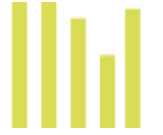
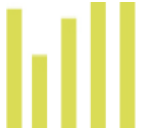


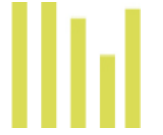
## About HousingWorks RI at RWU



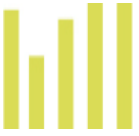
- Founded in 2004, integrated into Roger Williams University in 2014
- Conduct research and analyze data related to housing affordability in Rhode Island
- Connect the dots between housing affordability and economic development, outcomes in health and education



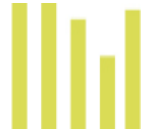
# Today's Agenda



- Washington County Facts
- Housing & Well-Being: Social Determinants of Health
- Housing Affordability & Programs
- Future Housing Needs
- Policy Recommendations

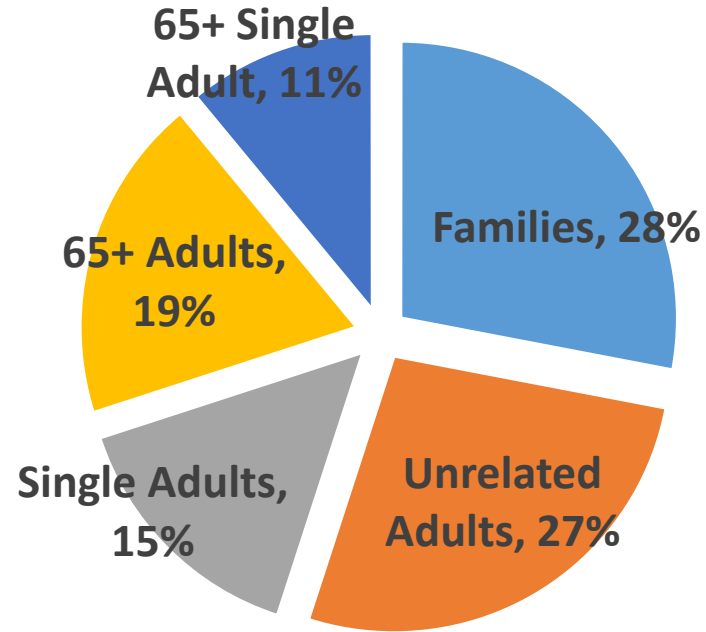
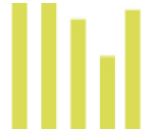


# Washington County, Rhode Island





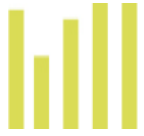
# Washington County Households



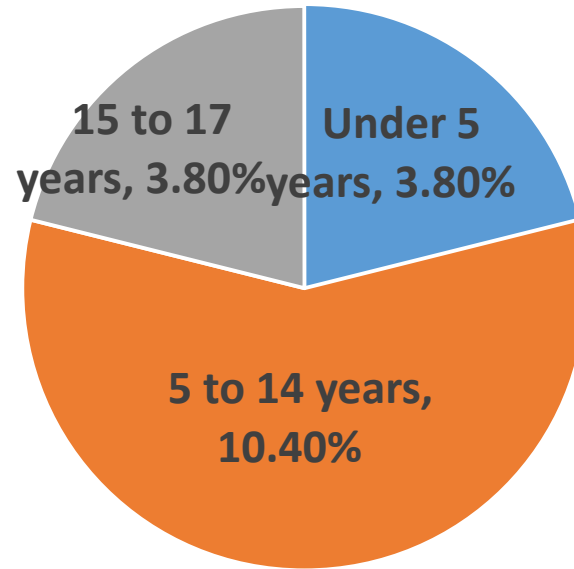
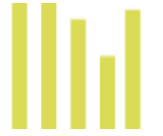
**Total Population: 126,319**

**Total Households: 49,553**

**Households below 80% Area Median Income (AMI):  
19,920 / 32% (\$64,250 for a 4-person HH)**

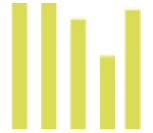
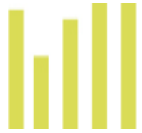


# Washington County Children & Youth

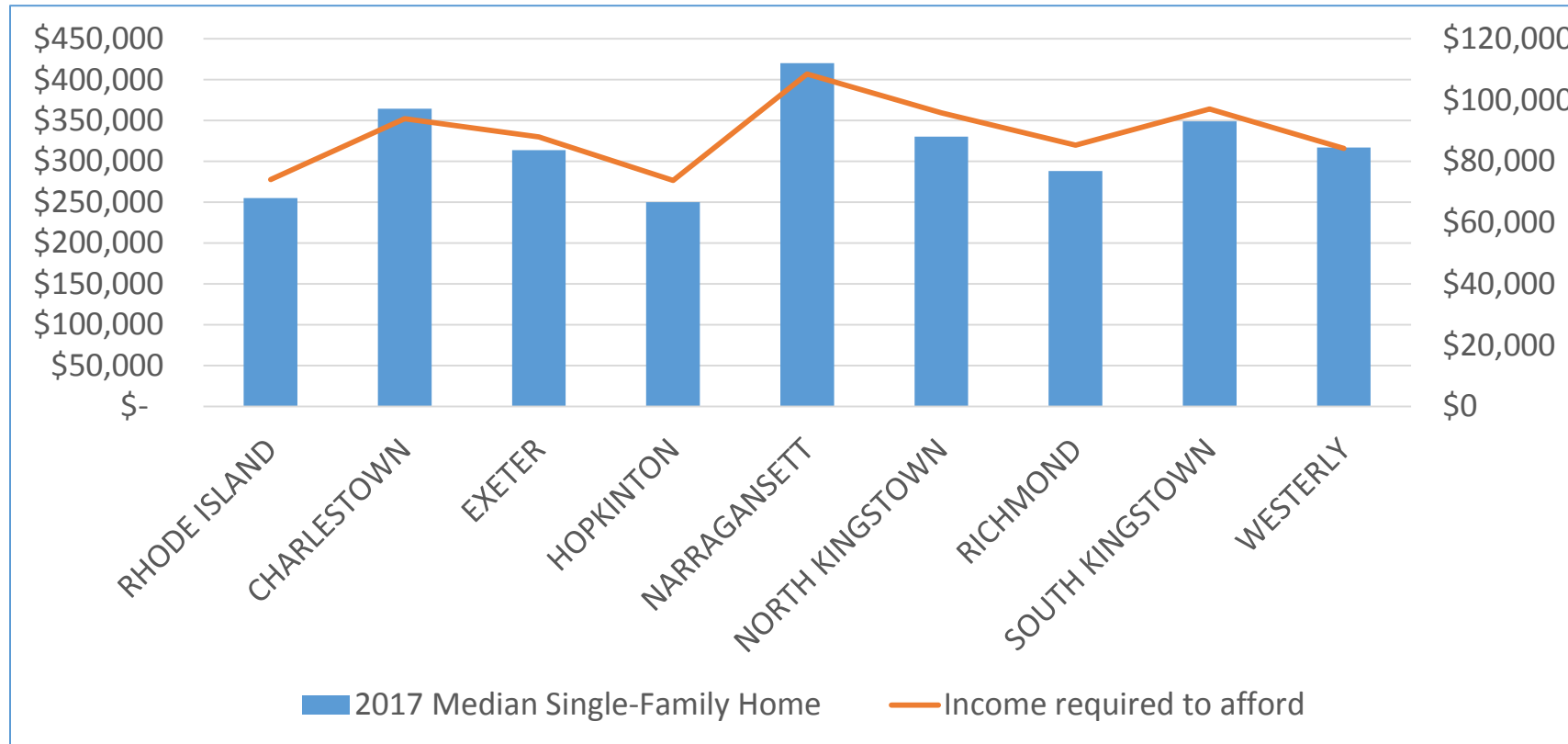


**Population below 18 Years of Age: 18% / 22,737**

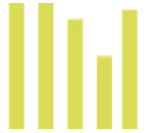
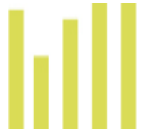
**Percentage of Families with Children <18 in Poverty: 13.1%**



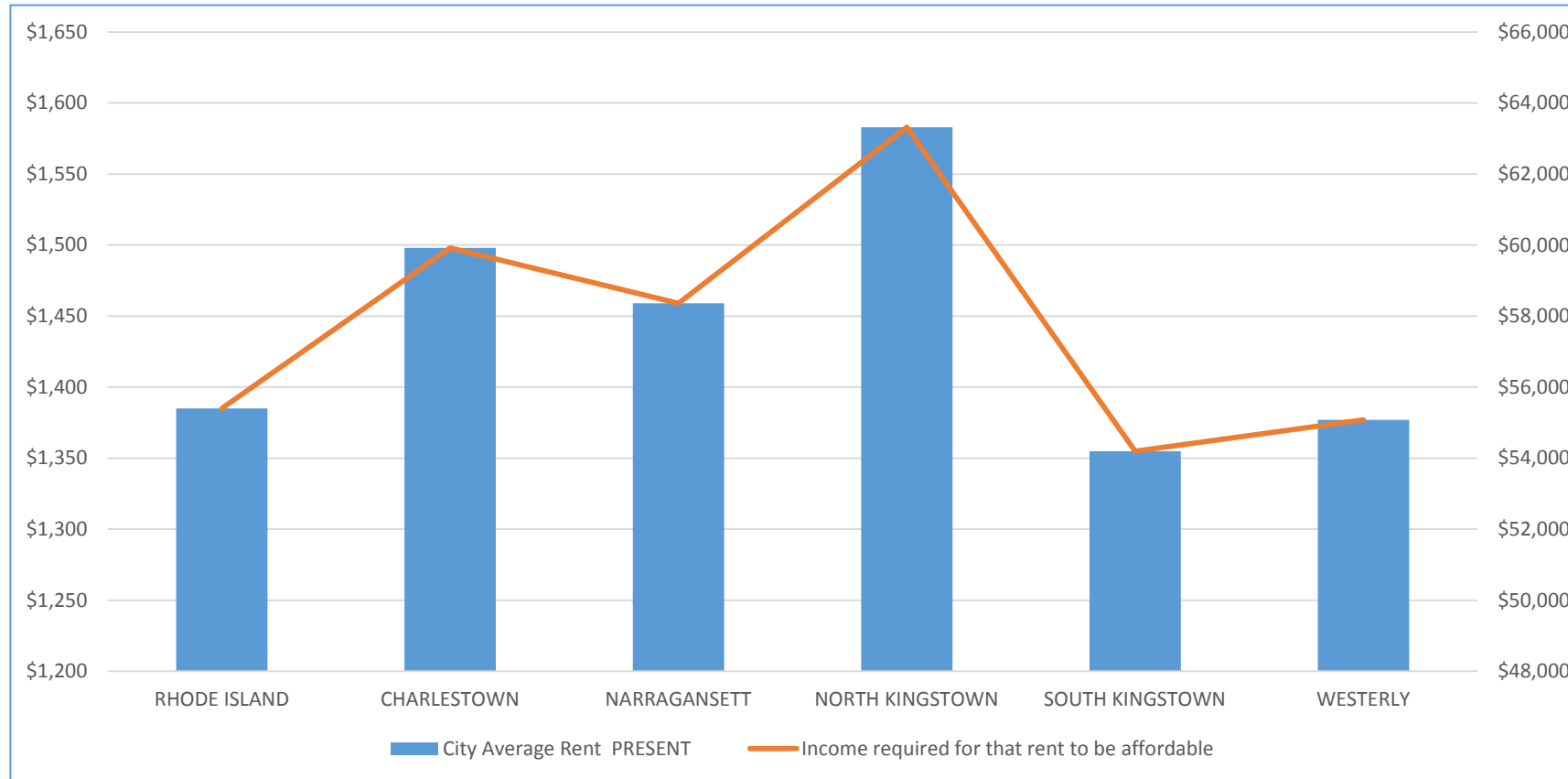
# 2017 Home Prices & Income Needed Across the Region\*



- HWRI analysis of Warren Group sales from 2017 showed that more than 62% of existing Washington County households could not afford the Median Home Price of \$312,000 (\*excluding New Shoreham)

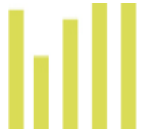


# 2017 Rents & Income Needed Across the Region\*

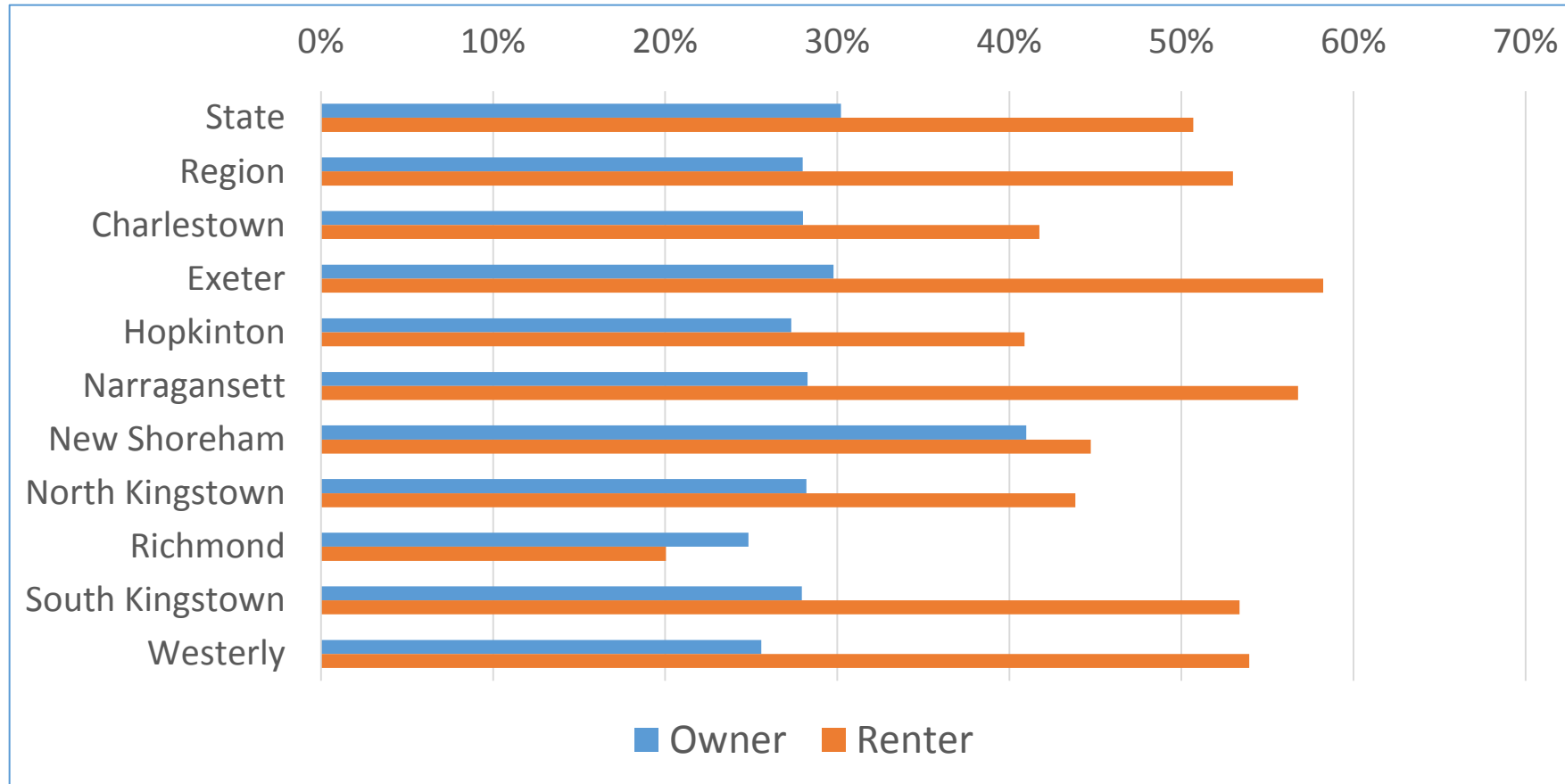
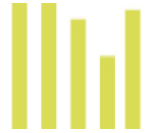


\* Insufficient rental data available for Exeter, Hopkinton, New Shoreham, and Richmond.

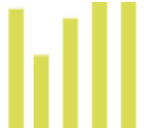




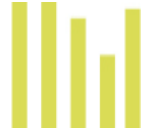
# Cost Burdens Across the Region



- A household is considered cost burdened if it spends more than 30 percent of its annual income on housing costs—leaving room in their budgets to afford food, healthcare, transportation, and childcare.



# Housing Impacts Our Well-Being



Housing is a [social determinant of health](#)

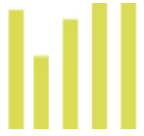
Access to stable, affordable housing impacts our

- Health & Healthcare
- Education
- Social/Community
- Neighborhood & Environment
- Economic Stability

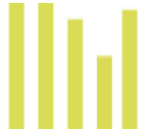
Other Livability / Opportunity Indices

- AARP
- Opportunity 360

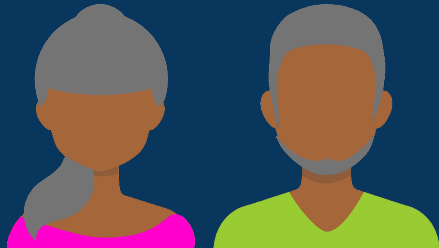




# Who Needs Housing They Can Afford?

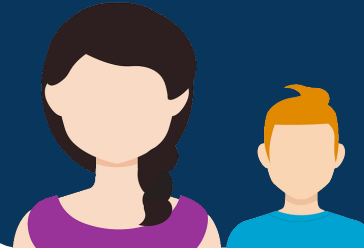


## Deborah & Al



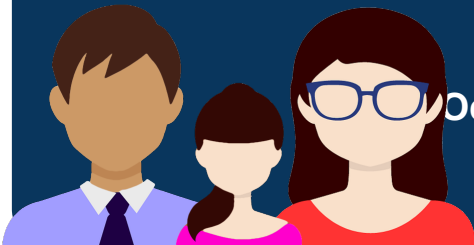
**Annual Income:** \$28,484  
**Home City:** Cranston  
**Ages:** 68 / 70  
**Occupation:** Retired

## Michelle



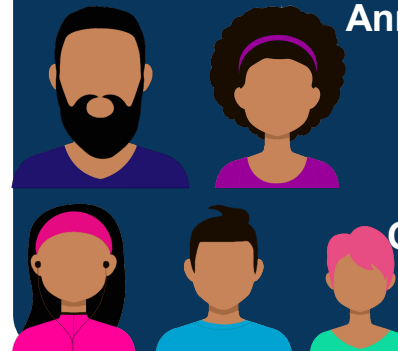
**Annual Income:** \$18,900  
**Home City:** Charlestown  
**Age:** 28  
**Occupation:** Medical Secretary  
  Veteran

## Luis & Jennifer

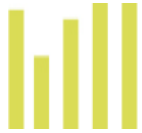


**Annual Income:** \$39,360  
**Home City:** Barrington  
**Ages:** 26 / 26  
**Occupations:** Retail Manager / Stay at home parent

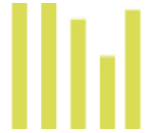
## The Ortiz Family



**Annual Income:** \$78,600  
**Home City:** Pawtucket  
**Ages:** 36 / 33  
**Occupations:** Social Worker / Bank Teller

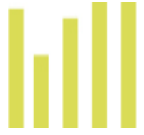


# Housing Programs in Rhode Island

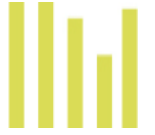


## HOUSING DELIVERY SYSTEM: PARTNERS AND PROGRAMS

	Market Rate Affordable Stock <sup>18</sup>	Long-Term Affordable Stock	Supportive Stock		
PROGRAMS	<p><b>OWNERSHIP</b></p> <ul style="list-style-type: none"> <li>Energy Efficiency Upgrades</li> <li>Home Modifications</li> <li>Home Repairs</li> <li>Lead Remediation</li> <li>Septic System &amp; Sewer Tie-In Loans</li> <li>Weatherization</li> </ul>	<p><b>RENTAL</b></p> <ul style="list-style-type: none"> <li>Housing Choice Vouchers</li> <li>HUD-Veterans Affairs Supportive Housing (VASH) Vouchers</li> </ul>	<p><b>CAPITAL ASSISTANCE</b></p> <ul style="list-style-type: none"> <li>Building Homes RI</li> <li>HOME Investment Partnerships Program</li> <li>Low-Income Housing Tax Credit</li> <li>Neighborhood Opportunities Program (NOP)</li> </ul>	<p><b>RENTAL ASSISTANCE</b></p> <ul style="list-style-type: none"> <li>Housing Opportunities for People with AIDS (HOPWA)</li> <li>HUD 202</li> <li>HUD 811</li> <li>Public Housing</li> <li>RHS 515</li> <li>Section 8 / Rental Assistance Demonstration (RAD)</li> </ul>	<ul style="list-style-type: none"> <li>Emergency Shelters</li> <li>Permanent Supportive Housing</li> <li>Thresholds</li> <li>Transitional Housing</li> </ul>
PARTNERS	Community Action Agencies (7)   Municipal Offices of Community Development   Nonprofit community development corporations (13)   Private developers   Public Housing Authorities (25 local, 1 statewide)   RIHousing   Section 8 Public Housing Agencies (2)			Homeless Service Providers (43)	
FUNDING & OVERSIGHT	<p><b>FEDERAL:</b> Internal Revenue Service (IRS)   US Department of Agriculture (USDA)   US Department of Health &amp; Human Services (HHS)   US Department of Housing &amp; Urban Development (HUD)   US Department of Veterans Affairs   <b>STATE:</b> RI Department of Environmental Management   RI Department of Health   RI Governor's Commission on Disabilities   RIHousing   RI Infrastructure Bank   RI Office of Housing &amp; Community Development (DHCD)   RI Housing Resources Commission (HRC)   <b>PRIVATE:</b> Housing Tax Credit Equity Investors   Local Initiatives Support Corporation (LISC) RI   Private Financial Institutions   Rhode Island Foundation; United Way of Rhode Island</p>				



# Two Paths to Affordability



## 1. Market-priced Affordable

- Real estate market prices may be affordable.
- Sufficient income may allow for housing costs to remain at or below 30% of a household's income.

## 2. Long-term Affordable

- A subsidy (Federal, state, or municipal) is used to create the home.
- Deed restricted to guarantee affordability to low- and moderate- income households for 30+ years.
  - As defined by 4553 Low Moderate Income Act.



# Creating Stable, Long Term Affordable Homes



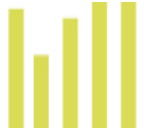
Two general types of programs the federal government and states use to create long term affordability for families at or below 120% AMI.

## 1. Rental assistance

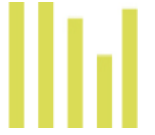
- Subsidy directly helps the renter/occupant with housing costs.

## 2. Development subsidies

- Subsidy provided to the developer build housing that can be affordably rented to Low and Moderate income households.



# Development Subsidies



- Forms of cash equity for property developers/owners that reduces project development debt burden, making rents affordable.
- Received in exchange for an agreement to rent a specific number of units to qualified tenants at below market rents.





# Low Income Housing Tax Credit

## Who it serves

- Working families earning between 50% and 60% of AMI, frequently referred to as “Workforce Housing.”

## What it does

- Creates cash equity for non-profit and private sector developers to create affordable rental housing.

## How it works

- Federal Program where developers apply to Rhode Island Housing for Low Income Housing Tax Credits.
- Developers sell, or syndicate, credits to private investors to raise equity.
- Units must have “affordable” flat rents at 30% of income of tenants at the top of the selected AMI category, typically ranging from \$765 for an efficiency apartment to \$1,090 for a 3 bdrm. unit.

### Luis & Jennifer

Annual Income: \$39,360

Home City: Barrington

Ages: 26 / 26

Occupations: Retail Manager / Stay at home parent





# Building Homes Rhode Island

## Who it serves:

- Families earning less than 80% of AMI (rental) and 120% AMI (ownership). Flexible funding that can be used to serve different groups: Families, seniors, veterans.

## What it does:

- Provides cash equity for non profit and private sector developers to create both affordable rental and ownership housing.

## How it works:

- Developers apply to Rhode Island Housing and compete for funds.
- Frequently used to leverage other private/federal sources, fill financing gaps and maximize impact.



## The Ortiz Family



**Annual Income:** \$78,600

**Home City:** Pawtucket

**Ages:** 36 / 33

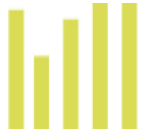
**Occupations:** Social Worker  
/ Bank Teller

**Tiverton  
Single-Family Home**

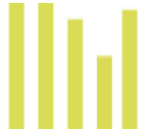
# Rental Assistance

- Tenants pay 30% of their income (after certain deductions) for rent and utilities, and may be required to pay a minimum rent, often \$25 per month.
- Private sector or non profit property owner charges [“fair market rent” \(FMR\)](#), per government data, or similar based on the program.
- The gap between the tenant contribution and the FMR is filled by a monthly payment (subsidy), typically from the federal government, to the owner of the building.





# Housing Choice Voucher/ Veterans Affairs Housing Assistance (VASH)



## Who it serves

- Extremely Low-Income households and/or Veterans and their families.
- VASH: Participants referred by the local Veterans Administration (VA).

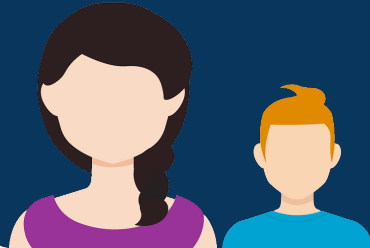
## What it does

- Provides Housing Choice Vouchers to families to find housing in the private market.

## How it works

- Federally funded, administered by local Public Housing Authority.
- VASH: Services provided by VA.
- 30% of income pays for rent and utilities.
- Incorporates Fair Market Rents (FMR).

### Michelle



**Annual Income:** \$18,900

**Home City:** Charlestown

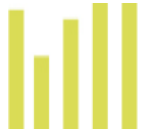
**Age:** 28

**Occupation:** Medical Secretary

Veteran

In Charlestown, HUD sets Fair Market Rent (FMR) at \$1014 per month for a 2 bdrm. apt.

Michelle pays 30% of her monthly income toward rent and utilities	\$472
Subsidy pays	\$542
<b>Rent total</b>	<b>\$1014</b>



# Public Housing



## Who it serves

- Extremely low and low income seniors and families

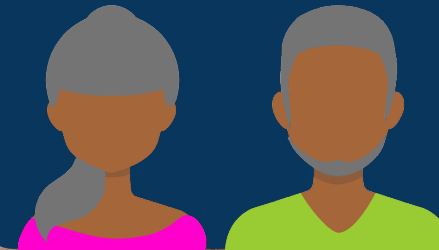
## What it does

- Provides affordable housing in PHA buildings

## How it works

- Federally Funded, units built and operated by local Public Housing Authorities (PHAs).
- 30% of income pays for rent and utilities.
- Subsidy is based on the cost to the PHA to operate a unit
- The subsidy goes directly to the PHA.

## Deborah & Al



**Annual Income:** \$28,484

**Home City:** Cranston

**Ages:** 68 / 70

**Occupation:** Retired

Deborah and Al pay \$712 per month for their 1 bedroom apartment.

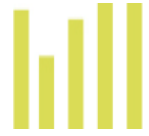


# Rhode Island's Future Housing Need

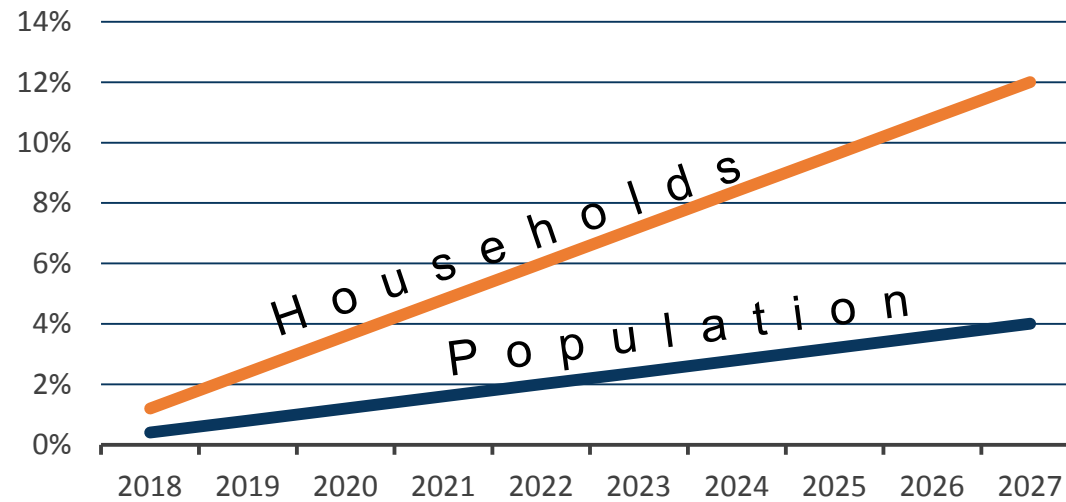
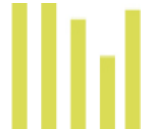


Meeting demand could require  
between 34,610 to 40,230 new units  
over the next 10 years.

This would require us to nearly triple  
current housing production



# Rhode Island's Future Housing Needs



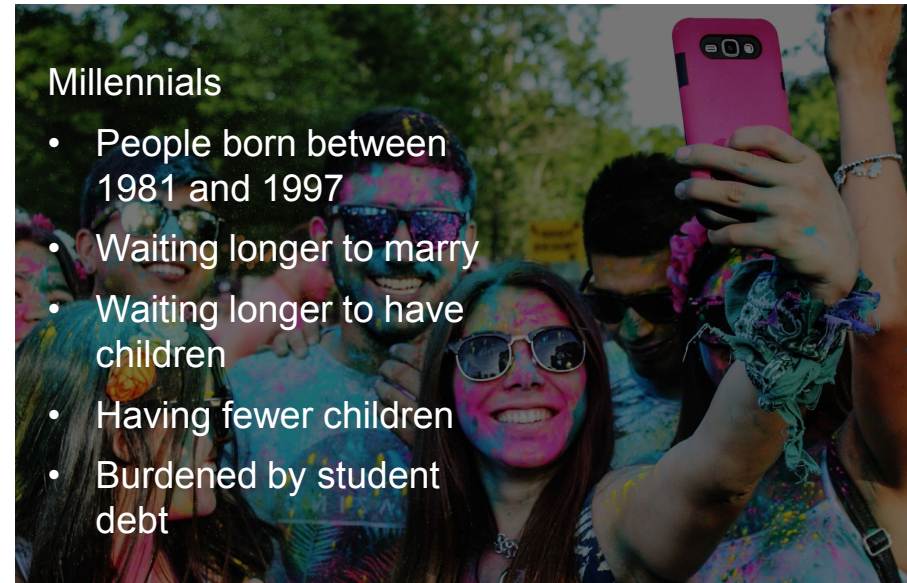
## Seniors

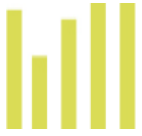
- People age 65 and older
- Downsizing
- Simplifying
- Divorcing
- Living longer
- Aging in community



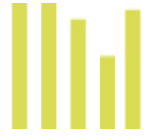
## Millennials

- People born between 1981 and 1997
- Waiting longer to marry
- Waiting longer to have children
- Having fewer children
- Burdened by student debt

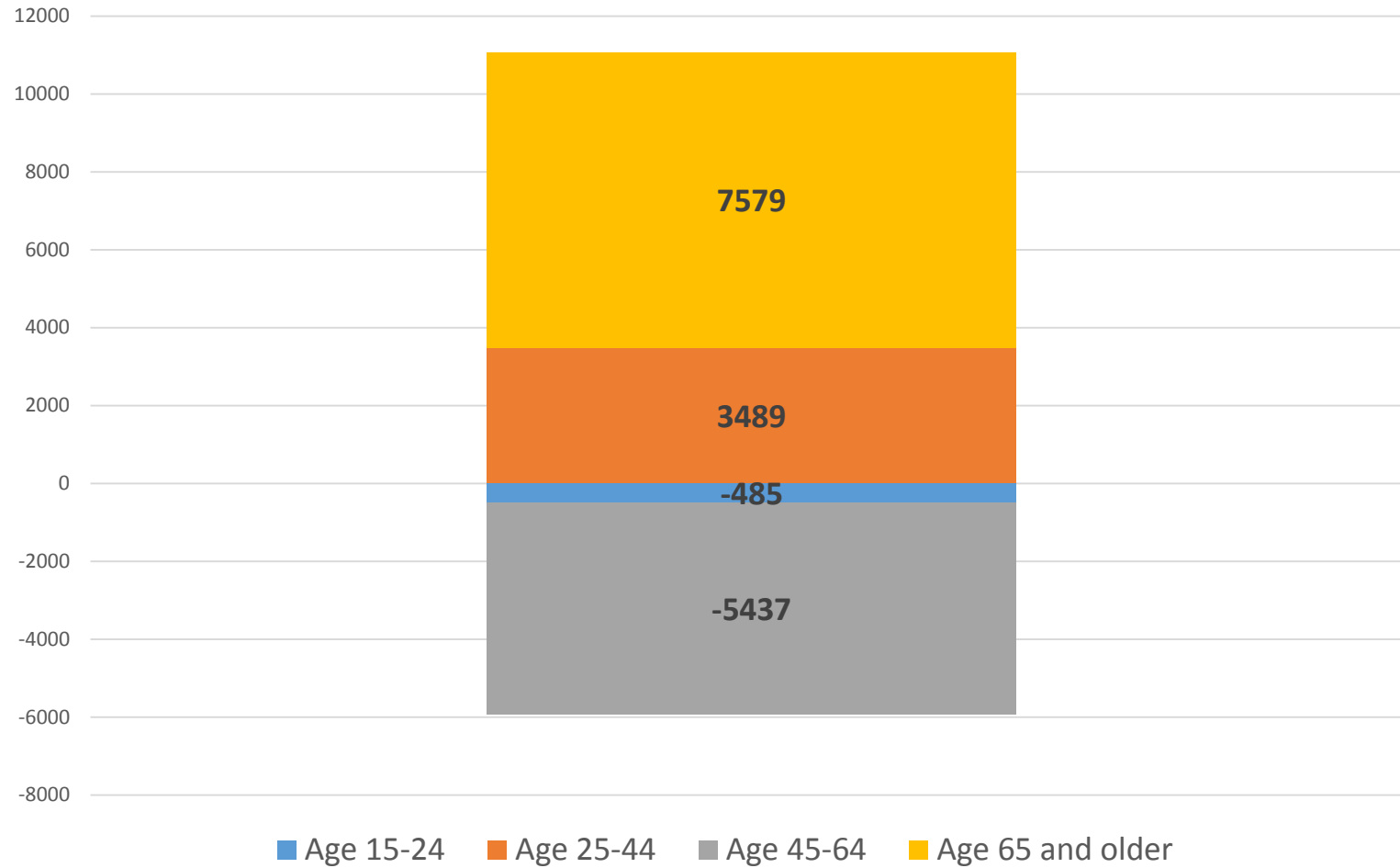




# Projected Housing Growth for Washington County



South RI Household Change by Age of Householder

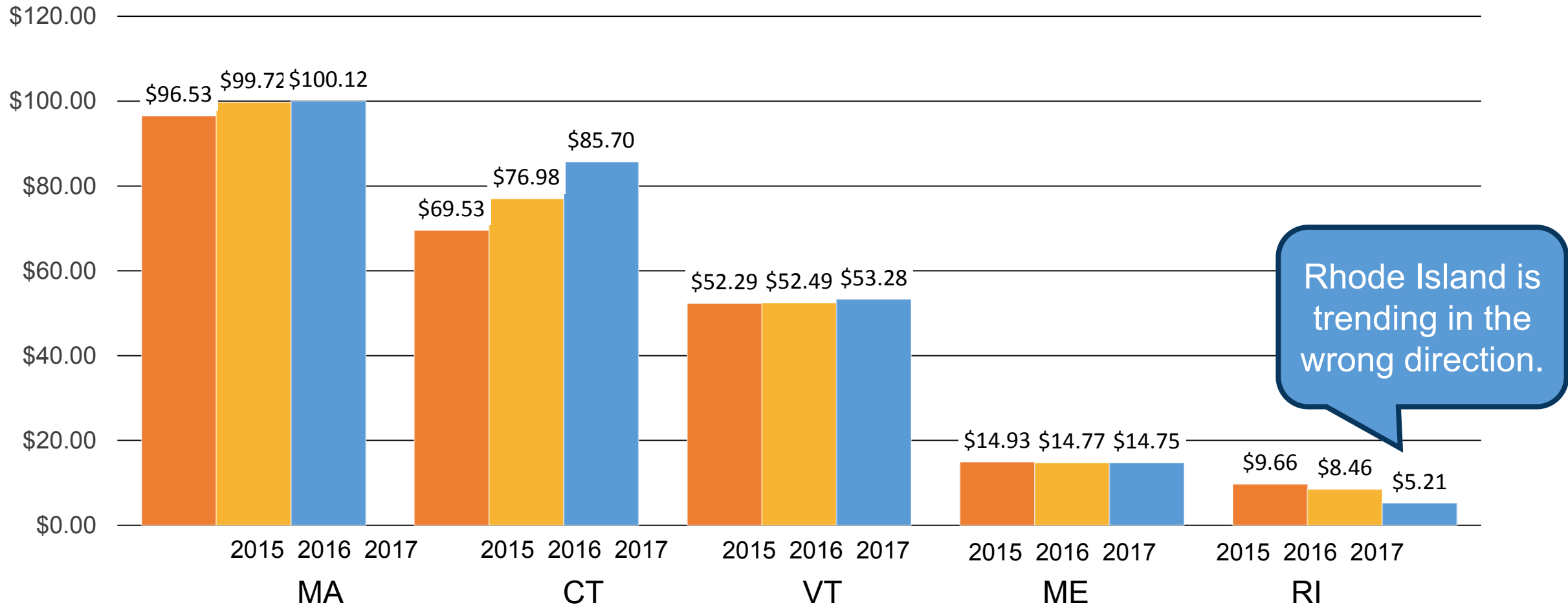








# Per Capita State Spending on Housing\*

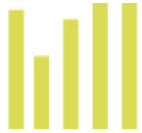


\*Does not include disbursement of 2016 BHRI.

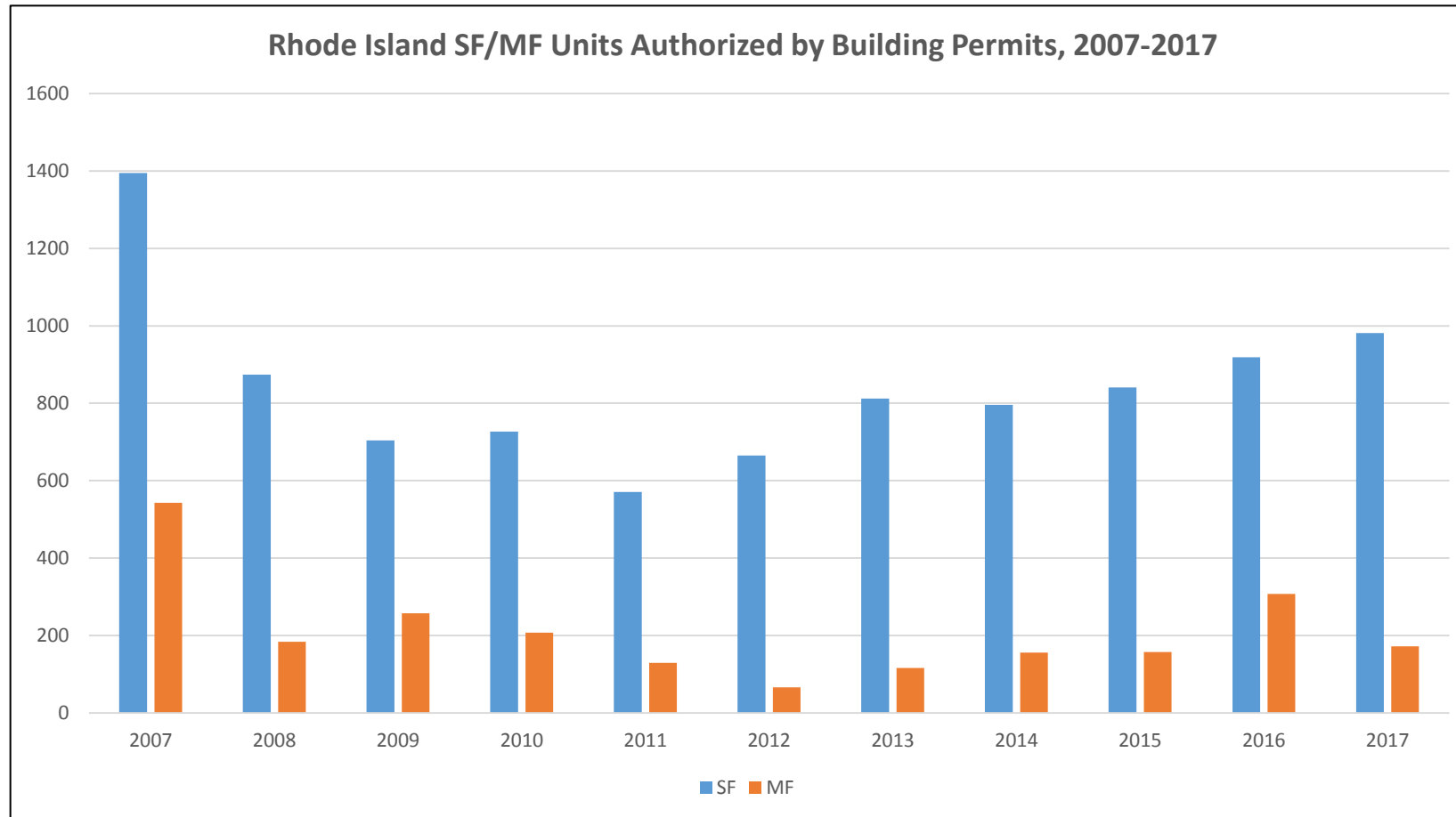
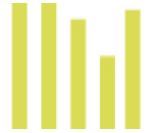


# Policy Recommendations

1. Increase investment in the development and preservation of homes affordable to working Rhode Islanders and those with special housing needs.
2. Make it easier to build the homes that are needed.
3. Make existing housing more affordable.
4. Develop a long-term strategy for meeting the State's housing needs.



# Not Building Enough Multifamily Homes



- In 2017, Rhode Island municipalities authorized permits for only 172 multifamily homes (units) and 981 single-family homes.



# Policy Recommendations

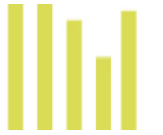
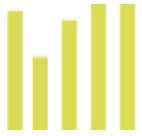
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3. Make existing housing more affordable.
4. **Develop a long-term strategy for meeting the State's housing needs.**



# Washington County: Livability & the Future



TRANSPORTATION			JOBS & INDUSTRIES		HEALTHCARE
<b>13</b> Express	<b>20</b> Local Bus	<b>9</b> Key Corridor	Total Private & Government Jobs <b>112,138</b>	Average Private Sector Wage <b>\$55,868</b>	<b>6</b> Hospitals
<b>1</b> Park-n-Ride	<b>MBTA</b> Providence		Top Industry Jobs		<i>Butler Hospital, Hasbro Children's Hospital, Rhode Island Hospital, Roger Williams Medical Center, The Miriam Hospital, Women &amp; Infants Hospital of Rhode Island</i>
<b>1</b> Rapid Line	<b>AMTRAK</b> Providence		Healthcare (27,173); Education (16,087); Leisure & Hospitality (10,562); Administrative & Waste Services (8,162); Retail Trade (6,951); Professional & Technical Services (6,472); Finance & Insurance (5,958); Manufacturing (4,125); Wholesale Trade (2,788); Information (2,100); Construction (1,964); Transportation & Warehousing (677)		<b>3</b> Urgent Care Centers
EDUCATION					
Colleges					
Brown University • Community College of RI, Liston Campus • Community College of RI, Shepard Building • Johnson & Wales University • Providence College Rhode Island College • Rhode Island School of Design • Roger Williams University, Metro Campus • University of Rhode Island, Shepard Building					
High Schools					
Birch Vocational School • Central High School • Classical High School • Hope High School • Juanita Sanchez Educational Complex La Salle Academy • Lincoln School • Metropolitan Career & Technology Center • Moses Brown School • Mount Pleasant High School Providence Career & Technical Academy • RI School for the Deaf • School One • Textron Chamber of Commerce School • Wheeler School					



## ***LEARN MORE!***

### **On the web...**

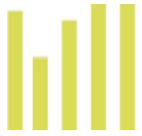
- [www.HousingWorksRI.org](http://www.HousingWorksRI.org)
- [Facebook.com/HousingWorksRI](https://www.facebook.com/HousingWorksRI)
- Twitter @hwri

### **Email...**

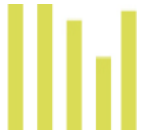
- [info@housingworksri.org](mailto:info@housingworksri.org)

### **Telephone...**

- 401.276.4806



***THANK YOU!***



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