



Ivy Place East Providence
Union Studio

Housing 2030

I-195 Redevelopment District Commission

July 16, 2025

**RHODE
ISLAND**

What is *Housing 2030*?

- *Housing 2030* is the state housing plan for 2026-2030
- The plan will set out **concrete and measurable** housing-related goals and align on strategies for achieving these goals.
- *Housing 2030* is grounded in the existing and projected housing needs of Rhode Islanders and Rhode Island communities.
- *Housing 2030* will be an actionable plan:
 - Creates and informs tools for Rhode Island communities to use
 - Serves as a roadmap for policy and budget proposals for FY2026 and beyond
 - Helps guide the State's use of federal funds
 - To be adopted as the State's Guide Plan Element – which will inform municipal planning efforts for years to come



Over and over, we heard...

01

Our kids and grandkids can't afford to live here anymore

02

Employers are struggling to attract and retain a talented workforce due to rising housing costs

03

Seniors want to downsize but cannot find available and affordable homes

04

A lack of affordable housing is driving increased rates of homelessness

Housing 2030 Goals

By 2030 proposing to...



Permit 15,000 new homes



Create 1,000 low-cost homeownership units



Triple ADUs permitted



Increase middle-market units by 50%



Finance 2,250 affordable rental units



Preserve affordable homes



Navigate towards 2030 goals

This would mean more housing options and would...

Slow housing cost growth and put Rhode Island on a path to healthier vacancy rates

Increase inventory of for sale homes that cost less than \$400k

Expand lower cost options that more families, seniors, and our workforce can afford

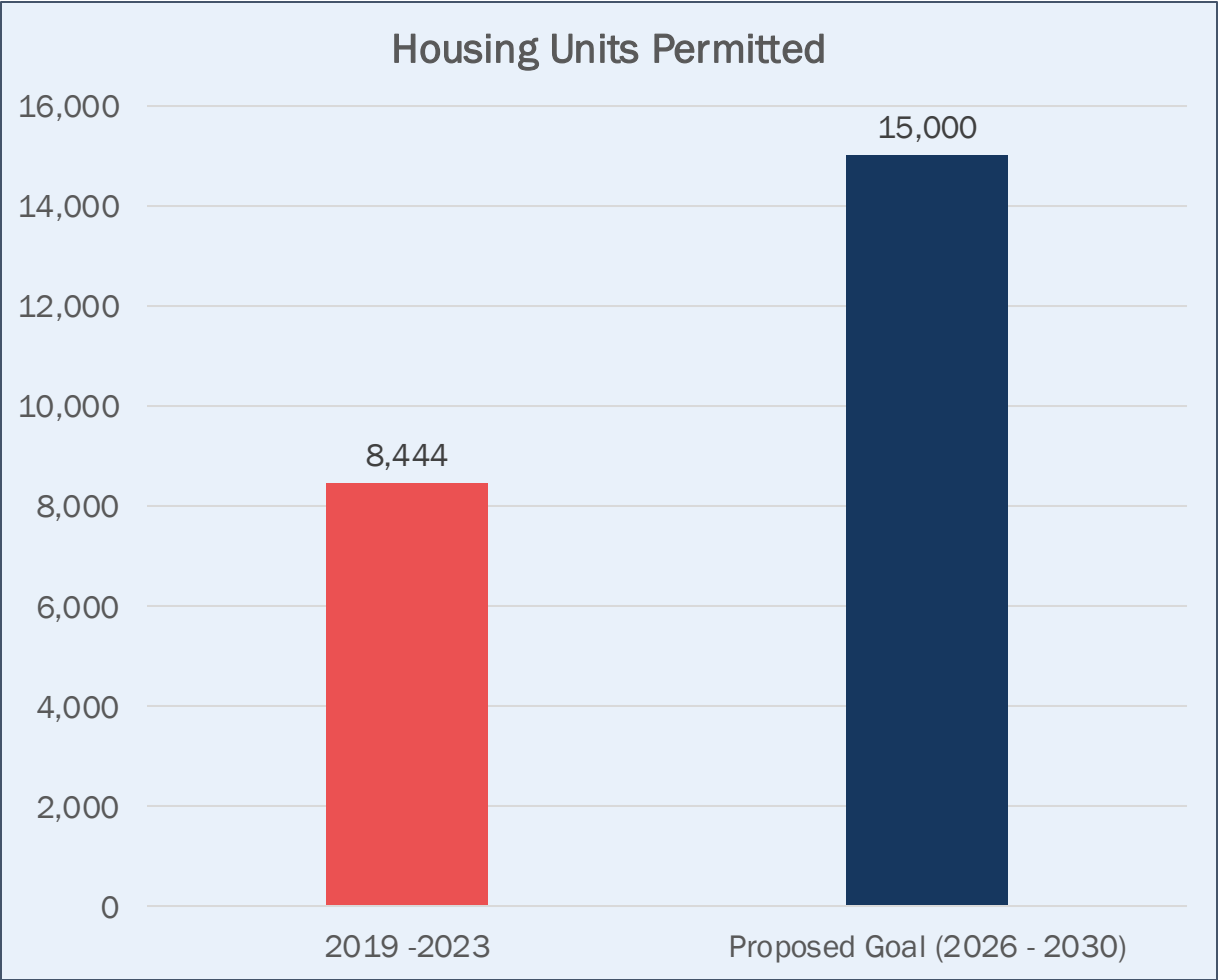
Building a variety of home types that meet community needs

Support low and moderate income Rhode Islanders and include 375 permanent supportive housing and 500 extremely low income homes

Maintain affordability that already exists

Complement efforts to improve education, create a healthier RI, address climate change, and build a Rhode to Prosperity

Housing 2030 Overall Production Goal



**15,000 units
by 2030**

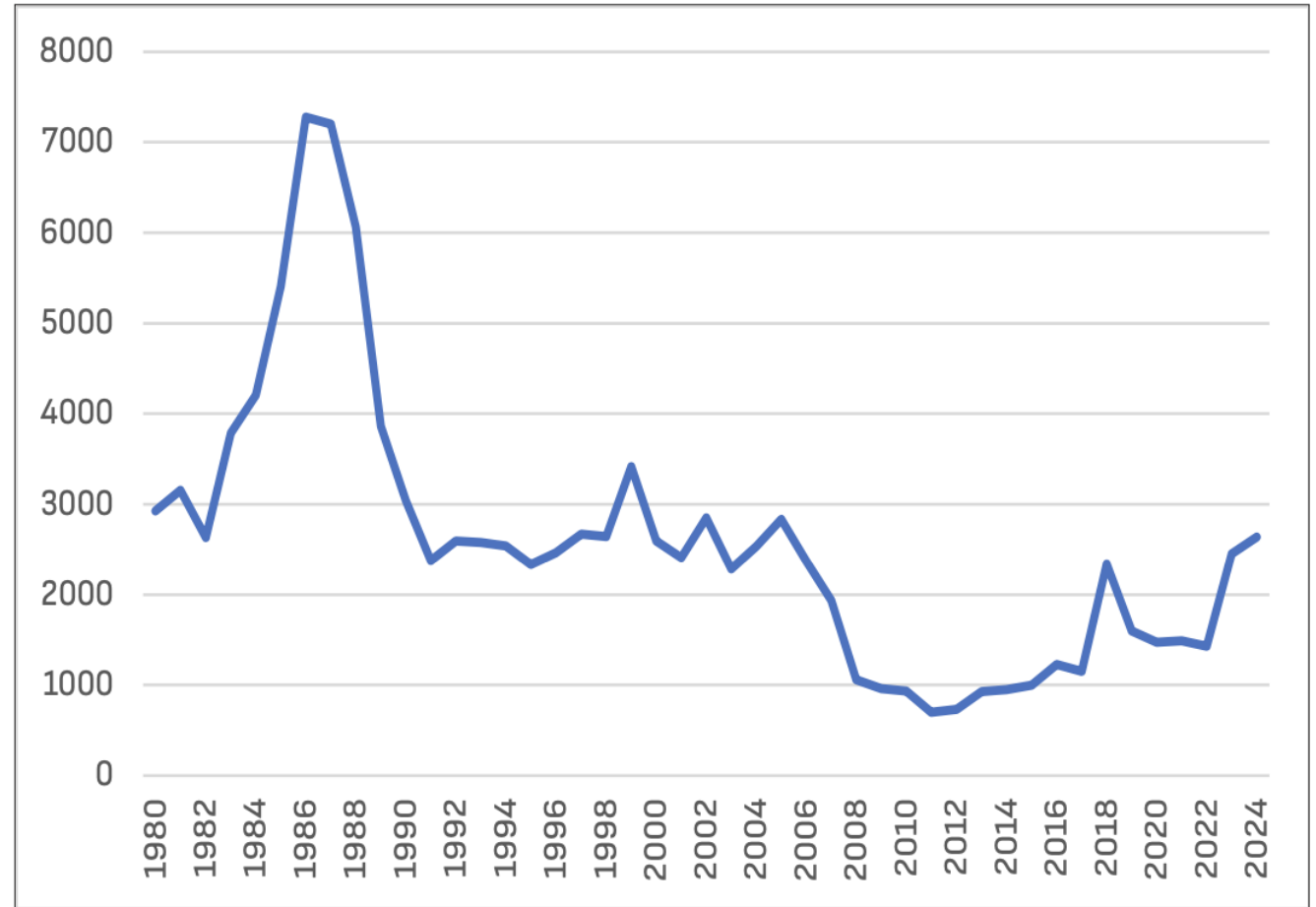
How did we get here?

By not building enough homes...

- Over the past decade, Rhode Island's **rate of permitting** has ranked **last** in the nation.
- **79%** of residents agreed that **Rhode Island** needs more housing.

***Recent Progress:** In the last few years, permitting has increased, achieving pre-Great Recession highs, thanks to investments and policy changes under the McKee Administration.*

Number of Housing Permits in RI, by Year



Source: Census Building Permit Survey, Department of Housing and Housing Works RI.

How did we get here?

Rising development costs...

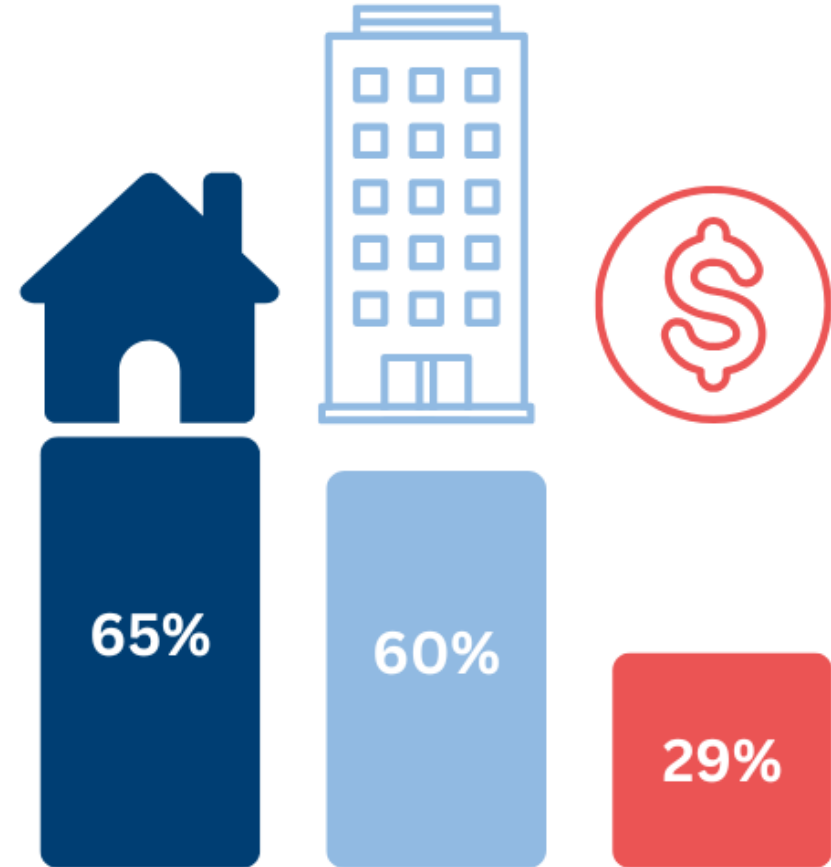
- Since February 2020, the cost of construction materials has increased 40%.
- From 2012-2022, land values in Rhode Island increased 81%.



How did we get here?

Economics 101... Between 2018 and 2024:

- Home sales prices increased 65%
- Rents increased 60%
- Wages increased only 29%



What is Standing in the Way of Building More?

**We don't allow the homes we need
to be built by right**

Local zoning ordinances present barriers to middle market housing production

- > Require extra review
- > Require large minimum lot sizes

87% of Rhode Island is zoned for single-family by right

20% of Rhode Island is zoned for 2-family by right

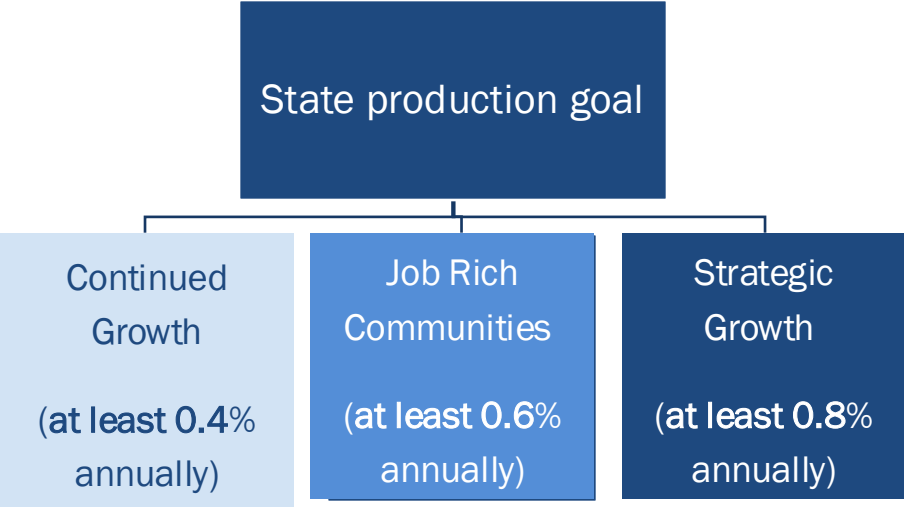


Residential land zoned for duplexes by right on less than one acre.

Source: RI Zoning Atlas (Housing Works RI)

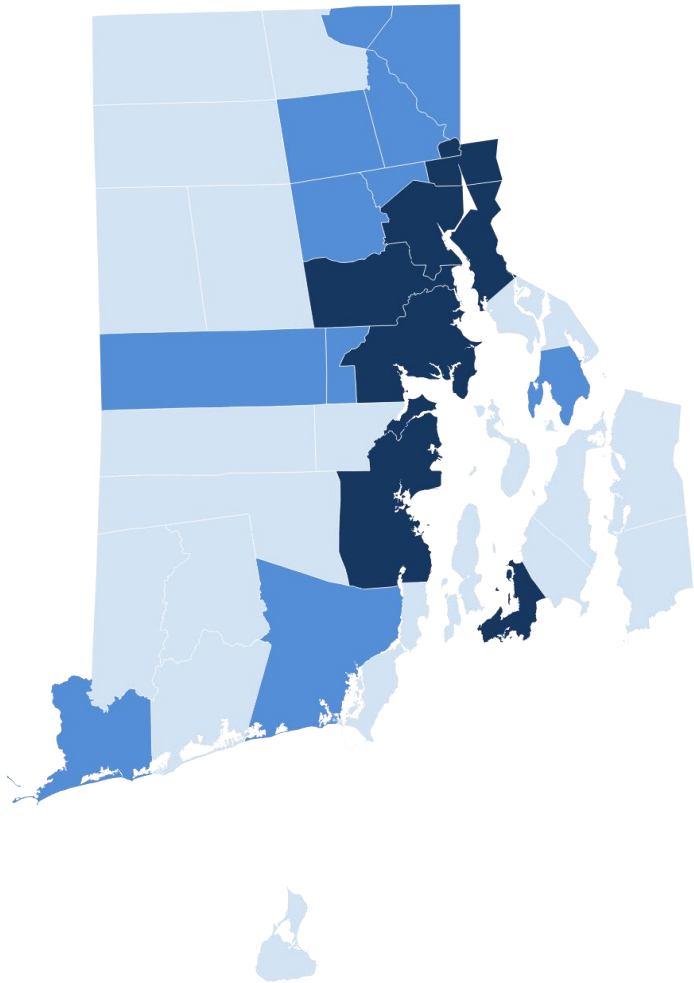
Municipal Overall Production Goals

Municipal goals based upon community conditions to improve community and economic development



Updated Municipal Growth Categories

Continued Growth Job-Rich Communities Strategic Growth



Source: RI Department of Housing • Created with Datawrapper

Note: Overall production goals for each municipality is at least equal to units permitted over the last five years.

2024 Housing Bond Update



- **\$80M**–Increase & preserve low- and moderate- income housing.
- **\$20M**–Increase production of low- and moderate- and middle-income housing intended for homeownership
- **\$10M**– Support community revitalization through property acquisition & redevelopment.
- **\$5M**–Support acquisition of properties for affordable & supportive housing
- **\$4M**–Develop site infrastructure to support affordable housing development
- **\$1M**–Provide assistance to municipalities