

PUBLIC HOUSING AUTHORITIES OF RHODE ISLAND



STATEWIDE DATA MAY 2023

Who we are

- 24 municipal Public Housing Authorities (PHAs) plus:
 - RI Housing-- voucher administrator for communities without voucher program
 - Nonprofits - Gateway and Kent Center have voucher only PHAs serving special populations
- 9,049 public housing units, 10,955 Section 8 vouchers
- Primary source of funding is US Department of Housing and Urban Development (HUD)
- Mission to ensure safe, decent, affordable housing for the most vulnerable populations in Rhode Island, and to provide robust services and educational opportunities to support self-sufficiency

Who we serve

- 34,504 total residents housed in Public Housing and Section 8
- 44% of families (7,894) have disability
- 32%, or 10,938 youth residents under age 18
- 23%, or 7,889 elderly residents 62 years or older
- Average Annual Income (Statewide, All Programs): \$18,475

Distribution of Average Annual Income for Public Housing Residents
Statewide

Extremely Low Income, Below 30% of Median	Very Low Income, 50% of Median	Low Income, 80% of Median	Above Low Income, 81%+ of the Median
56%	26%	13%	4%

Data source: U.S. Department of Housing and Urban Development, *PIC Resident Characteristics Report*, Data averaged from January 01, 2022 through April 30, 2023

Number of voucher applicants on the Centralized Waitlist: 23,139
Total payments to landlords CY 2022: \$88.9M

Public Housing Data

- Total Public Housing Units: 9,049
- 14,222 residents of public housing
- 23% are under the age of 18
- 38% are elderly
- 42% of households have a disability

- Residents are 82% White, 13% Black; 1% Asian, 1% Native American, 2% Other;
- 34% are Hispanic (may be any race)
- 17% of all households are female headed households with children

- Average family income is \$18,998
- 56% of families have incomes below 30% AMI
- 23% of families have employment as a source of income
- Average monthly payment to rent and utilities: \$444

HCV/Section 8 Data

- Total Vouchers : 10,955
- 20,282 residents with vouchers
- 38% are under 18 years
- 13% are elderly
- 45% of households have a disability

- Residents identify as 75% White; 19% Black; 2% Native American, 1% Asian, 3% other;
- 34% are Hispanic (may be any race)
- 39% of all households are female headed households with children

- Average family income is \$18,493
- At least 75% of participants must have incomes below 30% AMI at admission
- 36% of families have employment as a source of income
- Average monthly payment to rent and utilities: \$444

Public Housing Capital Needs

- Nationally- \$23,365 per unit capital needs backlog in 2011 (\$26 Billion)
- \$3,155 per unit accrued additional needs each year (in 2011 dollars)
- Public Housing Capital Need in Rhode Island would be \$290 million in 2023 dollars
- \$39 million in increased additional needs annually in RI alone, which far exceeds annual capital funding of \$26 million (average of just \$1M per PHA)
- Needs may be higher in RI than national average due to age of housing & high construction costs

Data source: U.S. Department of Housing and Urban Development, *PIC Resident Characteristics Report*, Data averaged from January 01, 2022 through April 30, 2023