANALYSIS

Juan F. Gallo

DESIGN

Lakuna Design

PHOTOGRAPHY & ILLUSTRATION

Kim Fuller
Juan F. Gallo

HOUSINGWORKS RI
COMMUNICATIONS
COMMITTEE CHAIR
Richard Staples

HousingWorksRI 

Quality affordable homes for all

One Union Station
Providence, RI 02903
Phone: (401) 274-4564
Fax: (401) 272-1359

www.HousingWorksRI.org



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