

HOUSING IN BRISTOL: CHARACTERISTICS, TRENDS, AND NEEDS



OVERVIEW

Housing Costs

Housing Trends

- Age and Condition of Housing Units

- Housing Construction

- Occupancy

Housing Problems and Needs

- Cost Burden

- Local Needs

- Encouraging News*

- Evictions and Homelessness

Questions

Bristol's Current LMI Housing Strategies

- What's working?

- What's not working?

Discussion Questions

Next Steps

HOUSING COSTS

Median price for a house in **2022**
\$500,000

Median price for a house in **2017**
\$383,236

**30%
increase**

Monthly housing payment -
\$3,785

Income needed to afford this -
\$151,399

\$60K gap

Median Income 2018-2022 -
\$91,382

Median price for a
house in February 2024
\$550,000

20% increase in just 2 years!

HOUSING COSTS

Median rent:

- One-bedroom - \$1,500
- Two-bedroom - \$1,800
- Three-bedroom - \$2,100

Income needed to afford this
One-bedroom rent

+/- \$60,000



HOUSING COSTS

Highest real estate price increase (28%) of all the East Bay municipalities in 2023.

Joined the ten RI communities with the highest single-family home values.

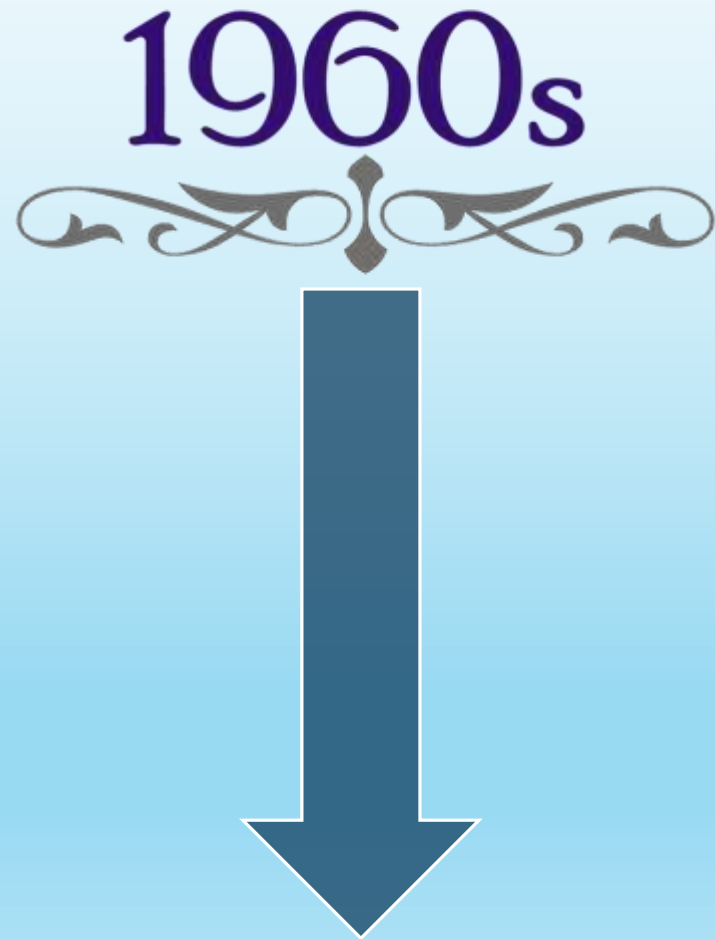


HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

Period Built	2000 to 2022	1980 to 1999	1960 to 1979	1959 or Earlier
% of Own-Occupied Units Built	12%	29%	27%	33%

Period Built	2000 to 2022	1980 to 1999	1960 to 1979	1959 or Earlier
% of Renter-Occupied Units Built	7%	11%	21%	61%

HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS



Many rental homes are in older buildings . . .

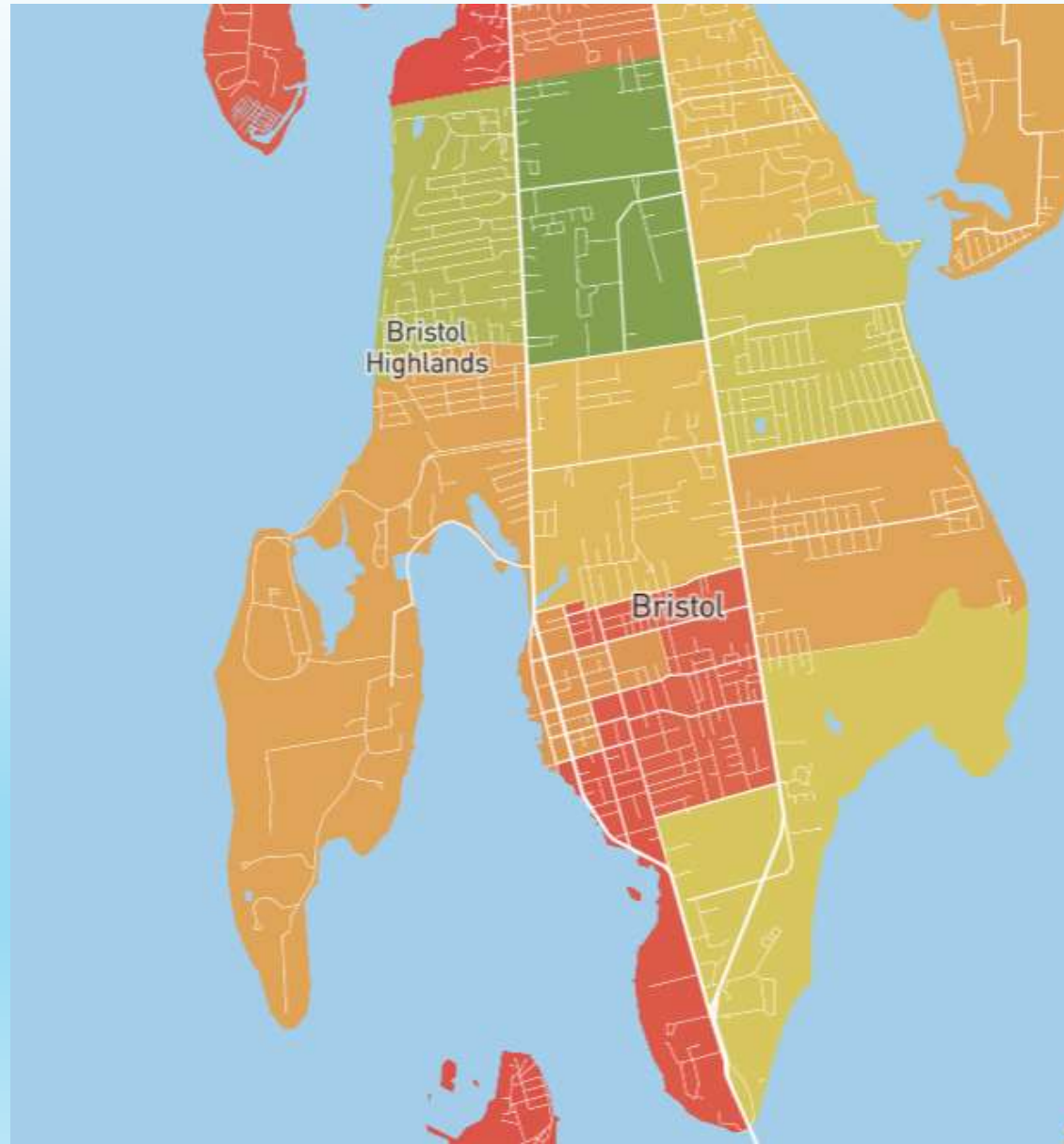
Renter-occupied housing units built before 1960

61%

For **owner-occupied** housing

33%

HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS



HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

Older Housing Stock – Key Considerations

- Cultural heritage
- Economic benefits (e.g., tourism, home purchases)
- Maintenance costs (from older materials)



HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

Housing Type	Single-Family	Two-Family	3/4-Family	Multi-Family
As of 2023	6,164 (65.3%)	1,289 (13.7%)	672 (7.1%)	1,318 (14.0%)

HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

Bedrooms in owner-occupied houses and condos in Bristol, Rhode Island

(Note: State values scaled to Bristol population)



Bedrooms in renter-occupied apartments in Bristol, Rhode Island

(Note: State values scaled to Bristol population)



HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

Rooms in renter-occupied apartments in Bristol, Rhode Island

(Note: State values scaled to Bristol population)



Rooms in owner-occupied houses in Bristol, Rhode Island

(Note: State values scaled to Bristol population)



HOUSING TRENDS - HOUSING CONSTRUCTION

Building Permits	Single-Family Units	Multifamily Units
2022	16	8
2021	23	0
2020	21	0
2019	8	0
2018	15	2

HOUSING TRENDS - OCCUPANCY

2022	Occupied Housing Units	Owner-Occupied	Renter-Occupied	Percent Owner-Occupied	Percent Renter-Occupied	Vacancy Rate Owner-Occupied	Vacancy Rate Renter-Occupied
Bristol	8,065	5,537	2,528	68.65%	31.35%	0.0%	9.0%
Rhode Island	426,769	265,851	160,918	62.29%	37.71%	1.2%	5.1%

HOUSING PROBLEMS AND NEEDS

- COST BURDEN

Cost-burdened households spend at least **30%** of their income on housing costs.

Severely cost-burdened households spend at least **50%** of their income on housing costs.



HOUSING PROBLEMS AND NEEDS

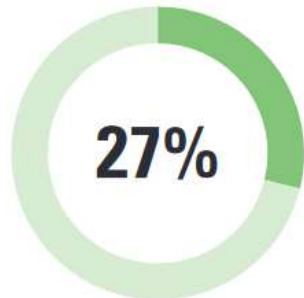
- COST BURDEN

Rhode Island

► COST BURDENED HOUSEHOLDS

 **139,224** HOUSEHOLDS ARE COST BURDENED

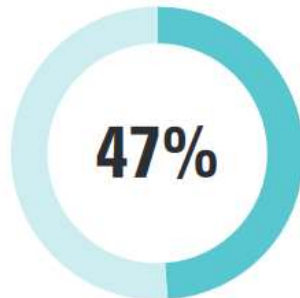
OWNER



= 68,334

Owner Households

RENTER



= 70,890

Renter Households

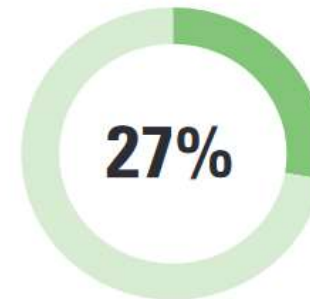
A household is considered burdened if it spends 30% or more of its income on housing costs.

Bristol

► COST BURDENED HOUSEHOLDS

 **2,514** HOUSEHOLDS ARE COST BURDENED

OWNER



= 1,454

Owner Households

RENTER



= 1,060

Renter Households

A household is considered burdened if it spends 30% or more of its income on housing costs.

HOUSING PROBLEMS AND NEEDS - COST BURDEN

Severely cost burdened - more than 50% of income spent on housing costs.

Severely Cost-Burdened Households (2016-2020 Census Data)	Total	Renters	Owners
Bristol	1,125 (+/-14%)	480	645

HOUSING PROBLEMS AND NEEDS

- LOCAL NEEDS

Residents below the poverty level – 7.8% (But the bulk of this comes from college students)

Under 18 years – 4.4%

18-34 – **19.1%**

35-64 years – 5.7%

65+ years – 3.7%

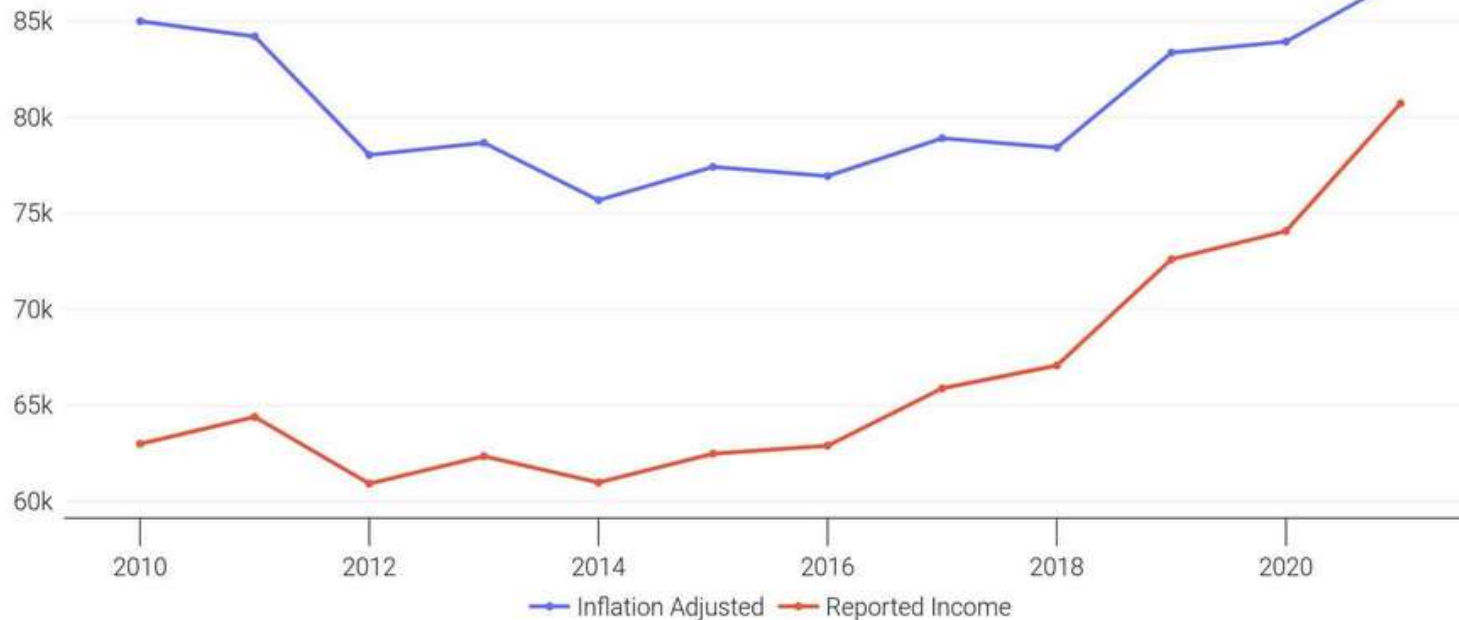
Unemployment rate - 2.5%

Despite a relatively low unemployment rate, many face financial burdens.

HOUSING PROBLEMS AND NEEDS - LOCAL NEEDS

Bristol, Rhode Island median household income trend (2010-2021)

2022 Inflation-adjustment, using Retroactive Series (R-CPI-U-RS)



Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021 5-Year Estimates

Neilsberg

HOUSING PROBLEMS AND NEEDS - ENCOURAGING NEWS



Bristol Home Repair Program

A great resource for the community!

HOUSING PROBLEMS AND NEEDS - ENCOURAGING NEWS

Affordable Housing Progress Report (2021)

Good Progress

(30%-59% of AHP 5 Year Goal)

- Bristol
- Exeter
- North Kingstown
- South Kingstown
- Tiverton

As of 2022, Bristol had **532** Low and Moderate Income (LMI) housing units.

Elderly – **67%**

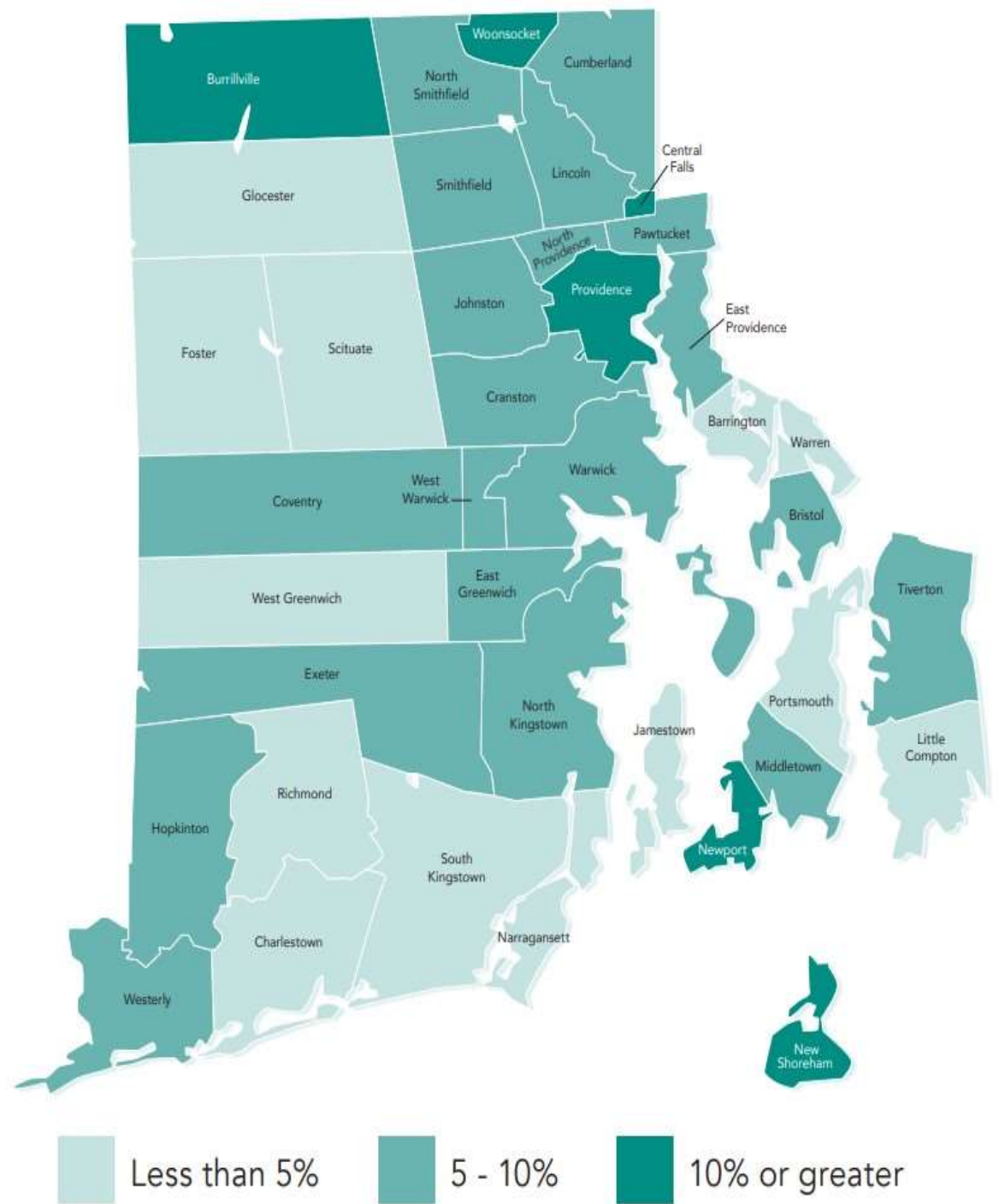
Family – **20%**

Special Needs – **13%**

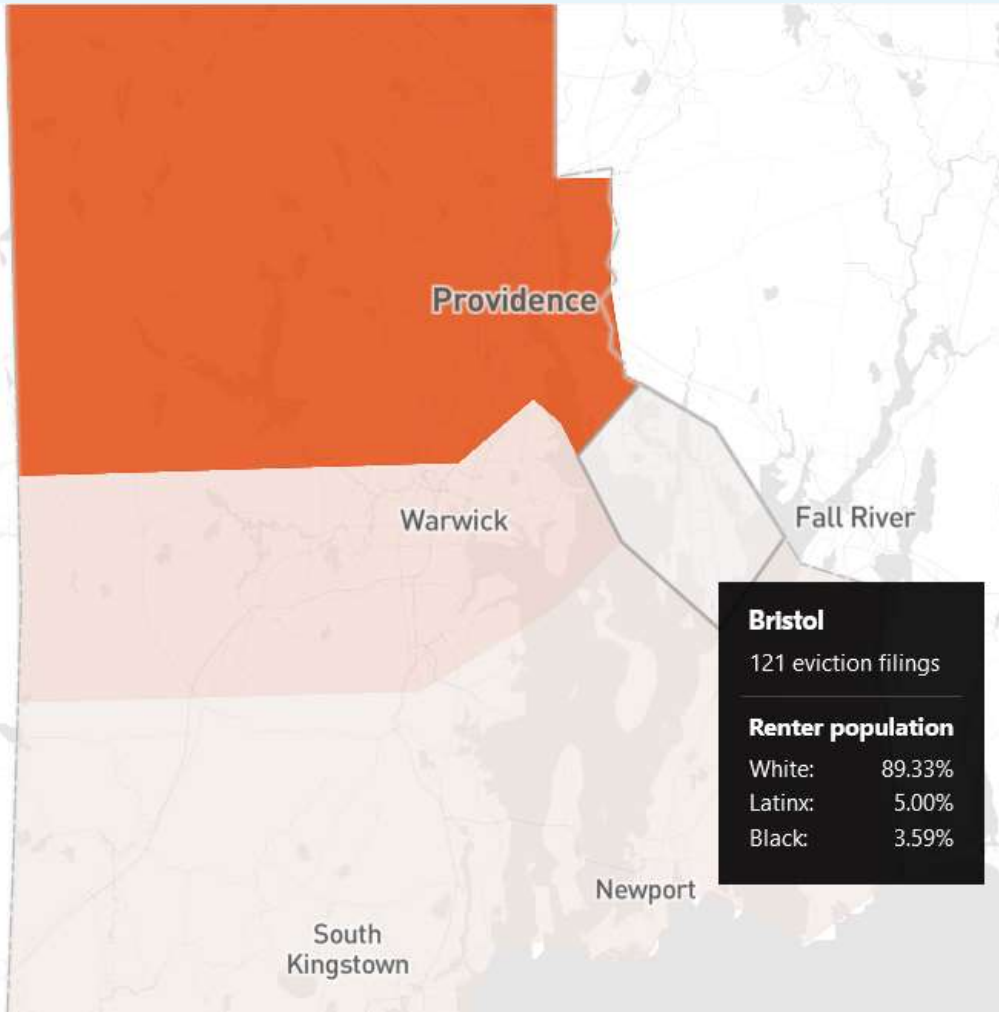
5.73% of Bristol's total year-round units per the 2020 US Census.

HOUSING PROBLEMS AND NEEDS - ENCOURAGING NEWS

LMI Housing progress



HOUSING PROBLEMS AND NEEDS - EVICTIONS AND HOMELESSNESS



Evictions by County from March 2023 to March 2024

Bristol County: 121

Kent County: 964

Providence County: 6,616

Evictions have declined by 20% in Bristol County since 2016

HOUSING PROBLEMS AND NEEDS - EVICTIONS AND HOMELESSNESS

22

Number of homeless children in the Bristol Warren school district (2020-2021 school year)

16

Beds for homeless veterans at the Veterans Home in Bristol (2022)

Local data on homelessness is limited – hard to track how many people who previously lived in Bristol are now homeless in Newport or Providence.

EXERCISE! EXISTING GOALS AND POLICIES

Visit the display boards in the room

1. There is one board for each Goal in the Town's existing Housing Chapter
2. Read the existing Goals and Policies
3. Put a **green** dot next to things you support
4. A **yellow** dot next to things you support with conditions
5. A **red** dot next to things you do NOT support
6. If you place a **yellow** or **red** dot, write down on a sticky note why. Place the sticky note on the board.

BRISTOL'S CURRENT LMI HOUSING STRATEGIES

What's working and what's not?

1. Properties where the Town wants to encourage “friendly” Comprehensive Permits. *See Affordable Housing Locations Summary Chart.*

For example . . .

- RWU at Almeida Apartments
- Francis Gravel Bank at Bayview

BRISTOL'S CURRENT LMI HOUSING STRATEGIES

What's working and what's not?

2. **Inclusionary Zoning** – Only ever used once, created a duplex in a SFH subdivision. IZ was rescinded last year due to changes in state law.
3. **Accessory Dwelling Units** – ADUs are popular in Town, but very few are deed restricted. Many homeowners don't find this attractive.
4. **Deed restrictions in exchange for zoning relief** (e.g. variances) - Town staff can negotiate LMI units in such instances. Some success, but inconsistent.
5. Allowing **infill development** on vacant lots in the R10 district in exchange for LMI deed restriction – Didn't work, people can build here anyway.

BRISTOL'S CURRENT LMI HOUSING STRATEGIES

What's working and what's not?

6. **Deed restricting existing housing stock in exchange for rehabilitation assistance** – Not successful. People can get rehab assistance without a deed restriction.
7. **Buying tax sale properties** and then deed restricting them for LMI housing – This has not been used for housing yet (mostly conservation) but still could.
8. **Allowing multi-family dwellings in otherwise single-family zones in exchange for LMI housing deed restrictions** – e.g. Duplexes in R15 and R20.
9. **Mixed-Use Commercial/Residential** – Town staff can negotiate LMI units in such developments

DISCUSSION QUESTIONS?

- 1. What attracts people to live in Bristol?*
- 2. Who is moving to Bristol? Where do they move from?*
- 3. Why do people leave Bristol?*
- 4. Who is moving out of Bristol? Where do they move to?*
- 5. Have these trends changed at all in recent years? Are certain household types or populations more likely to be affected by these trends?*
- 6. Have you noticed any changes in housing trends or needs recently?*

DISCUSSION QUESTIONS?

- 7. Are there any types of housing (rental, ownership, single-family houses, apartments, ADUs, townhouses, duplexes, certain price points, etc.) that the community wants or needs more of?*
- 8. Are there any changes that you would like to see in the current Town regulations and zoning as they relate to housing?*
- 9. How would proposals for allowing different types of housing in Bristol be received by the community? Do people tend to see housing as something the Town needs to address?*
- 10. What is the capacity for addressing housing related issues in Town? Who is thinking about housing issues and what tools do they have to address them?*

DISCUSSION QUESTIONS?

11. What characteristics of the community's housing market are barriers for different populations (e.g., lack of supply, housing quality, lack of accessible units, price, etc.?) Which populations are most affected?

12. What other related factors make attaining or retaining housing challenging for these populations? (e.g., transportation, childcare, other household costs, medical issues, lack of services?)

13. If you had a magic wand, what are the top things you would do to address housing concerns in Bristol?

NEXT STEPS

- **HW will revise LMI Housing Strategies based on tonight's discussion**
- **Public Meeting – May** – *Discuss these same questions with the broader public*
- **Planning Board Meeting – June** – *Discuss feedback from the public meeting and desired revisions. Determine if economic analysis is desired for any strategies*
- **Planning Board Meeting – July** – *Discuss economic analyses*
- **TBD** *Preparation of final amendments for Public Hearing*
- **Affordable Housing Trust Fund - May** *Discussion of alternatives with the Planning Board*