



RhodelslandHousing
working together to bring you home

Land and Water Conservation Summit

March 9, 2013



What does “affordable” mean?

The federal standard for home affordability is when the household spends no more than 30% of its gross monthly income on housing-related expenses

- **Market-priced affordable:** Market pricing *and* sufficient income allows for housing costs to remain at or below 30%
- **Long-term affordable:**
 - Subsidy (Federal, state, or municipal) is used to create the home
 - Deed restricted to guarantee affordability to low- and moderate- income households for 30+ years



Key Aspects of Long-Term Affordable Homes

- Subsidy (Federal, state, or municipal) is used to create or rehabilitate the home
- Price/rent is affordable to low- and moderate-income Rhode Islanders
 - Up to 120% AMI for homeownership properties
 - Up to 80% AMI for rental properties
- Buyers/renters must be income-eligible
- Remains affordable through land lease or deed restriction for no less than 30 years

High Standards are Good for Property Values

- Long-term affordable homes have high architectural and design standards
 - Designed and built with sensitivity to the architectural and aesthetic standards desired by the community
 - Built to last for the long term



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Can You Tell the Difference?

Single Family

Market-rate home



Home that is affordable for long term



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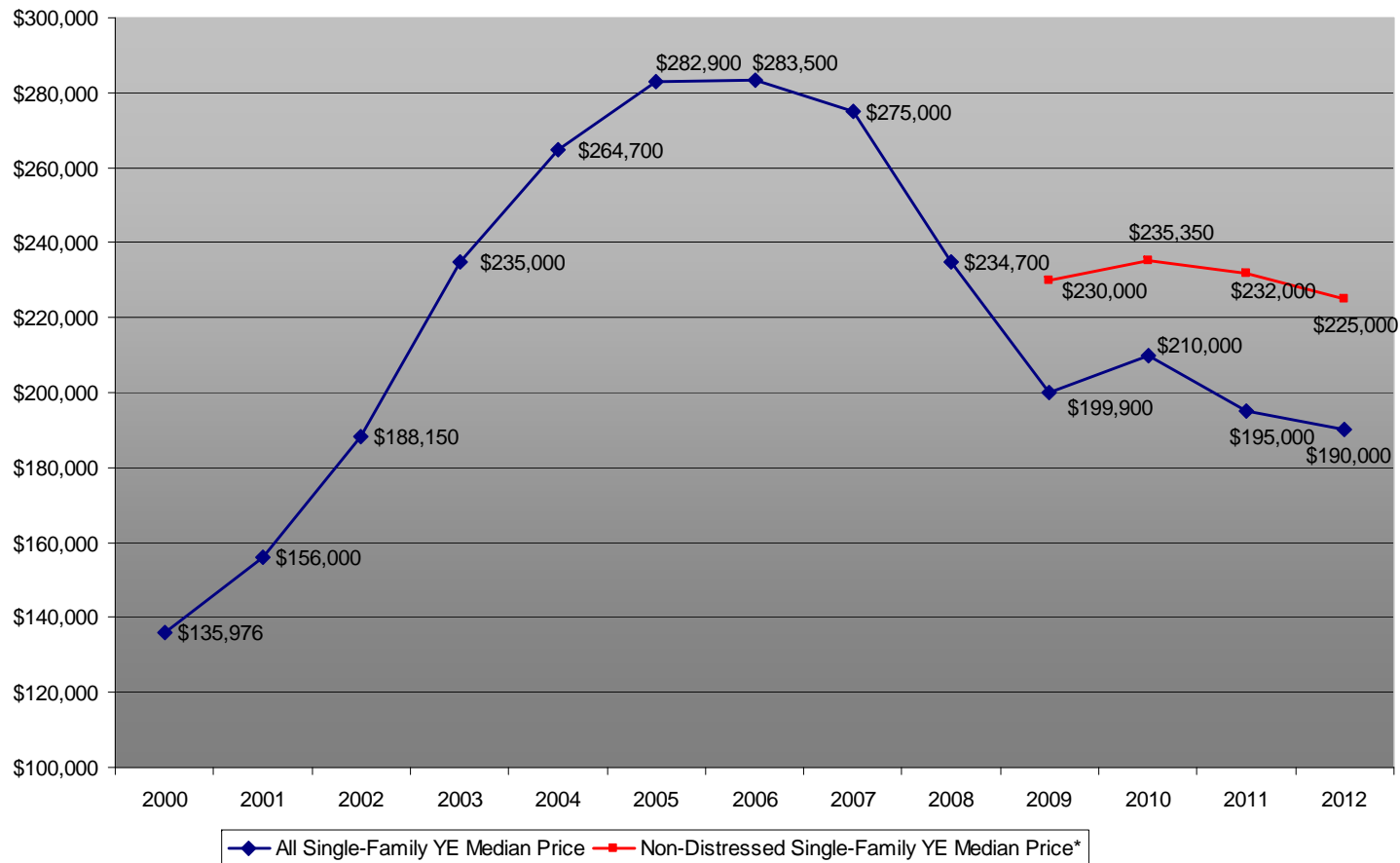


Cost-Burdened Households

- 2010 American Community Survey Data shows Rhode Island as the most housing cost-burdened state in New England
- Rhode Island households paying more than 30 percent of income on housing:
 - 51.8% of renter households
 - 43.7% of homeowners
- 25% of renters are “extremely” cost-burdened— spending more than 50% of their income on housing

Median SF Home Prices, 2000-2012

Rhode Island YE Median SF Home Prices, 2000-2012



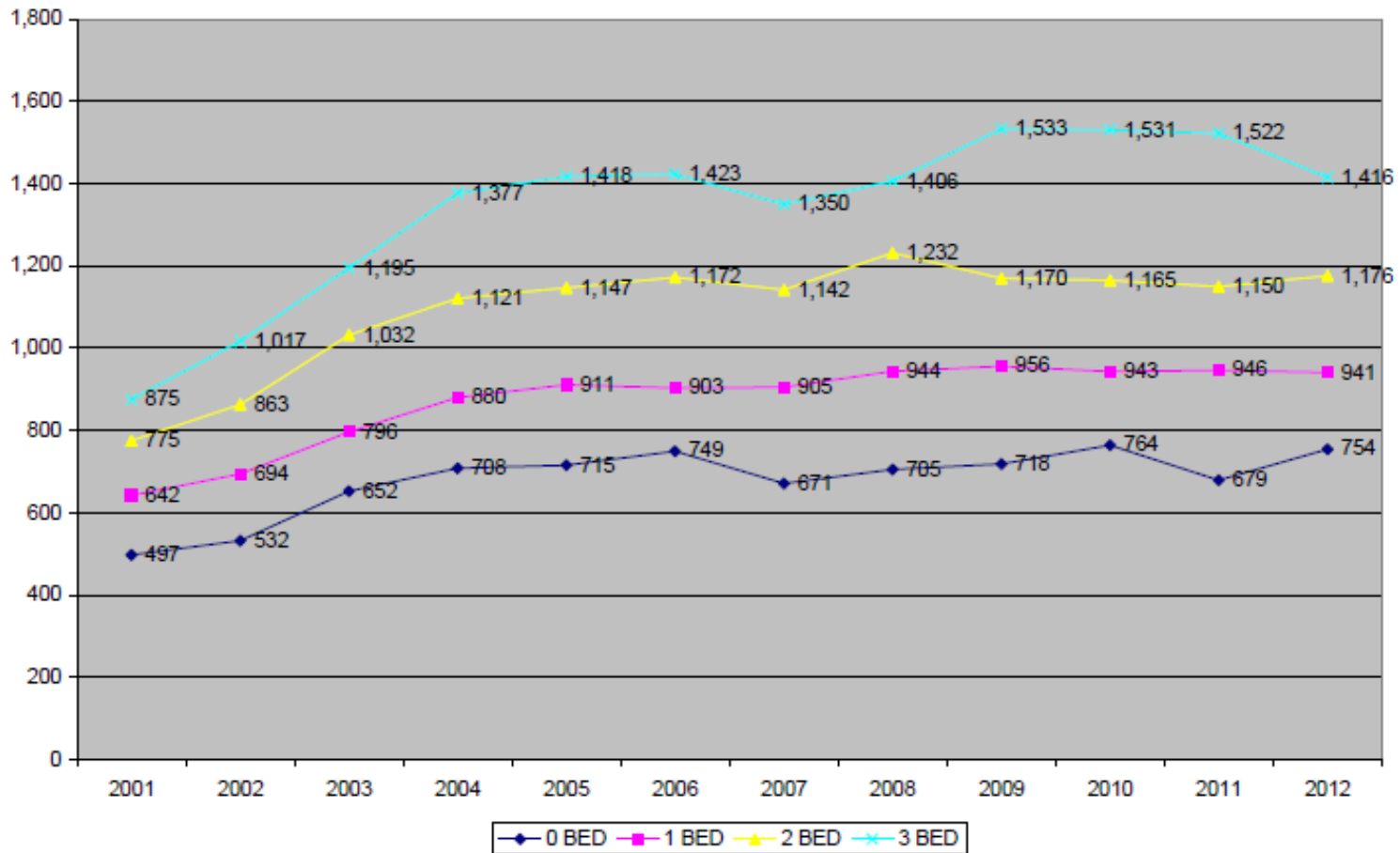
Source: RI Association of Realtors

*Non-distressed median sale prices were not calculated prior to

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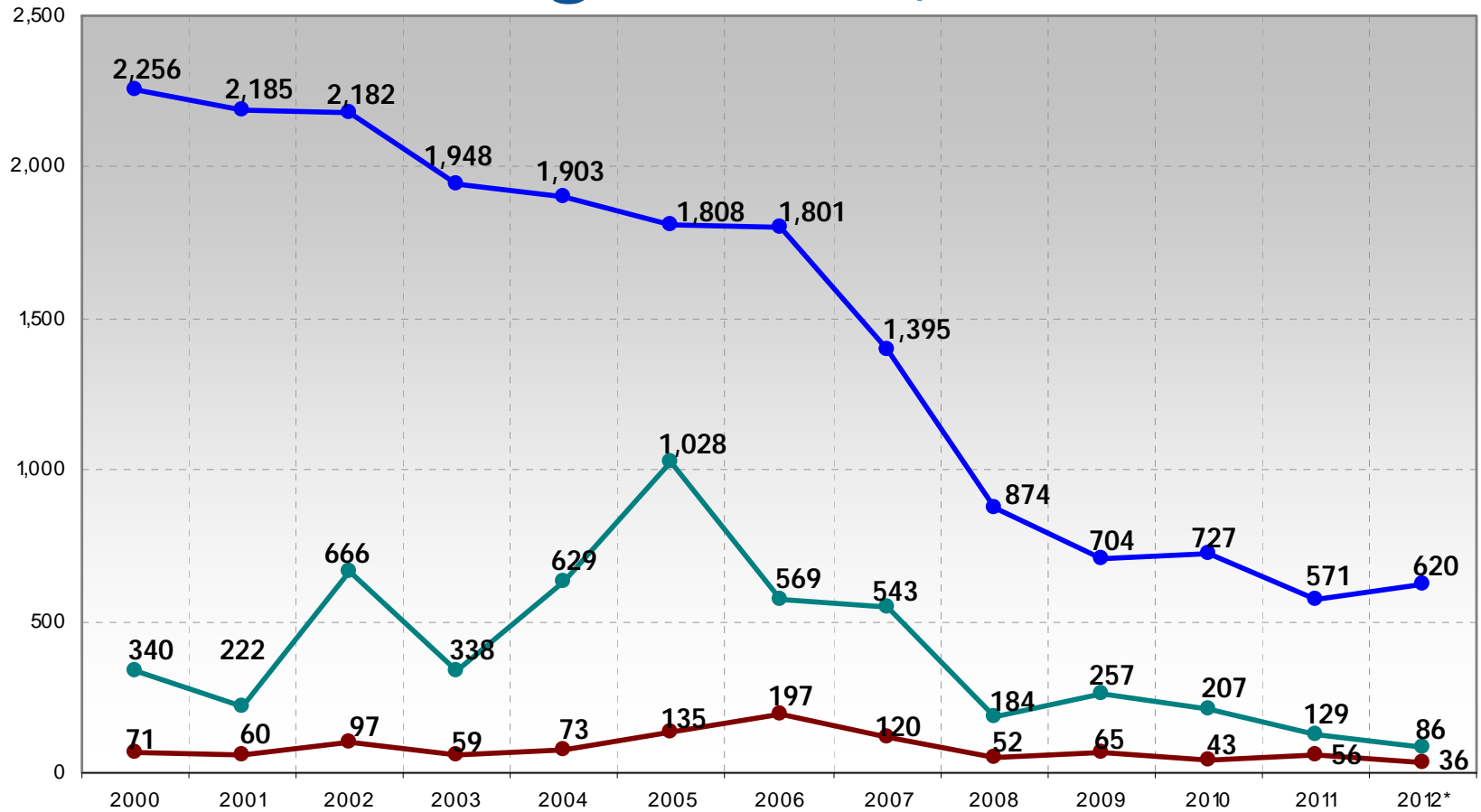
RI Rent Surveys, 2001 - 2012

(as compiled by Rhode Island Housing)



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RI Building Permits, 2000-2012



Source: U.S. Census

● Multi-family Building Permits
 ● Multi-family Homes
 ● Single-family Building Permits/Homes

*2012 data is

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Opportunities

- New housing bond passed in Nov. 2012
- Single-family home prices have moderated from their inflated highs
- Good models for affordable homes that are consistent with community character and respond to local needs exist throughout our state
- Progress of communities in implementing their housing plans



keep space

where neighbors meet, people work, children play.

KeepSpace - a sustainable model

- A holistic approach that seeks to understand community through many lenses:
 - grassroots level
 - the structures that support everyday life
 - and the ways in which people, goods and services move from place to place

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KeepSpace

- KeepSpace works to integrate and enhance six key elements, each of which is equally important to creating vibrant, healthy communities:
 - A good home
 - A healthy environment
 - Strong commerce
 - Sensible infrastructure
 - Integrated arts, recreation, culture and religion
 - Positive community impact



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Loans to
Build Homes
or Buy One

Housing Help
for Owners
and Renters

Working to End
Homelessness

Creating
KeepSpace
Communities

Financial Stability