



East Providence Comprehensive Plan

TOPIC WORKSHOPS: Housing, Equity, and Public Health

September 28, 2021

Agenda

Overview of Housing in
the Comp Plan

City Snapshot

What We've Heard So Far

What's Happening How

Moving Forward

Small Group Discussions



Housing in the Comprehensive Plan

The Rhode Island Comprehensive Planning Standard Manual

- Identify housing needs for residents.
- Promote the use and rehabilitation of existing housing.
- Maintain housing that is safe, healthy, and sanitary.
- Locate housing at densities in areas that can accommodate it.
 - Characteristics of the land
 - Available infrastructure, services

RI Low & Moderate Income Housing Act

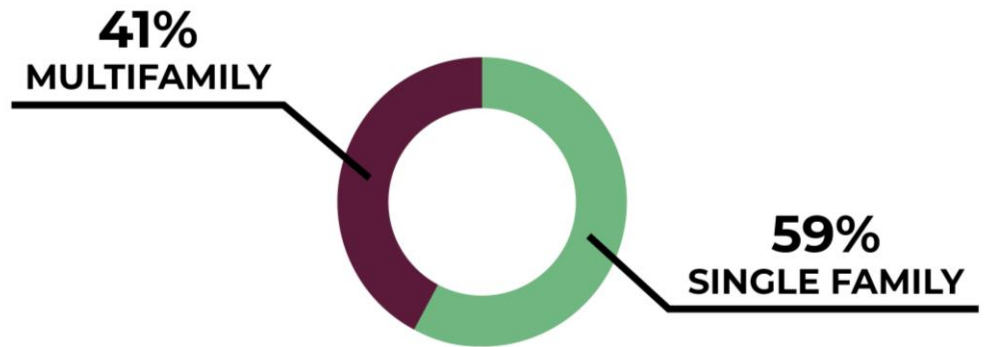
- 10% of community's year-round housing must qualify as LMI housing
 - Individuals
 - Families
 - Special needs
- How it will meet and maintain the 10% threshold



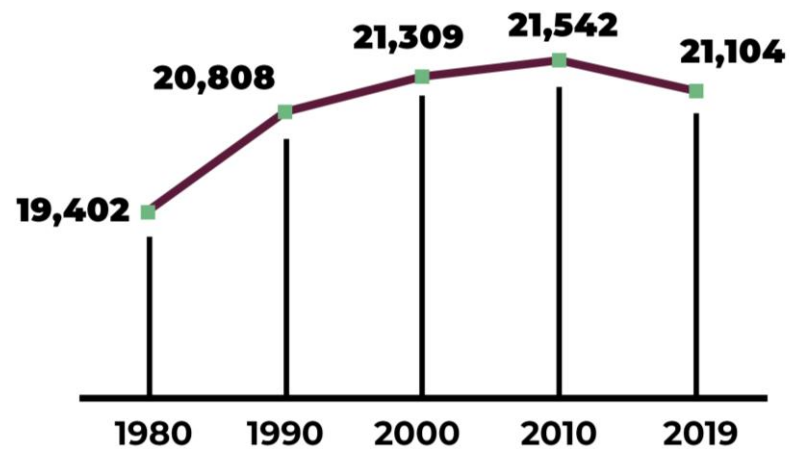
City Snapshot



Housing



HOUSING UNITS 1980 - 2019



OCCUPIED HOUSING
UNITS

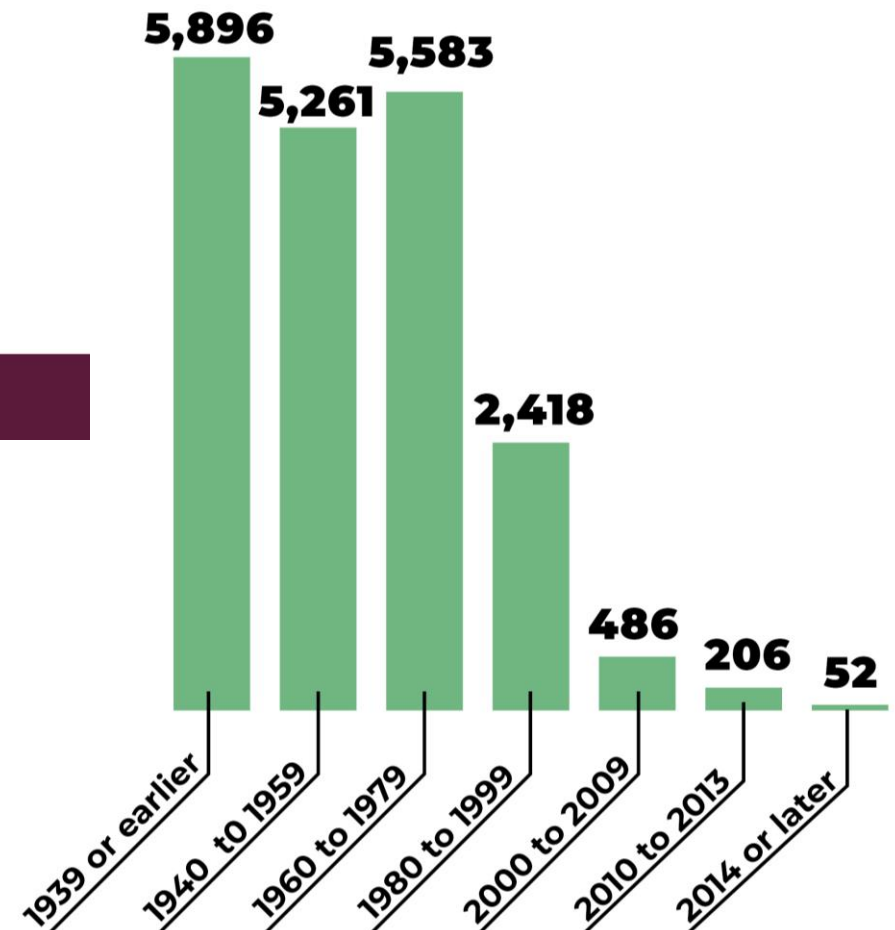
19,902

1,202

VACANT
HOUSING UNITS

61% OWN

39% RENT

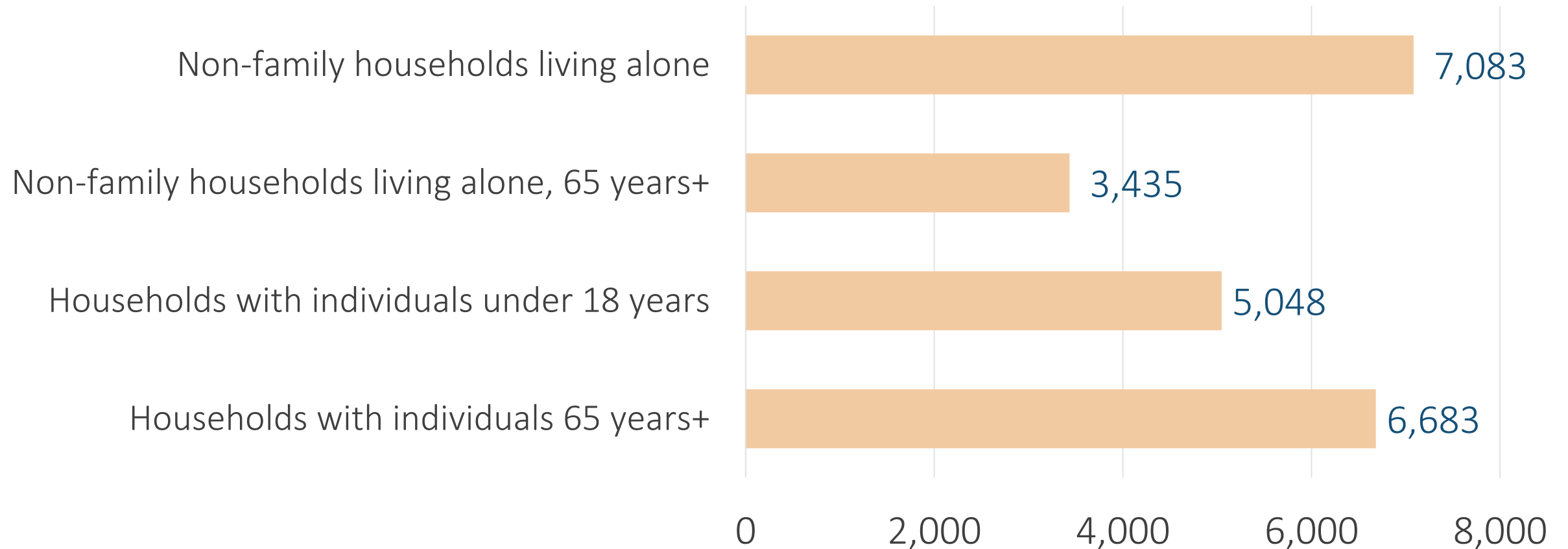


Living Arrangements

19,902 Households

58% Families

42% Non-families



Affordability

Median Income in East Providence

- Households: \$59,142
- Families: \$78,400



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$245,000**
Monthly housing payment **\$1,833**

5 YEAR COMPARISON

2014 **\$185,845**  2019 **33% INCREASE**

\$73,304

Income needed to afford this

► AVERAGE 2-BEDROOM RENT

Rental payment **\$1,684**

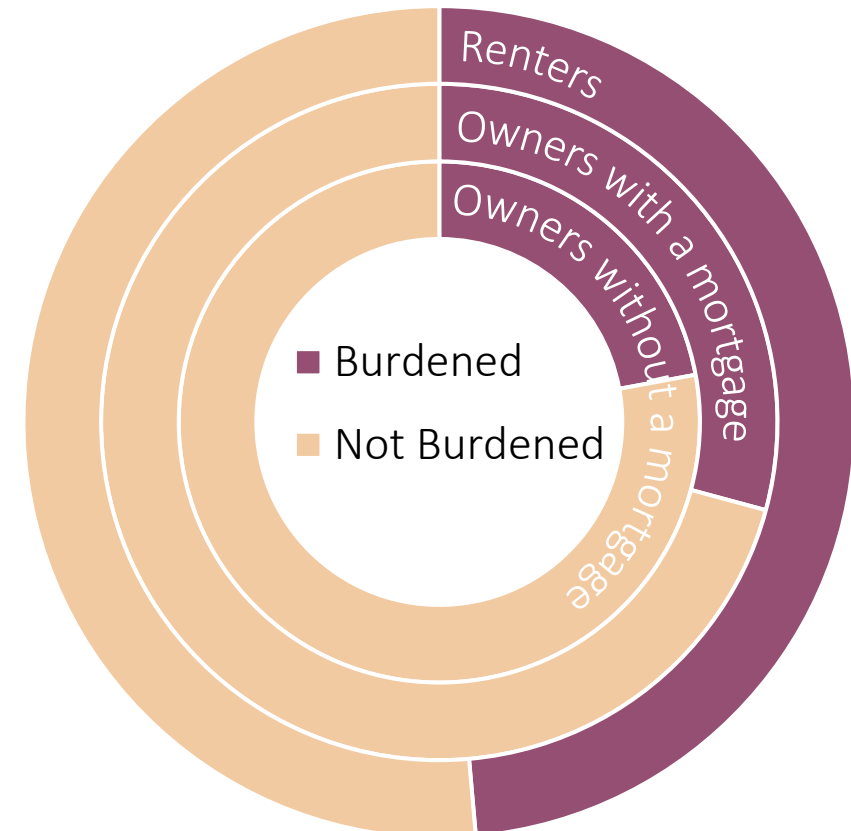
5 YEAR COMPARISON

2014 **\$1,437**  2019 **17% INCREASE**

\$67,360

Income needed to afford this

Cost Burdened Households



Long Term Affordability

Who is eligible for long-term affordable homes? % of AMI

- Moderate income: 80-120%
- Low income: 50-80%
- Very low income: less than 50%

2021

120% of AMI for a family of 4: \$103,800

100% of AMI for a family of 4: \$86,500

80% of AMI for a family of 4: \$69,200

► LONG-TERM AFFORDABLE HOMES RI General Law: 45-53-3(9) Low or Moderate Income Housing

CURRENT 9.83% % of year-round housing stock

2,101 # of long-term affordable homes

 Elderly
66%

 Family
28%

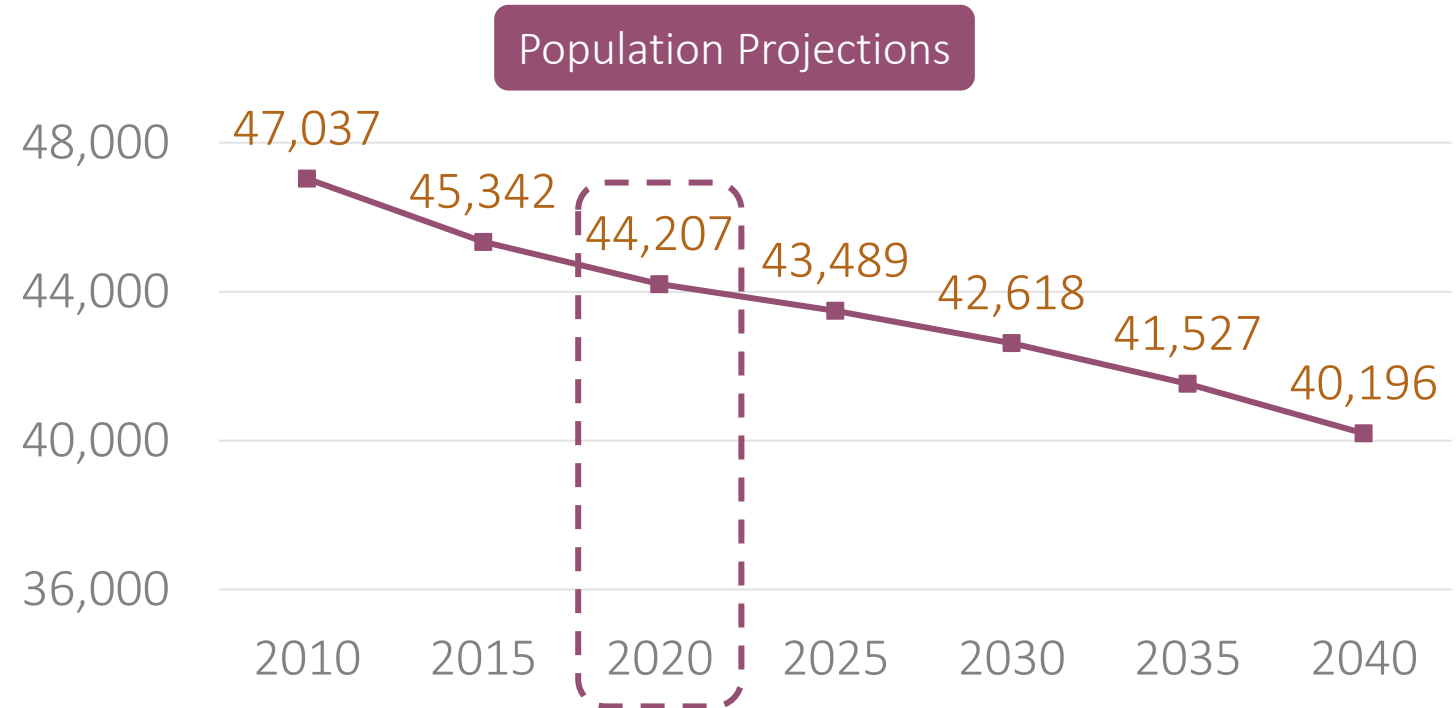
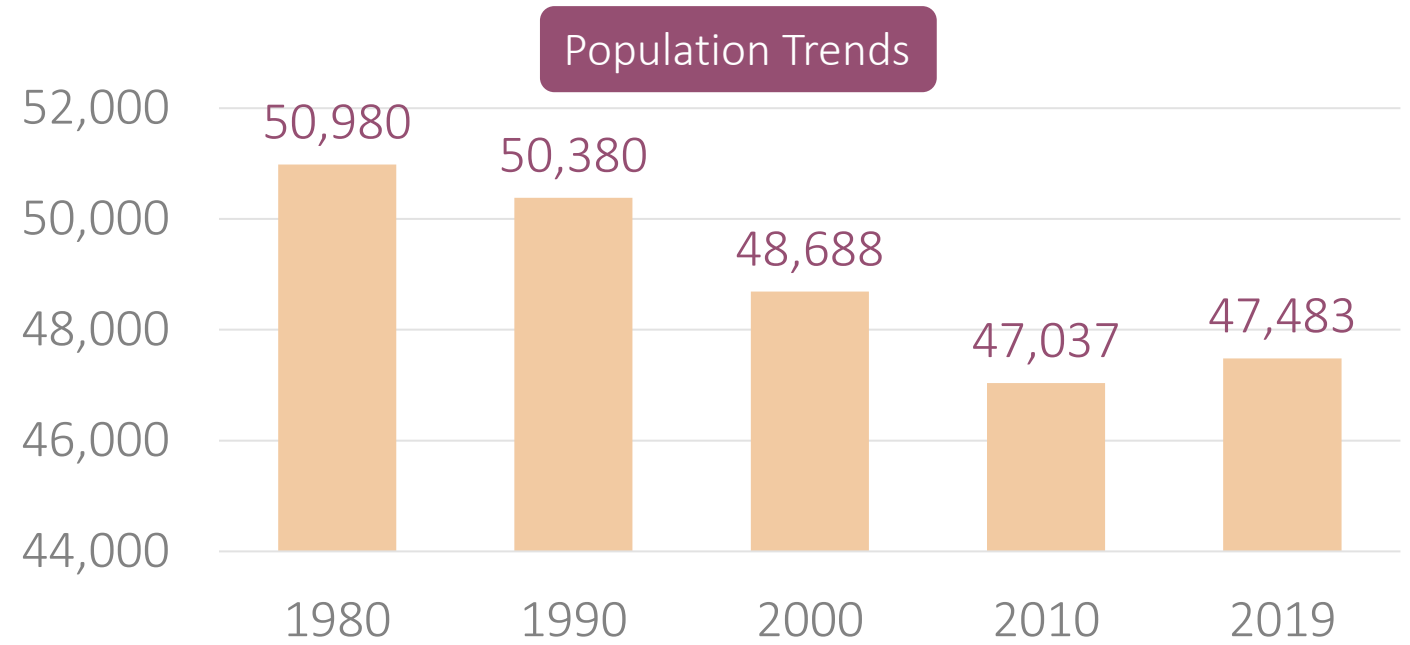
 Special Needs
6%

Income by Cost Burdened (>30%)	Owner	Renter
Household Income less than 30% AMI	680	1,505
Household Income 30-50% AMI	795	1,000
Household Income 50-80% AMI	885	735
Household Income 80-100% AMI	345	110
Total	2,705	3,350

Population Growth

The City has lost population since 1980.

Are we stabilizing or gaining?



Age

In the last 20 years, the City has...

- lost school-aged children.
- gained older residents.

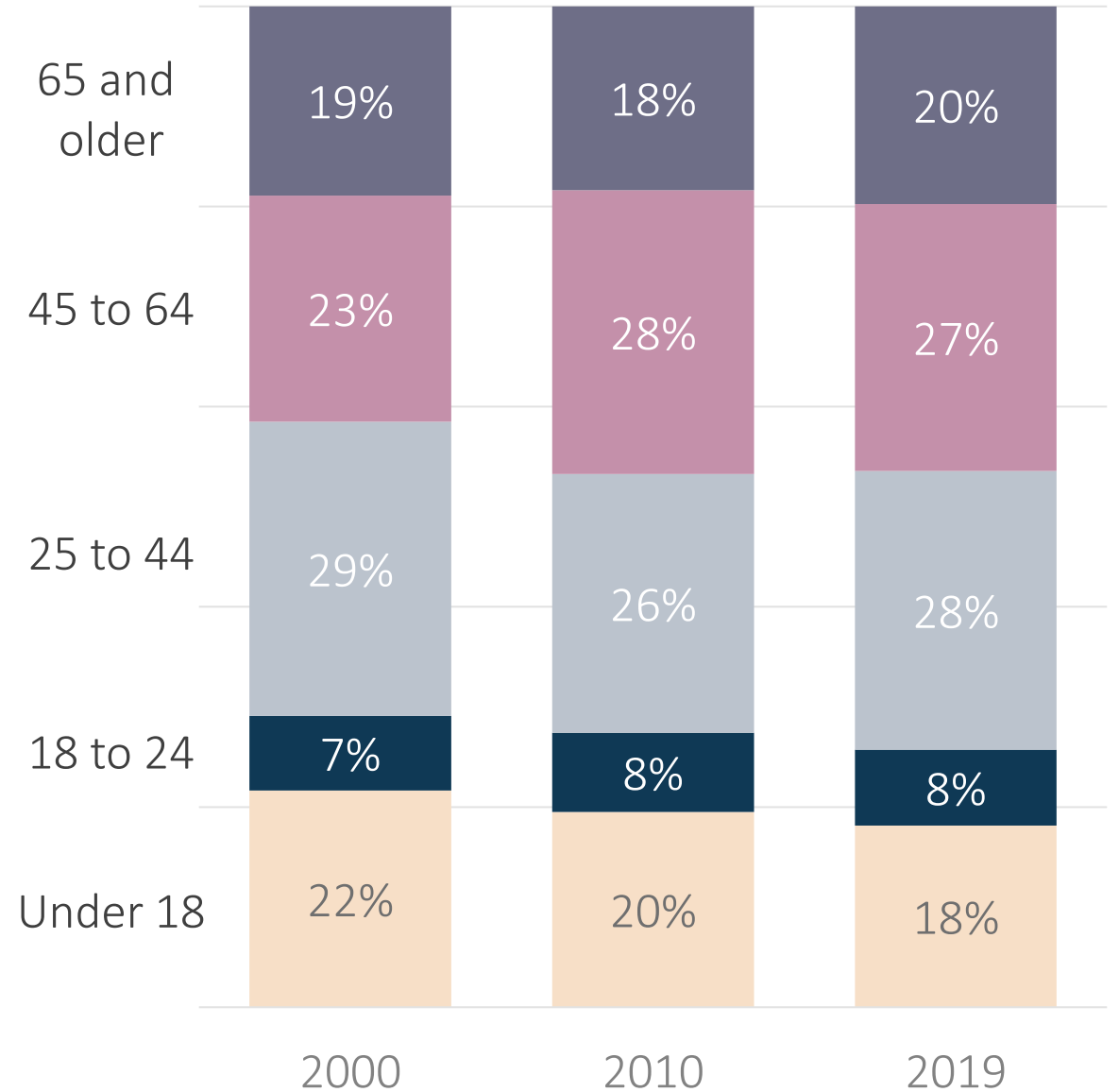
Median Age

39.6 → 42.6 → 41.3

2000

2010

2019



Sources: US Census, American Community Survey

Public Health



Adapted from U.S. Dept. of Health & Human Services "Healthy People 2020"

Neighborhood & Built Environment

Access to Healthy Food, Crime & Violence, Environmental Conditions, Quality of Housing

Health & Health Care

Access to Health Care, Access to Primary Care, Health Literacy

Social & Community Context

Civic Participation, Discrimination, Incarceration, Social Cohesion

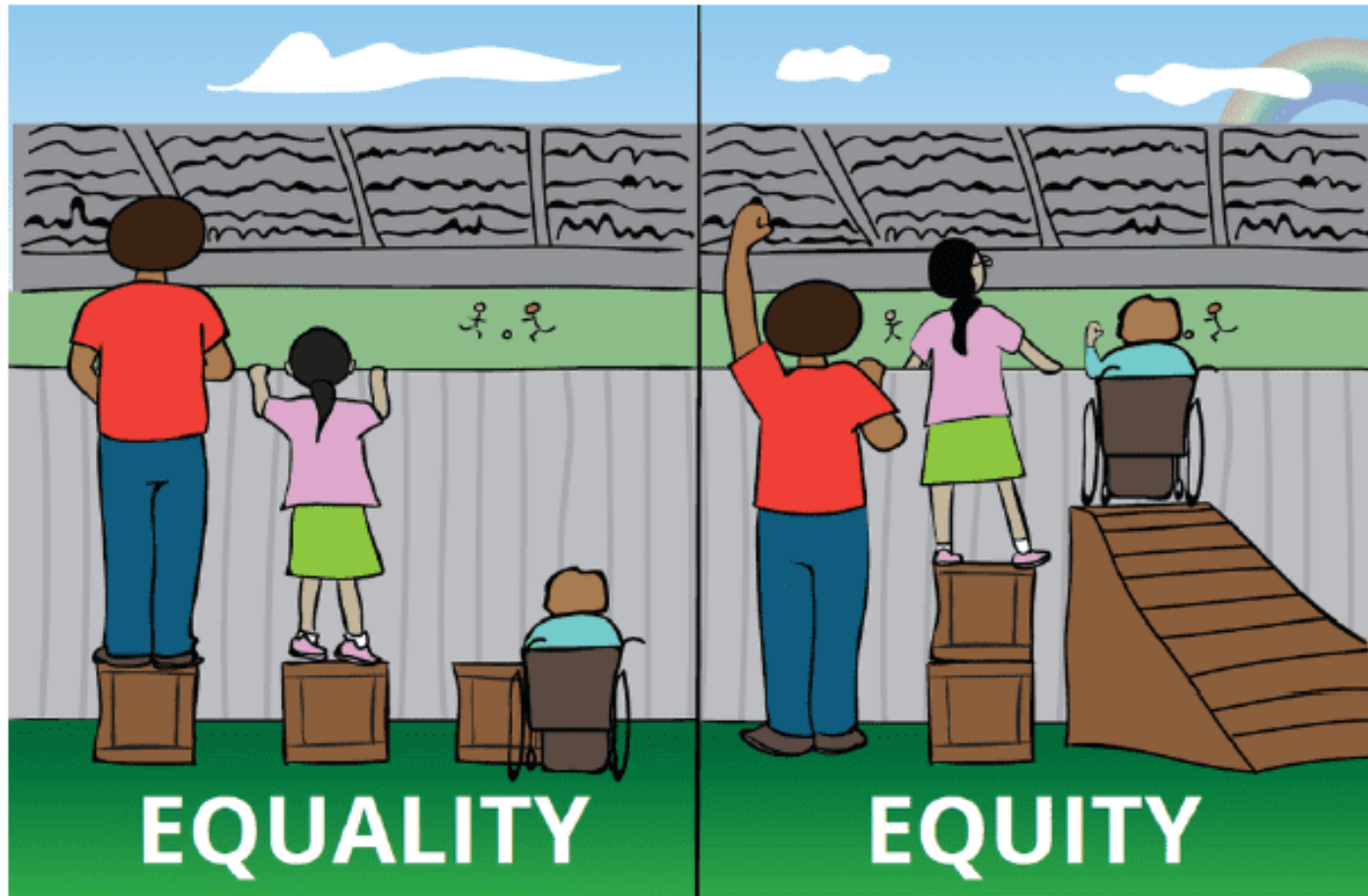
Education

Early Childhood Education & Development, Enrollment in Higher Education, High School Graduation, Language & Literacy

Economic Stability

Employment, Food Security, Housing Stability, Poverty

Equity



Just and fair inclusion into a society in which all can participate, prosper, and reach their full potential



What We've Heard So Far



Assets & Opportunities

East Bay Bike Path,
public library, new high
school, many parks

More affordable than
surrounding
communities with same
regional access

Existing buildings and
structures are
opportunities to add
more affordable
housing

Great neighborhoods
with access to local
shopping

Strong sense of
community

Challenges

The cost of buying a home and renting in the City is increasing.

The City lacks more affordable housing options, both long-term or market rate.

The increase in housing costs is pushing out young families, seniors, single people, and lower income residents.

Housing needs to consider the needs of all residents, including accessible homes for people with disabilities.

The City's older housing adds costs for continued maintenance and upkeep to homeowners.

Costs of utilities (heating, electric, etc.) are increasing.



What's Happening Now



Studies & Initiatives

Devising an Opportunity Investment Strategy for East Providence (Feb 2020)

- Detailed look at Determinants of Health indicators
- Identified priorities for housing investments to support low- and moderate-income households

Community Development Office

- CDBG funding that support agencies, programs, and projects city-wide
- Housing Improvement Program

East Providence Health Equity Zone (HEZ)

- Promote a strong, vibrant community by addressing health disparities
- Led by Steering Committee of residents, community organizations, local government, local businesses, and faith-based groups.

Zoning Revisions in Commercial Corridors

- Allow mixed use buildings, flexibility for higher density => smaller homes/units
- Waterman Ave, Warren Ave, Taunton Ave, Riverside Square

New Housing: Under Review or Under Construction

In progress/completed: 355

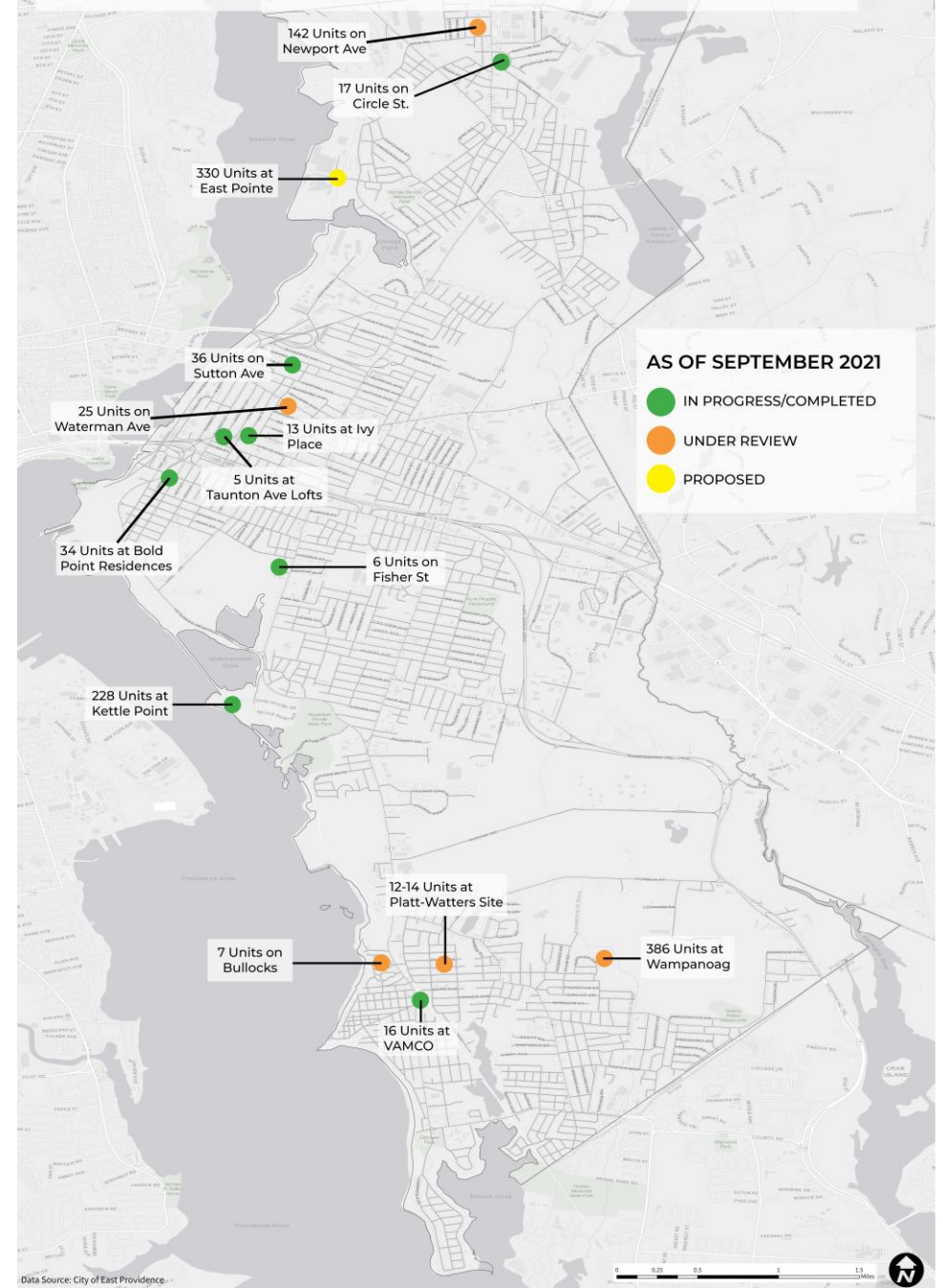
Under review: 574

Proposed: 330

TOTAL: 1,259 units

65 long-term affordable

NEW RESIDENTIAL DEVELOPMENT PROJECTS IN EAST PROVIDENCE





Moving Forward



Meet the Need for Diverse Housing Options

→ Long-term Affordable Housing

Seniors, cost-burdened households, people with disabilities, low-income households, etc.

- Maintain existing affordable housing
- Partnerships with non-profits that build affordable housing
- Inclusionary zoning that adds affordable units to market-rate developments

→ Homes that are market-rate affordable

Accessory dwelling units, mixed-use buildings, live-work spaces, apartments, smaller homes, etc.

- Allowing housing types by-right
- Increasing density to allow for smaller, more affordable units



Make the Connection between Housing, Equity, & Public Health

→ Location of housing and what it has access to....

- Transportation options
Walking, biking, RIPTA
- Parks and recreation
- Services
- Shopping/retail
- Employment

→ Areas that need support now

- Prioritize investments

RIVERSIDE SQUARE

BULLOCKS POINT & FENNER AVE. EAST PROVIDENCE

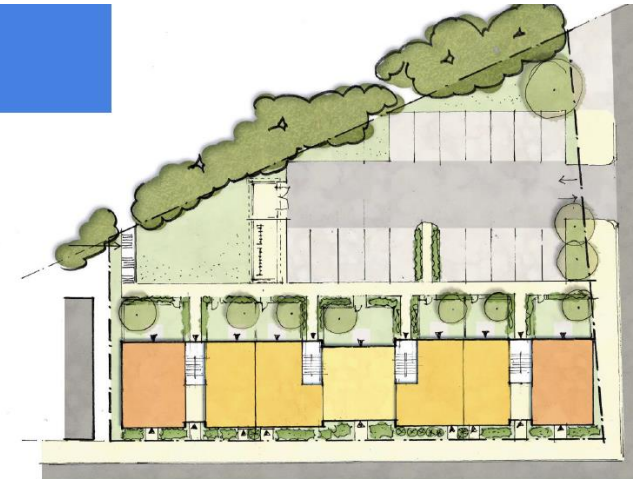
16 Rental Units:

(8) 2-Bedroom Flats

(4) 2-Bedroom Townhouses

(4) 1-Bedroom Flats

Breaking Ground 2022



Source: ONE Neighborhood Builders



Tonight's Conversation

1. Confirm the Issues – Now & Future
 - Agree? What's missing?
2. Are we headed in the right direction?
 - What could be better?
 - New ideas!
3. How do we get there?
 - Who's involved?



Ground Rules

Everyone should have an opportunity to talk

Focus on the group's discussion

Be concise

Listen, be honest, and avoid criticizing other's ideas

Think big!

Have fun!