



Low and Moderate Income Housing Production in RI: 2011-2020

October 21, 2021



Constraints on Data

- The 2020 number is draft only. We have not yet received feedback from municipalities on units that we may be missing
- We depend on municipalities to update us on units that RIHousing does not have financing in
- Every year there are some corrections to LMIH unit counts when we learn that some developments that we had the wrong unit count for. We have tried to limit those corrections in this chart to better reflect actual production, but there may be some unit count corrections incorporated that we missed
- This information does NOT include changes in group home beds



LMIH Production: 2011-2020

- Over the past 10 years, a total of 2,015 new low- moderate-income housing units were developed in RI
- 86.6% were rental housing
- 13.3% were homes for sale
- The average number of new LMI units developed since 2016 is about 171 units.
- NOTE: This does not include affordable housing preservation activity



LMIH Production by Municipality



- Providence and North Kingstown developed the greatest number of LMI units, constructing 603 and 212 new units, respectively.
- 5 municipalities (Cranston, Foster, North Providence, Warren, and West Greenwich) developed **0 new LMI units**
- 8 municipalities (Bristol, East Providence, Exeter, Glocester, Little Compton, New Shoreham, Portsmouth, and Scituate) produced **fewer than one unit** on average per year



Income Caps on LMIH Units

- 5% of units developed had an income cap $\leq 30\%$ of AMI
- 49% of units developed had an income cap $\leq 50\%$ of AMI
- 23% of units developed had an income cap $\leq 80\%$ AMI
- Of the 1,397 units developed by Community Development Corporations (CDCs):
 - Only 15 units (1%) had income caps $\leq 100\%$ AMI
 - Only 3 units (.2%) had income caps $\leq 120\%$ AMI
- The 5 municipalities with the greatest share of units developed with income caps above 80% AMI are:
 - Gloucester
 - Portsmouth
 - Smithfield
 - Lincoln
 - Narragansett



LMIH Production of Homes for Sale

- Municipalities with **more than half** of their total developed LMI units **created for homeownership** were generally:
 - Municipalities with fewer than 2 LMI units developed on average per year
 - Largely either predominantly higher-income areas (Little Compton, Exeter, Portsmouth, Jamestown), or more rural towns with lower population densities (Glocester, Scituate)

