



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

September 23, 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 RI Housing does not have financing in
- Every year there are some corrections to LMH 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
- 87.2% were rental housing
- 12.7% were homes for sale
- The average number of new LMI units developed since 2016 is about 171 units.



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, Gloucester, Little Compton, New Shoreham, Portsmouth, and Scituate) produced **fewer than one unit** on average per year



Income Caps on LMHH Units

- 49% of units developed had an income cap less than or equal to 50% of the area median income (AMI) and 23% of units developed had an income cap greater than 80% 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:
 - 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)

