



HOUSING & NEIGHBORHOODS

Comprehensive Community Plan
Town of Barrington, RI

Draft | March 2025

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Introduction

The Housing Element of a Comprehensive Plan assesses a municipality's current housing stock, examining it through the lens of affordability, community goals, and projected future housing needs. Like other communities, Barrington's housing landscape is impacted by a limited supply, high prices, increasing demand, and evolving needs of current and future residents.

With most of its land developed to the extent allowed by zoning, the expansion of Barrington's housing stock faces considerable constraints. Despite these challenges, the Town remains committed to working towards expanding and diversifying housing opportunities while balancing its needs for growing its economic tax base and managing impacts on existing neighborhoods.

This chapter profiles Barrington's community demographics and housing stock and recommends the housing mix best suited to meet local and expected need through 2035. Additionally, it outlines a strategy for Barrington to make meaningful progress towards its housing goals and comply with the State's 10% housing affordability requirement. Implementing the suggested policies and implementation strategies set forth in this Housing & Neighborhoods chapter of the Comprehensive Community Plan will allow Barrington to uphold its statutory obligation to meet state housing needs as well as the needs and preferences of its residents today and those to come.

Housing needs in Rhode Island

Housing plays a crucial role in an individual's and community's social determinants of health. Not only does a home's location impact quality of life, the condition and cost of a home also significantly influences physical and mental health which can impact educational outcomes and job performance. The 2021 and 2022 RI Life Index, a scoring system that measures social determinants of health, reported worsening scores across all determinants, with the most significant being in housing affordability and cost of living. This applied to both urban and suburban/rural communities in Rhode Island (RI Life Index Blue Cross & Blue Shield, Brown University, 2021, 2022).

More than a third of Rhode Island households are cost burdened as home prices and rents continue to rise. Limited new housing development across the state compounds these issues by creating a very limited housing supply. The Covid-19 pandemic and post-pandemic housing landscape have further exacerbated issues of housing insecurity revealing a 72% increase in the number of people experiencing homelessness since 2019 (HousingWorks RI Factbook, 2023).

In recent years, the RI State Legislature has taken steps to lay the groundwork for addressing housing needs and affordability across the state including:

- Actions to eliminate rental application fees, seal court eviction records, and retire the sunset provision for foreclosure mediation
- Investments to increase opportunities for new housing development
- Supporting municipal technical and administrative capacity to assess housing needs
- Building public infrastructure to support more housing
- State funded Low-Income Housing Tax Credit Program (LIHTC) to supplement the federal program

- Creation of a new State Department of Housing

State housing goals and planning efforts

These State actions build upon several other state planning efforts that have focused on equity, strategic planning, fair housing for subsidized low- and moderate-income households, and homelessness, among other topics. Some of the key documents that support planning for housing at the State level, and have informed the development of this plan, include:

- [Equity Profile of Rhode Island](#) - This report provides an equity analysis of the State of Rhode Island. It was developed to help A Sustainable Rhode Island Consortium effectively address equity issues throughout its process of planning for a more integrated and sustainable region.
- [Rhode Island Five Year Strategic Housing Plan](#) (Element 423) – The long-range planning report quantifies housing needs, identifies implementation strategies to address these needs, and provides guidelines for higher density residential development
- [State Housing Plan](#) (Element 421) – The long-range plan establishes housing goals and policies. It also analyzes major housing problems in Rhode Island and makes recommendations for action.
- [Rhode Island Annual Integrated Housing Report](#) – The 2023 Integrated Housing Report presented by the Department of Housing is an important initial step in the framing of the Department's upcoming statewide housing planning efforts. The report develops a baseline understanding of the state of housing in Rhode Island, while also pointing towards known needs as well as gaps in data.
- [RI Housing Annual Action Plan](#) - The State of Rhode Island's Annual Action Plan serves as an application to the Department of Housing and Urban Development (HUD) for funding of the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), the National Housing Trust Fund Program (HTF) and Emergency Solutions Grant Program (ESG).
- [2025 Climate Action Strategy](#) – The State of Rhode Island is in the process of developing a state-wide climate action strategy as a next step towards its [Act on Climate's](#) objective to incrementally reduce climate emissions to net-zero by 2050. The strategy will focus on energy efficiency, transitioning away from fossil fuel, increasing the state's green energy supply, removing carbon from the air, and ensuring a just transition to a new energy system. The plan is expected to be complete by the end of 2026.

Relevant State laws and requirements

Rhode Island's Division of Statewide Planning sets the direction for local municipal planning efforts through the centralized long-range policy planning document known as the State Guide Plan. The [State Guide Plan](#) and Rhode Island General Laws include elements that drive state policy and legislation related to housing as well as plans and actions taken at the local level. Most notably, the Comprehensive Housing Production and Rehabilitation Act of 2004 mandated the incorporation of a five-year strategic plan for housing into the State Guide Plan. The subsequent [Low and Moderate Income Housing Act](#) (RIGL section 45-53-2) further declared immediate action be taken to assure the availability of affordable, accessible, safe, and sanitary housing for low and moderate income individuals and families. It also requires Rhode Island cities and towns to maintain 10% of their year-round housing stock as affordable to low-or-

moderate income households. A unit is considered affordable if it receives a subsidy from a federal, state, or local entity and has an affordability restriction in place for at least 30 years.

Newly passed State legislation—Bill 2024-H 7062A, 2024-S 2998A—aims to further boost housing production by making it easier for property owners to develop accessory dwelling units (ADUs) on their property. It provides homeowners statewide the right to develop a single ADU on an owner-occupied property to accommodate a disabled family member, or within the existing footprint of their structures or on any lot larger than 20,000 square feet, provided that the ADU's design satisfies building code, size limits and infrastructure requirements. The legislation also places restrictions on what municipalities can regulate in their local zoning on ADUs.

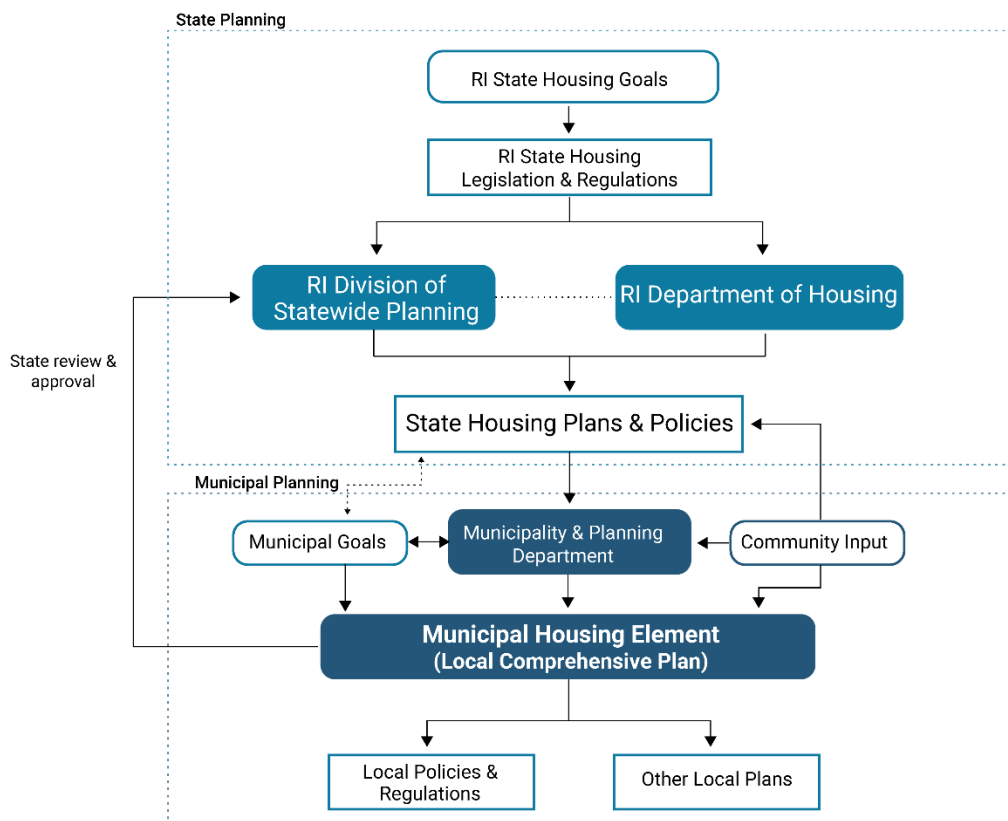
These State laws and plans create standards for planning that must be incorporated into a community's comprehensive plan.

The State's role in local decision making on housing

The Department of Housing assists Statewide Planning in reviewing local comprehensive plans for consistency with State goals and supports communities in meeting the State's 10% low and moderate income housing requirements alongside achieving their affordable housing goals.

State approval of a municipality's comprehensive plan is required for municipalities to be eligible for various funding provided from the State and, in some cases, Federal level.

While the State mandates certain requirements, municipalities have the ability to shape the implementation of those requirements at the local level through municipal planning processes like the comprehensive plan and zoning ordinances. Using these tools, communities can decide not only how State requirements can fit into their local planning goals, but also how they can play an integral role in State-wide efforts to address the housing crisis. A community's Housing Element creates a roadmap for this process.

Figure 1. The State’s role in local planning and decision making on housing

The following chapters share the results of Barrington’s housing needs assessment and outlines the policies and strategies that will allow Barrington to meet its affordable housing goals as well as make meaningful progress to the requirements mandated by the State.

Public engagement process

The Barrington community provided valuable feedback that informed this chapter through a public housing survey and “Comp Plan Palooza,” a public workshop for all Comprehensive Plan elements held in July 2024. Public input illustrated the limitations of Barrington’s current housing stock, including lack of affordability, limited opportunities for aging in place, and very few options for residents looking to rent or live in types of housing units different than detached single family. The public also expressed interest in more mixed-use development in which housing is integrated with other uses to create greater density, and a desire for a variety of uses and amenities in the town center and other neighborhood clusters. Additionally, climate resilience was a common theme, particularly as it relates to housing development and where the town has capacity for more units, and how many of those areas are currently or will be exposed to flood risk and sea level rise in the future.

Over 300 responses from community members were collected through a housing-focused survey which ran from June through August 2024. While the survey’s findings confirmed that most Barrington residents are able to afford the housing of their choice, close to a third reported

they cannot. Furthermore, half of respondents reported having family or friends in Barrington that are not able to afford the housing of their choice, illustrating issues of affordability and attainability. High asking prices for houses coupled with a lack of listings, which has resulted in competition between buyers driving up prices further, were listed as primary reasons people are unable to find or secure housing in Barrington.

The housing goals defined below build off the housing goals identified in the 2015 Comprehensive Plan with additional input from the Barrington community and the Town's Housing Board of Trustees. They serve to provide direction and establish priorities for Barrington's housing policy and investments moving forward.



Barrington's housing goals

- Work towards compliance with the State's 10 percent affordable housing goal through provision of well-integrated and compatible affordable housing.
- Diversify Barrington's housing stock to accommodate the needs of residents across a wider spectrum of income levels, age groups, and abilities.
- Ensure that future development is sustainable, resilient, and is compatible with the architectural style and scale of Barrington in general and its individual neighborhoods.

Housing Supply: Barrington's existing housing context

Community Demographics and Housing Need

The following section profiles the people that comprise Barrington, detailing characteristics such as income, employment, household structure, and cost burden. These indicators combine to describe the local population's housing needs and preferences which inform this report's recommended strategies for new housing production to meet demand and fill gaps in affordability and attainability.

Population age trend and projection

Broken down by age, Barrington's population is growing among seniors and young adults (20-34), shrinking among children and middle-aged adults (35-49), and unchanging among older adults (50-64) (See **Table 1**). The expanding young adult cohort likely includes new families

attracted by local schools, though this age group remains much smaller as a percentage of Barrington's population (11.2%) compared to the Rhode Island as a whole, with 20.8% of the state population between 20 to 34 years old.

In general, middle-aged households are more likely to prefer family-oriented housing and neighborhoods whereas younger and older people may have a broader range of preferences and priorities, such as smaller rentals for young adults and senior options for older households. Importantly, these projections are contingent on the availability of appropriate housing supply to meet the needs of any potentially growing cohorts.

Figure 2 below illustrates trends in population by age cohort, both historic and projected. Table 1 compares Barrington's age distribution to Rhode Island's in 2022 for context.

Figure 2. Barrington residents by age group

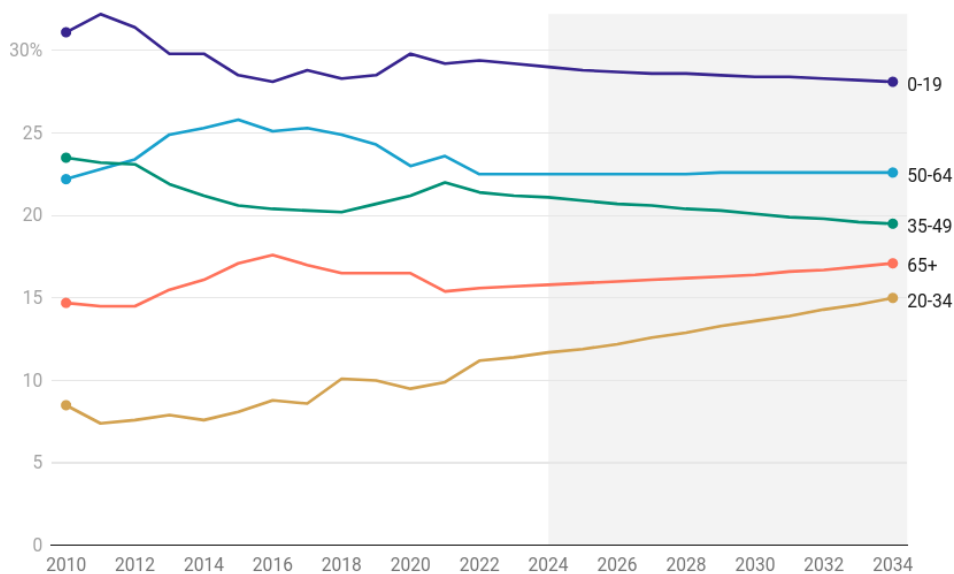


Chart: CommunityScale • Source: ACS, CommunityScale • Created with Datawrapper

Table 1. Barrington population age distribution compared to Rhode Island State

| Age | 2022 | |
|-------|------------|--------------|
| | Barrington | Rhode Island |
| 0-19 | 29.4% | 21.9% |
| 20-34 | 11.2% | 20.8% |
| 35-49 | 21.4% | 18.5% |
| 50-64 | 22.5% | 20.0% |
| 65+ | 15.6% | 18.8% |

Household growth by AMI group

Over the past decade, Barrington has shrunk in terms of total households, with the largest reductions occurring among the lowest-income households.

In the Housing Demand section of this report, these recent growth trends will be compared with future projections to estimate household populations and income distributions into the future.

Figure 3 illustrates the past, present, and projected household distribution by area median income (AMI) group. Changes in this distribution over the next 10 years help inform what types of housing would need to be produced and at what price points to accommodate expected population shifts through growth and other trends.

What is area median income (AMI)? AMI is the midpoint of a specific area's income distribution as calculated annually by the U.S. Department of Housing and Urban Development (HUD). It is used as an important benchmark when determining housing eligibility for affordable housing properties and programs.

Figure 3. Barrington household change by Area Median Income (AMI) group

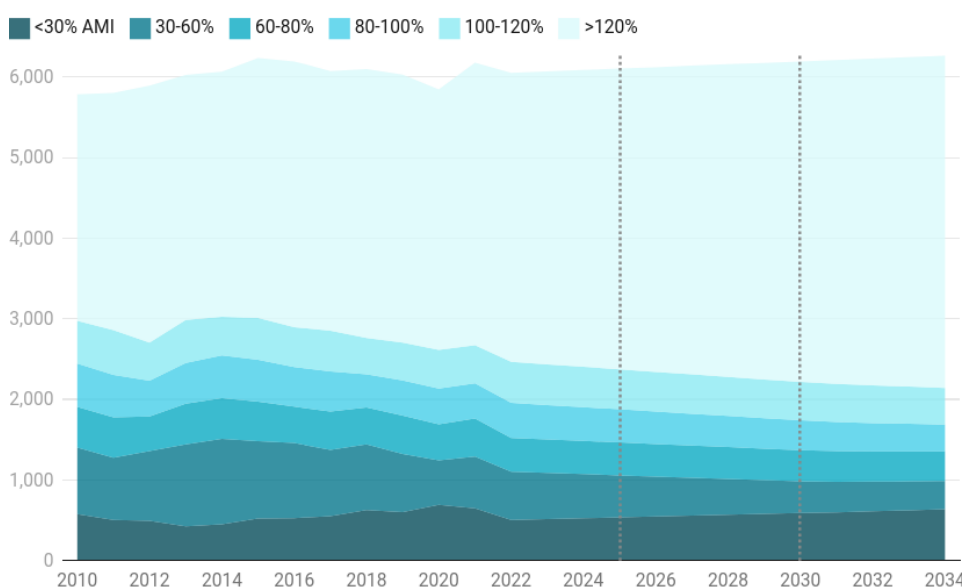


Chart: CommunityScale • Source: ACS, CPI, HUD • Created with Datawrapper

This analysis examines household characteristics and housing need in terms of household incomes relative to the local Area Median Income (AMI). For example, households within the "60-80%" group earn between 60% and 80% of the HUD-established AMI for the metro area. Each household AMI group has a different need for monthly housing costs.

Barrington Household Profiles by Income Group

The following analysis examines household characteristics and housing need in terms of household incomes relative to the local Area Median Income (AMI). For example, households

within the "60-80%" group earn between 60% and 80% of the HUD-established AMI for the

| <30% AMI Very low income | 30-60% AMI Low income | 60-80% AMI Low-mid income | 80-100% AMI Middle income | 100-120% AMI High-mid income | >120% AMI High income |
|--|---|--|--|--|---|
| 516 Total households | 572 Total households | 416 Total households | 427 Total households | 504 Total households | 1,358 Total households |
| <\$32,760 Household income range | \$32,760-65,520 Household income range | \$65,520-87,360 Household income range | \$87,360-109,200 Household income range | \$109,200-131,040 Household income range | >\$131,040 Household income range |
| Cashiers Waitstaff Retail salespersons Teaching assistants Truck drivers Top 5 most common jobs | Nursing assistants Janitors Construction labor Retail sales superv. Truck drivers Top 5 most common jobs | Registered nurses Other managers Customer service rep. Elem-Mid. teachers Retail sales superv. Top 5 most common jobs | Registered nurses Sec. school teachers Elem-Mid. teachers Other managers Postsec. teachers Top 5 most common jobs | Other managers Registered nurses Carpenters Software developers Financial managers Top 5 most common jobs | Other managers Chief exec./legisl. Software developers Postsec. teachers Retail sales superv. Top 5 most common jobs |
| 0.5 Average earners per household | 1.13 Average earners per household | 1.07 Average earners per household | 1.5 Average earners per household | 1.59 Average earners per household | 1.9 Average earners per household |
| <\$800 Monthly affordable housing costs | \$800-1,650 Monthly affordable housing costs | \$1,650-2,200 Monthly affordable housing costs | \$2,200-2,750 Monthly affordable housing costs | \$2,750-3,300 Monthly affordable housing costs | >\$3,300 Monthly affordable housing costs |

metro area. Each household AMI group has a different need for monthly housing costs. The "Top 5 most common jobs" are gauged at the regional scale. Household incomes may not align with typical wages for these jobs because many households have multiple earners with multiple jobs that pool resources to reach a higher household income than an individual job may provide.

Figure 4. Barrington household profiles by area median income (AMI) group

Cost burdened households by AMI group

Many of Barrington's residents are experiencing cost burden, especially lower-income households. More than half of both renters and homeowners with incomes up to 60% AMI spend over 30% of their income on housing costs.

Households are cost burdened when paying more than 30% of their income on housing costs. They are considered severely cost burdened when these costs exceed 50% of their income. For [renters](#), this includes lease rent and utilities. For [homeowners](#), this includes mortgage costs, property taxes, insurance, utilities, and any condo fees. Cost burden is typically much more prevalent at the lowest incomes, but it can occur at middle and upper incomes too. These charts focus on the distribution of cost burden by AMI level; total counts are tabulated in the Demand section of this study.

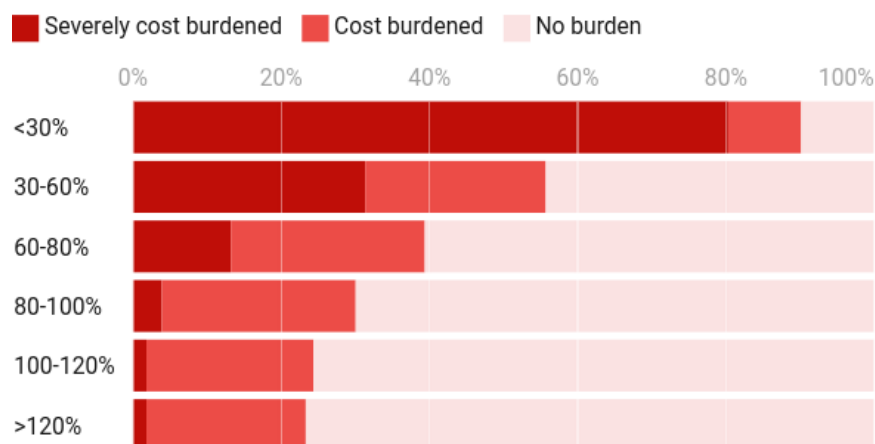
Figure 5. Cost burdened homeowners in Barrington by AMI group

Chart: CommunityScale • Source: PUMS, CommunityScale • Created with Datawrapper

Source: ACS 5-Year table B25095, 2022

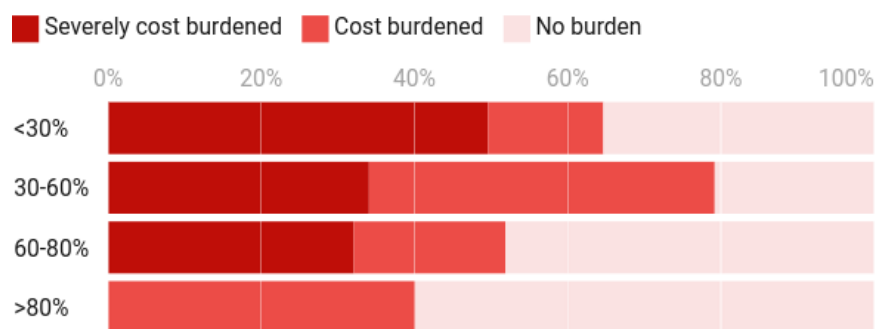
Figure 6. Cost burdened renters in Barrington by AMI group

Chart: CommunityScale • Source: PUMS, CommunityScale • Created with Datawrapper

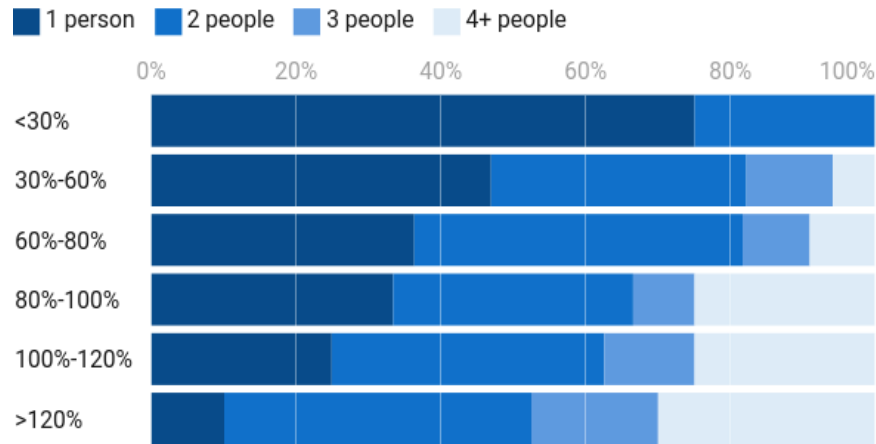
Source: ACS 5-Year table B25074, 2022

Household size and bedroom count by AMI group

Smaller households tend to have lower incomes than larger households for several reasons. 1-person households in particular are limited to an individual's earning potential and may be living on a fixed income. Larger households with children are more likely to include parents or guardians closer to prime earning age with higher wages.

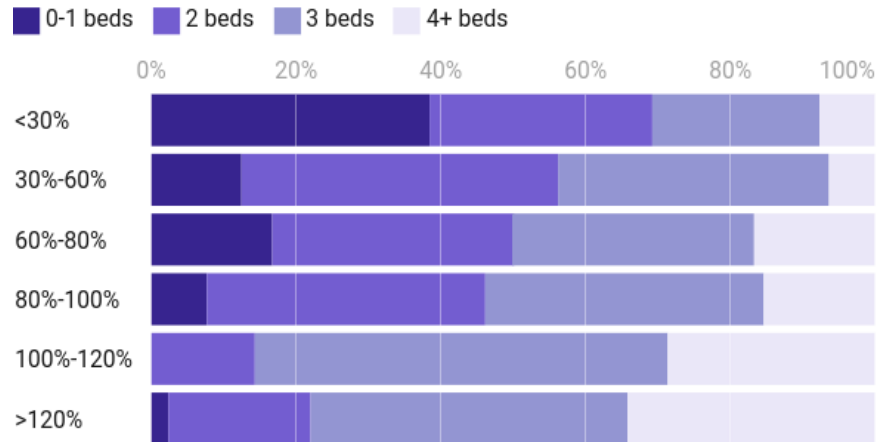
Household size and bedroom count are often related. However, higher-income households are more likely to have an extra bedroom than lower-income households.

Figure 7. Household size in Barrington by AMI group



Source: Census PUMS 2022 1-Year

Figure 8. Bedroom count in Barrington by AMI group



Source: Census PUMS 2022 1-Year

Age and number of children by AMI group

Patterns between age and income are not always as clear as other indicators. However, older individuals are more likely to be retired and living on a fixed income. In Barrington, nearly 60% of residents earning less than 30% AMI are age 65 or older.

While the number of children in a household does not necessarily have a strong relationship to income, it can drive housing cost by requiring extra bedrooms and diverting disposable income from housing payments to childcare and other family costs. In Barrington, children under the

age of nineteen represent a small proportion of the total population. Lower-income households are less likely to include children than higher-income households. **Figure 9** and **Figure 10** illustrate this dynamic broken out by income group.

Figure 9. Resident age by AMI group in Barrington

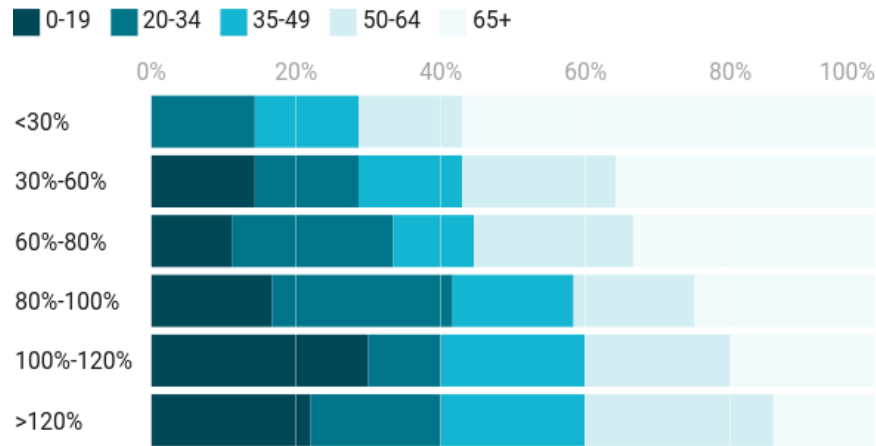
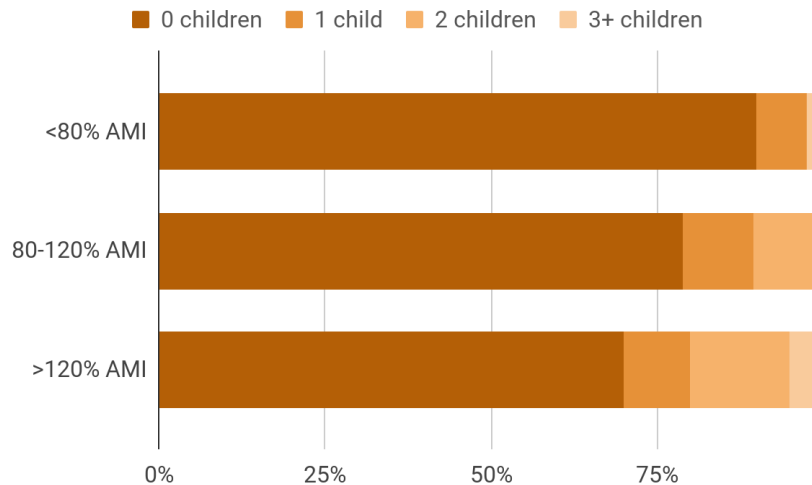


Chart: CommunityScale • Source: PUMS, CommunityScale • Created with Datawrapper

Source: Census PUMS 2022 1-Year

Figure 10. Number of children in Barrington households by AMI group



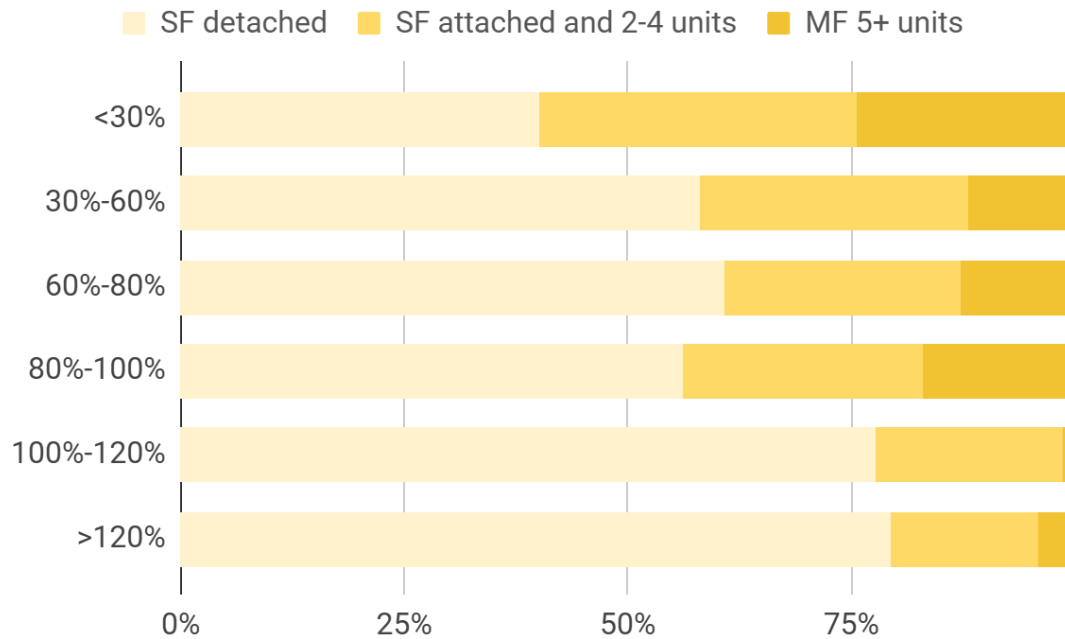
Source: Census PUMS 2022 1-Year

Housing structure and type by AMI group

Structure type describes the building that contains a given unit in terms of its density and form. For example, single-family attached includes townhomes that share party walls; 2-4 unit buildings include duplexes, triplexes, and quadplexes; and 5+ unit structures can range from

small apartment buildings to larger apartment buildings such as the 60 unit Barrington Cove Apartments. Single-family detached are typically more expensive than multifamily units and thus more readily available to households with higher incomes.

Figure 11. Housing types in Barrington by AMI group



Source: Census PUMS 2022 1-Year

Jobs by sector within Barrington compared to jobs held by Barrington Residents

Barrington contains many fewer jobs than workers across all major employment sectors, contributing to a “bedroom community” character. Residents’ jobs have shifted substantially toward “Eds, meds, government” sectors in recent years. The number of jobs located in town has held relatively steady, though the distribution has shifted away from services and warehousing and toward other sectors. Additionally, Barrington has experienced a rise in remote workers, consistent with trends across the nation, as the Covid-19 pandemic forced employers to transition to remote work. No longer restricted by regular commuting, employees could work from and live anywhere, a dynamic that persists for many workers post-pandemic. In 2023, 19.2% of Barrington residents worked from home which represents a 307% increase from 2010.

Employees of different sectors can represent different housing preferences, attainability thresholds, and job access considerations. “Jobs in the community” refers to the places of work located within its boundaries. “Jobs held by community residents” refers to the jobs local residents hold regardless of their place of work jurisdiction.

Figure 12. Jobs in Barrington and held by Barrington residents

2011

| | Blue collar | Eds, meds, government | Knowledge sector | Services and warehousing | Total |
|-----------------------------|-------------|-----------------------|------------------|--------------------------|-------|
| Jobs in Town | 223 | 852 | 331 | 1,088 | 2,494 |
| Jobs held by Town residents | 764 | 2,667 | 1,670 | 2,046 | 7,147 |

Created with Datawrapper

2021

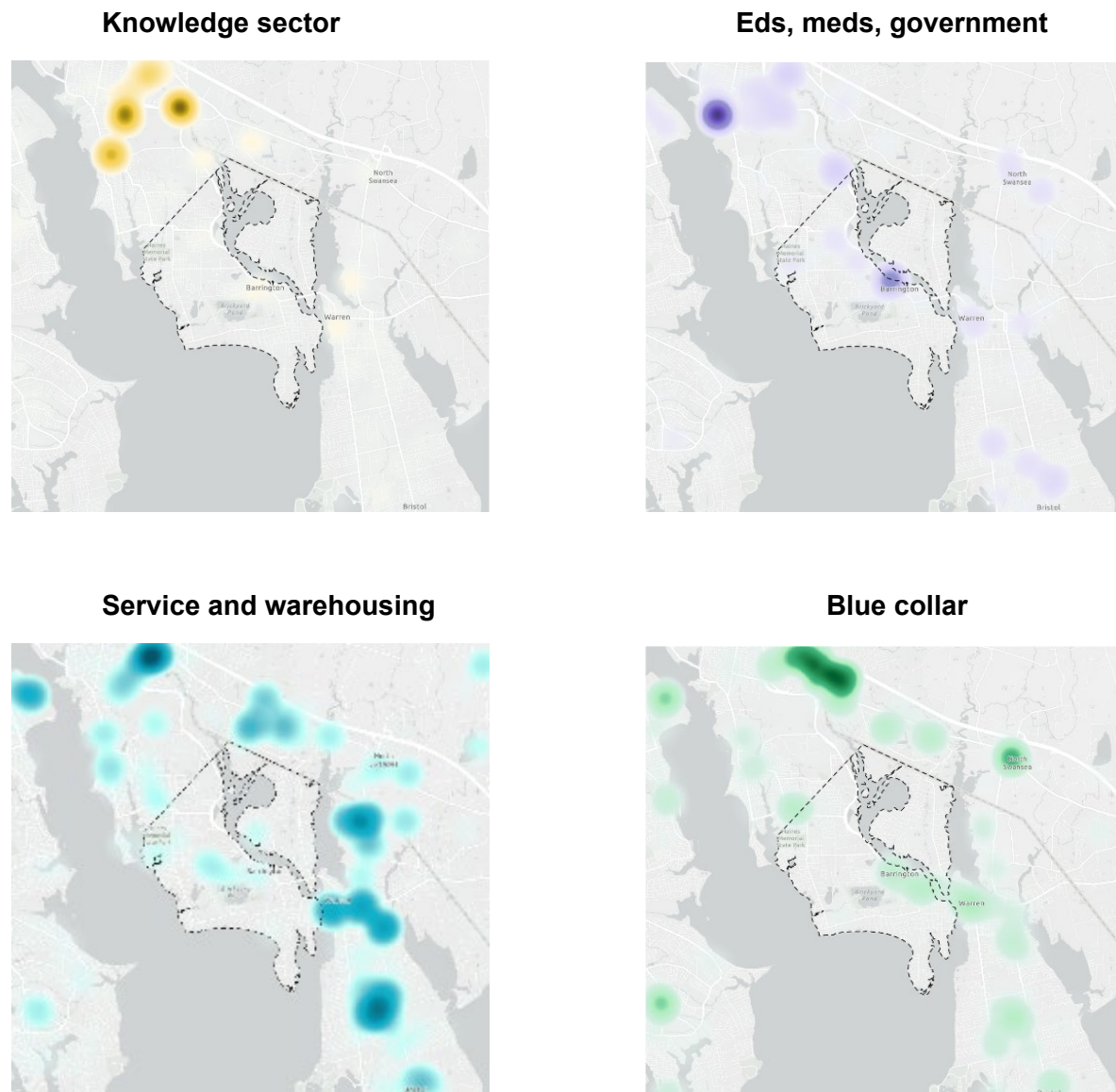
| | Blue collar | Eds, meds, government | Knowledge sector | Services and warehousing | Total |
|-----------------------------|-------------|-----------------------|------------------|--------------------------|-------|
| Jobs in Town | 237 | 1,404 | 441 | 999 | 3,081 |
| Jobs held by Town residents | 778 | 2,862 | 1,691 | 1,799 | 7,130 |

Examples of jobs by sector:

- **Blue collar:** Jobs in construction, manufacturing, and natural resources
- **Eds, meds, and government:** Teachers, nurses, police officers
- **Knowledge sector:** Software engineer, financial manager
- **Services and warehousing:** Warehouse workers, retail salespeople

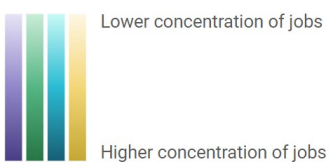
These maps in **Figure 13** illustrate the geographic location of job clusters by sector in and around Barrington.

Figure 13. Barrington job cluster locations by sector



Source: US Census, Longitudinal Employer-Household Dynamics dataset, 2021

Key

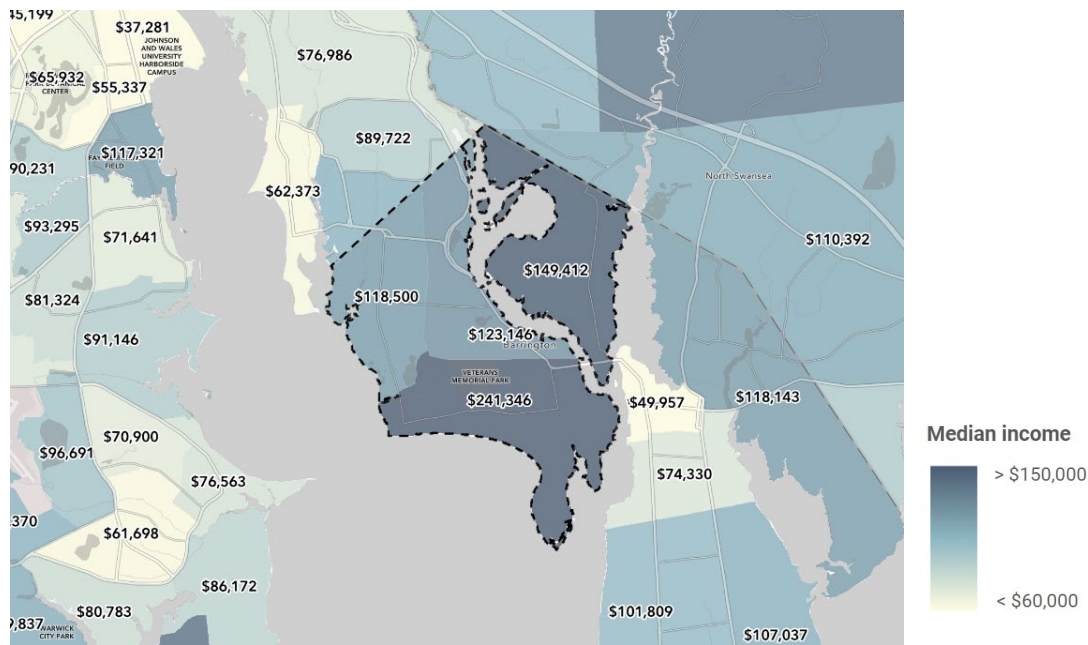


Spatial distribution of community characteristics: a regional context

The maps in Figures 14 and 15 visualize some of the variables described in the community demographics section in terms of how they are distributed across the community. The maps include data for the areas outside the study area as well, allowing comparison between the local community and its regional context.

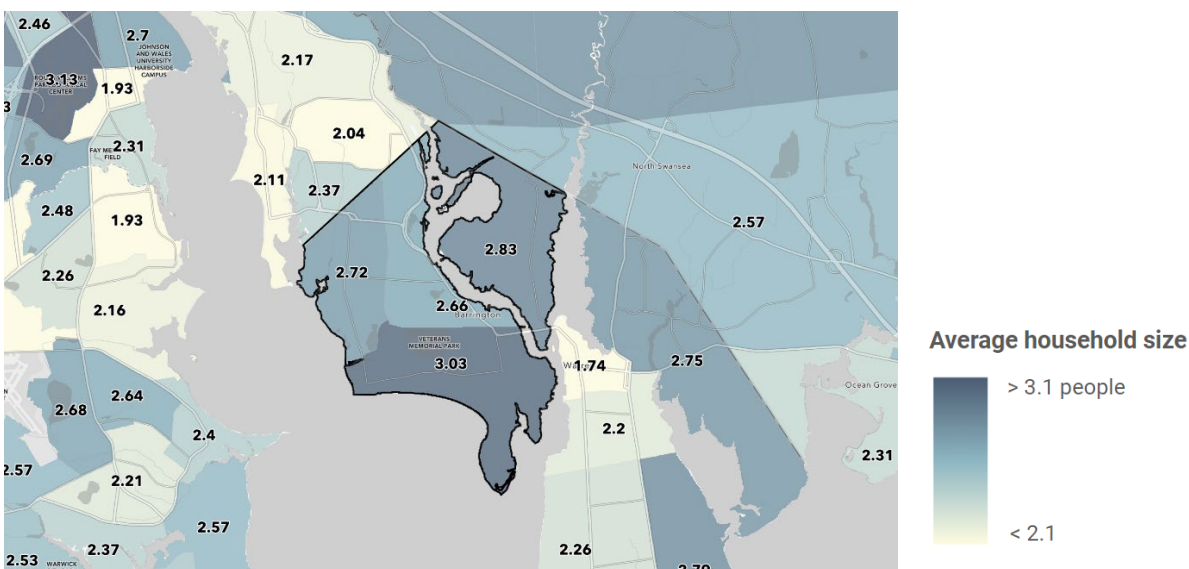
Generally, the southern and eastern portions of Barrington have higher earning households and larger household sizes than households to the north and western portions of town. Median household incomes and average household sizes in Barrington are generally higher than surrounding communities.

Figure 14. Median household income by census tract



Source: ACS 5-Year, 2022

Figure 15. Average household size by census tract

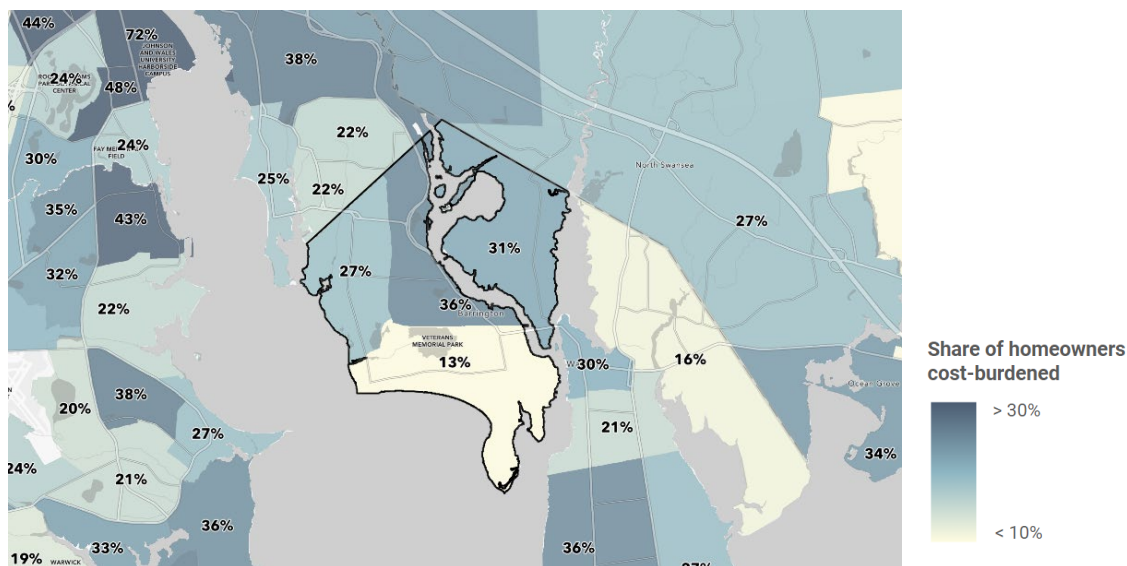


Source: ACS 5-Year, 2022

The maps in **Figure 16** and **Figure 17** visualize the prevalence of cost burden in and around Barrington. A "cost-burdened" household is one that spends 30% or more of their monthly income on housing costs. One important role of this report is to better understand these cost burdened households in terms of their housing needs so future housing production might be calibrated to meet them.

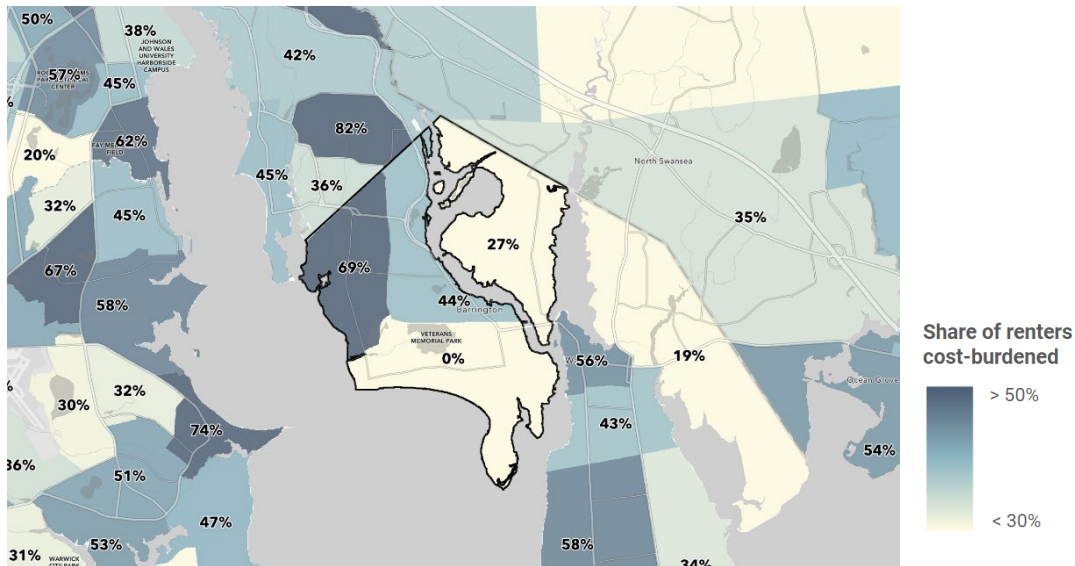
Cost-burdened homeowners are everywhere except in the southern portion of Barrington. Cost burdened renters are concentrated towards the town center and west side of town. Compared to the regional context, Barrington has a lower share of cost burdened residents than neighboring Bristol and East Providence.

Figure 16. Cost burdened homeowners by census tract



Source: ACS 5-Year, 2022

Figure 17. Cost burdened renters by census tract



Source: ACS 5-Year, 2022

The average level of cost burden in U.S. cities and counties scales with household income. The higher the median income, the higher the prevalence of cost burdened households.

Bristol County's level of cost burden is higher than the national average, but lower than Providence or Newport Counties despite its higher median household incomes.

Figure 18. Relationship between median income and cost burden nationally, at the county level

Cost burden vs Median household income

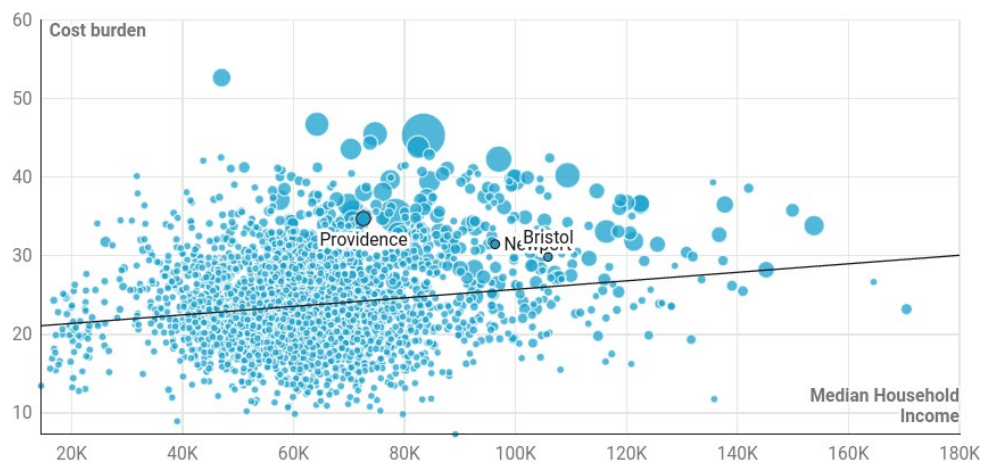
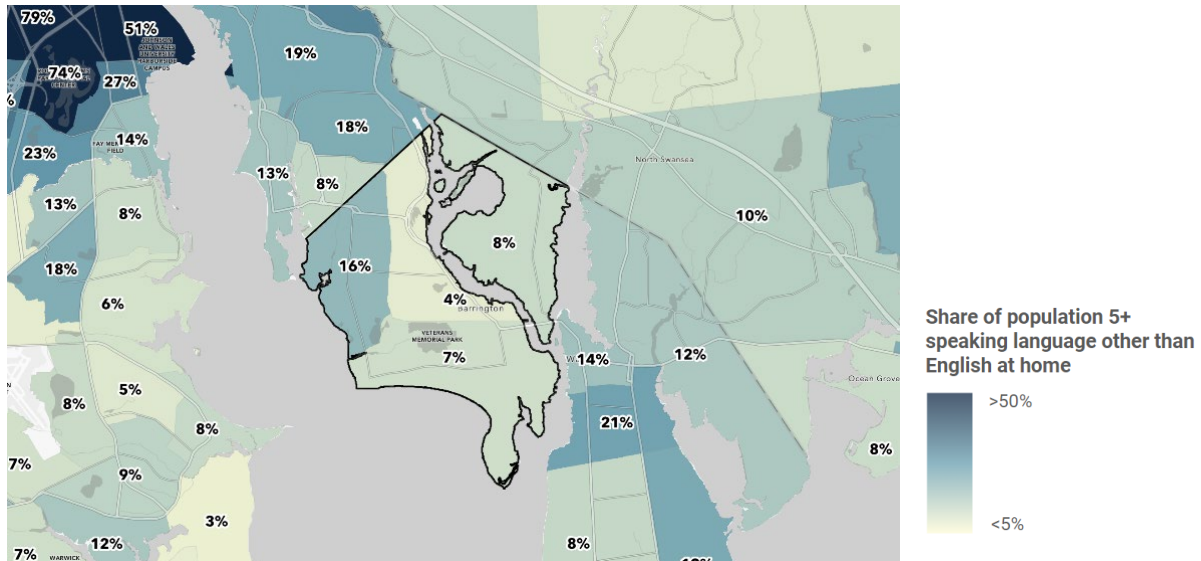


Chart: CommunityScale • Source: ACS • Created with Datawrapper

Source: ACS 5-Year 2022; CommunityScale

The map in **Figure 19** illustrates the share of each Census tract's population that speaks languages other than English at home. Barrington is not as culturally diverse as adjacent communities but does include a share of non-English speakers, especially on the western side of town.

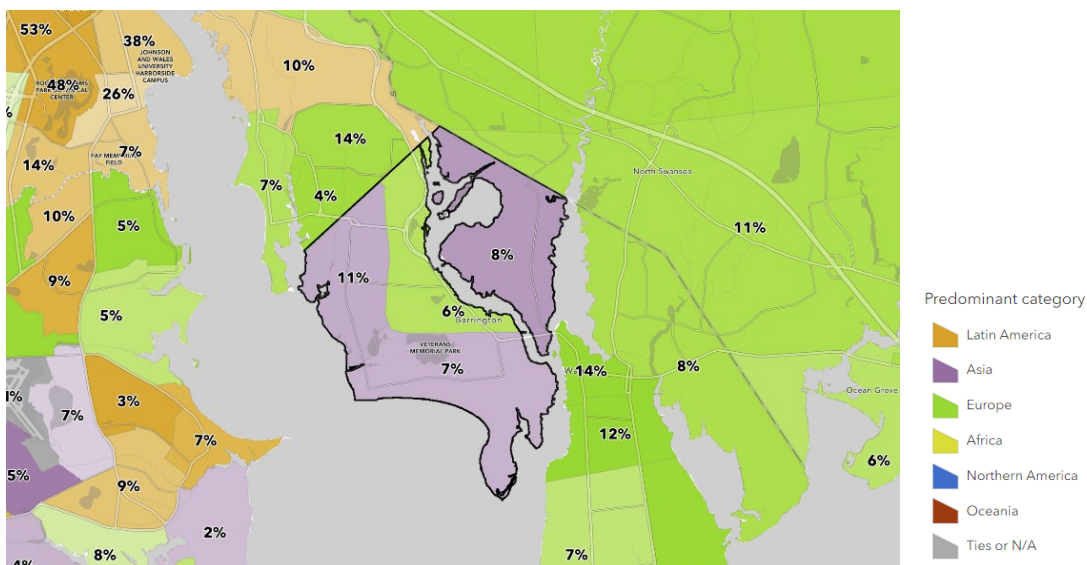
Figure 19. Non-English speakers in Barrington by census tract



Source: ACS 5-Year, 2022

The colors of Census tracts in **Figure 20** below represent continents or global regions where a predominant share of each tract's foreign-born population lives. The strength of color corresponds to the strength of predominance. Foreign-born people live in all quarters of Barrington, with Asian migrants comprising the largest share.

Figure 20. Foreign-born population in Barrington by census tract



Most households moving into and out of Bristol County each year are flowing from or to other counties in Rhode Island and eastern Massachusetts. Most common origins and destinations include Providence County, Newport County, and Bristol County, MA.

Table 2 summarizes the average migration inflows and outflows for Bristol County between 2016 and 2021 (the most recent data available) in terms of county of origin and destination. This data is not available at the town level of detail.

Table 2 Average annual migration flows into and out of Bristol County, 2016-2021

| Origin County | Total | Destination county | Total |
|------------------|--------|--------------------|--------|
| Non-migrants | 18,761 | Non-migrants | 18,761 |
| Total migrants | 1,535 | Total migrants | 1,458 |
| All other places | 494 | All other places | 517 |
| Providence, RI | 447 | Providence, RI | 425 |
| Newport, RI | 186 | Bristol, MA | 168 |
| Bristol, MA | 176 | Newport, RI | 149 |
| Kent, RI | 63 | Kent, RI | 84 |
| Norfolk, MA | 40 | Washington, RI | 39 |
| Middlesex, MA | 35 | Middlesex, MA | 29 |
| Washington, RI | 32 | Suffolk, MA | 28 |
| Suffolk, MA | 30 | Norfolk, MA | 26 |
| Plymouth, MA | 28 | Worcester, MA | 23 |
| New York, NY | 27 | Kings, NY | 0 |
| Worcester, MA | 25 | New York, NY | 0 |
| Kings, NY | 23 | Plymouth, MA | 0 |

Source: IRS SOI tax statistics

Summary of key demographic trends

The key demographic trends in Barrington likely to impact housing needs and demand include:

- Barrington is **not aging** nearly **as rapidly as many places**
- Barrington includes a **large portion of seniors, many of whom are small households living in large houses**
- Barrington is home to **2 times as many workers as jobs**
- The proportion of **Barrington residents who work from home has increased by 307%** over the last fifteen years
- **Rental properties are few and far between** and half are 2 bedrooms or smaller

Existing Housing Stock

The following section profiles the local housing stock and affordability, detailing characteristics such as structure type, bedroom count, and development timeframe as well as household costs and market pricing for local rental and ownership units.

Barrington's Housing at a Glance

Table 3. Housing Unit Types

| | | |
|------------------------------|--------------|-------|
| Total Housing Units | 6,439 | |
| Single-Family | 6,028 | 93.6% |
| Two-Family or greater | 411 | 6.4% |

Source: American Community Survey, U.S. Census, 2022.

Table 4. Housing Tenure

| | | |
|----------------------------|--------------|-------|
| Total Housing Units | 6,439 | |
| Ownership units | 5,383 | 83.5% |
| Rental units | 670 | 10.4% |
| Vacant units | 386 | 6.9% |

Source: American Community Survey, U.S. Census, 2022.

Table 5. Occupancy Status

| | | |
|----------------------------|--------------|-----|
| Total Housing Units | 6,439 | |
| Occupied Units | 6,053 | 94% |
| Total Vacant Units | 386 | 6% |

Source: American Community Survey, U.S. Census, 2022.

Existing Housing Patterns and Conditions

Barrington's extensive shoreline and agricultural and industrial heritage has shaped its development history and the distinct identities of its neighborhoods. The mix of houses and lot sizes that developed around Barrington's former Drownville Station reflect the built form of early railroad suburbs. West Barrington's dense development patterns emerged from workforce housing developed for the Brickyard and Lace Works employees in the early and mid-nineteenth century.

The majority of Barrington's land was divided into large agricultural plats that formed the basis of the primary road system and the pattern of subdivision that eventually replaced these farmlands. The stone walls on the edges of the large lots in the upscale Rumstick Road neighborhood once marked the borders of the farm fields that were there.

While each neighborhood in Barrington has maintained a unique scale and architectural style, almost all of them share a common characteristic: most of the land has been developed to the

extent allowed by zoning. Additionally, current zoning does not match historic development patterns in many areas of town which has resulted in a sizable percentage of existing lots being non-conforming or undevelopable under current zoning. With Barrington essentially at build-out, keeping up with future housing needs poses a challenge as developable land that can support new growth is of limited supply.

Existing Housing Types

In Barrington, most owner-occupied units are detached single-family while many larger multifamily units are rentals.

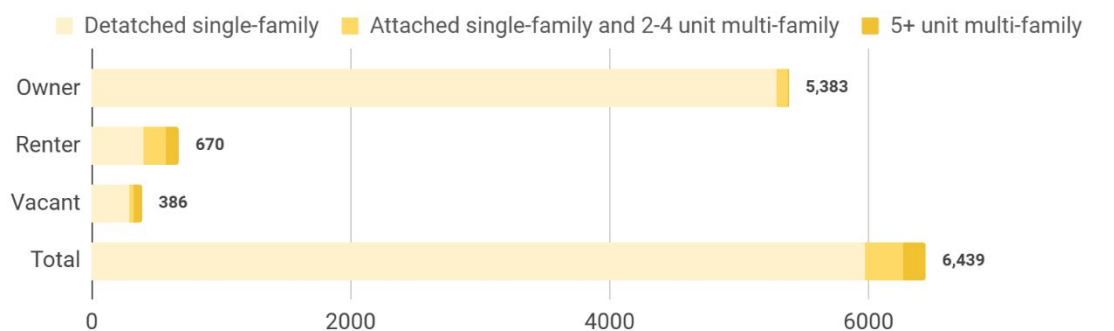
Approximately 6% of the housing stock is vacant which points to a growing number of second homes or short term-rentals.

Figure 21 inventories the local housing stock in terms of each unit's structure type, a characteristic defined as the number of units in the building that contains a given unit.

Households may have different structure type preferences depending on characteristics such as household size, income, employment, presence of children, age of individuals, and lifestyle choices. Understanding the housing stock in corresponding terms helps assess how well existing units align with existing households' ideals.

In most places, ownership units are predominantly single family detached. Rental units are typically more diverse, including small- and large-scale multifamily developments. While these trends might reflect market preferences to some degree, other non-market factors also influence what types of units are built, such as zoning ordinances, regulatory constraints, and community choices.

Figure 21. Existing housing units by structure type in Barrington



Source: American Community Survey, CommunityScale.

Barrington's housing stock includes more 3-bedroom units than other sizes. Most 0- to 1-bedroom units are rentals or vacant with 2 bedroom units or greater predominantly owner-occupied and rental. Half of all rentals are 2 bedrooms or smaller, but they are few and far between.

Figure 22 inventories the local housing stock in terms of bedroom count by unit and by tenure.

Household size and the presence of children are primary drivers for bedroom count with, as expected, larger families desiring more bedrooms than smaller households. However, other factors such as income and the incremental cost of extra bedrooms also influence these

preferences. In most places, ownership units generally offer more bedrooms than rental units. As above with structure type, this is not exclusively a result of the market reflecting household preferences. Few single-family houses contain fewer than 3 bedrooms so, if they dominate the local ownership supply there will not be many small ownership units available. Conversely, most rental units contain fewer than 3 bedrooms, so households interested in renting a larger unit may have limited options from which to choose. This misalignment is somewhat driven by the fact that it is less capital-efficient to build small houses and large apartments even if there may be some demand for them.

Figure 22. Existing units by number of bedrooms



Chart: CommunityScale • Source: ACS, CommunityScale • Created with Datawrapper

Age of existing housing stock

Figure 23 tabulates the age of local housing units in terms of when they were built. Most of Barrington's growth in terms of new construction occurred prior to 1970. Since then, the pace of development has gradually tapered to very low volumes in recent years due to dwindling available land and increasing development costs. As such, the median age of Barrington's housing stock is 55 years (median built year 1969).

Figure 23 also chronicles Barrington's development history, indicating decades with relatively more or less construction activity; 2020 or later is represented by units permitted as an estimate of the number that have been or soon will be built between now and then.

Figure 23. Age of Barrington's existing housing stock

| Year built | Units | Share | Cumulative share |
|-----------------|-------|-------|------------------|
| 2020 or later | 59 | 1% | 1% |
| 2010 to 2019 | 128 | 2% | 3% |
| 2000 to 2009 | 204 | 3% | 6% |
| 1990 to 1999 | 344 | 5% | 11% |
| 1980 to 1989 | 482 | 7% | 19% |
| 1970 to 1979 | 540 | 8% | 27% |
| 1960 to 1969 | 854 | 13% | 40% |
| 1950 to 1959 | 1,741 | 27% | 67% |
| 1940 to 1949 | 439 | 7% | 74% |
| 1939 or earlier | 1,707 | 26% | 100% |

Table: CommunityScale • Source: ACS, CommunityScale • Created with Datawrapper

*59 units permitted between 2020-23 (source: Census building permit survey)

Source: Census ACS 2022 1-Year; Census Building Permit Survey 2020-23

Vacancy

A community's vacancy rate represents the proportion of housing units in which there is not a year-round resident living there. Second homes and units with seasonal, recreational, and occasional use contribute to about 20% of the vacancy rate as shown in **Table 6**.

Table 6. Vacancy Rate

| | | |
|--|--------------|-----|
| Total Housing Units | 6,497 | |
| Total Vacant Units | 321 | 5% |
| <i>For rent</i> | 40 | 12% |
| <i>Rented, not occupied</i> | 55 | 17% |
| <i>For sale only</i> | 0 | 0% |
| <i>Sold, not occupied</i> | 0 | 0% |
| <i>For seasonal, recreational, or occasional use</i> | 68 | 21% |
| <i>All other vacant*</i> | 158 | 49% |

* All other vacant could include units in foreclosure, going through legal proceedings, being prepared to rent or sell, undergoing repairs or renovation, vacant for family or personal reasons, or other.

Source: American Community Survey, U.S. Census, 2021.

Short-term Rentals

Included in Barrington's seasonal and recreational properties are short-term rentals (STR) which are becoming an increasingly larger proportion of the local housing stock. Currently, there are 52 active STR listings in Barrington according to the State's STR database. While they are scattered across town, most STRs are concentrated along and close to Barrington's coastal areas including Allen Neck, New Meadow Neck, and along the Barrington River.

Home sale prices

The median sale price for a single-family home in Barrington is \$680,000, which represents a 33% increase compared to from the median sale price in 2017 (HousingWorks RI Factbook, 2023). **Figure 24** tracks the average sales prices of homes within the top third, middle third, and bottom third of total sales over time.

It currently costs about \$3,900 per month to afford a \$600,000 home (with a mortgage) which is around the average price in Barrington.

Figure 24. Home sale prices in Barrington

Average price by tercile (Upper, middle, and bottom third of prices)

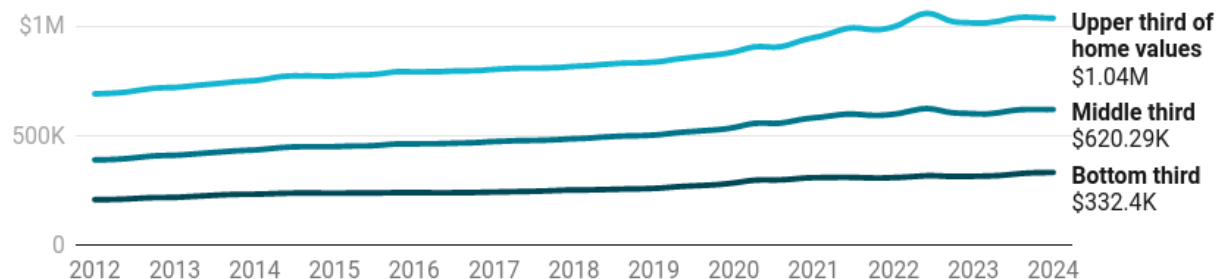


Chart: CommunityScale • Source: Zillow, CommunityScale • Created with Datawrapper

Source: Zillow ZHVI 2024

The home sales prices described in **Figure 24** indicate the cost of typical homes in the area upon their sale to a new household. As such, households not recently or currently in the market for a new unit are not experiencing the same cost levels.

The Covid-19 pandemic has had an enduring impact on the U.S. housing market, shifting preferences towards suburban living where municipalities and homes offer more space. This has led to an increase in relative house prices in suburban areas as compared to urban areas. It has also created greater competition in certain markets, further escalating home prices in the face of high demand and a high willingness to pay from prospective buyers. As a desirable suburban community, these trends have impacted the rise of home prices in Barrington as seen by the escalation in sale prices between 2020 and 2022 in **Figure 24**. While this has increased the property values of existing homeowners, it has significant implications for local housing affordability.

Asking rent

The average market rate asking rent in Barrington is \$2,187, as of 2024 and based on Zillow data (see **Figure 25**). This figure is the typical cost for a household signing a new lease under current conditions. Because this is a single average value, actual asking rents may vary depending on characteristics such as size, location, and property features but they will collectively track along this trendline.

Renters in Barrington pay a median monthly rent of about \$1,468 for an average 2-bedroom apartment which remains consistent with 2017 rents (HousingWorks RI Factbook, 2023). The median rent may be lower than the average market rent, as the rental inventory includes more than 150 apartments that are counted as affordable housing, including 53 at Sweetbriar, 40 at Palmer Pointe, and 60 at Barrington Cove Apartments.

Figure 25. Average asking rent in Barrington

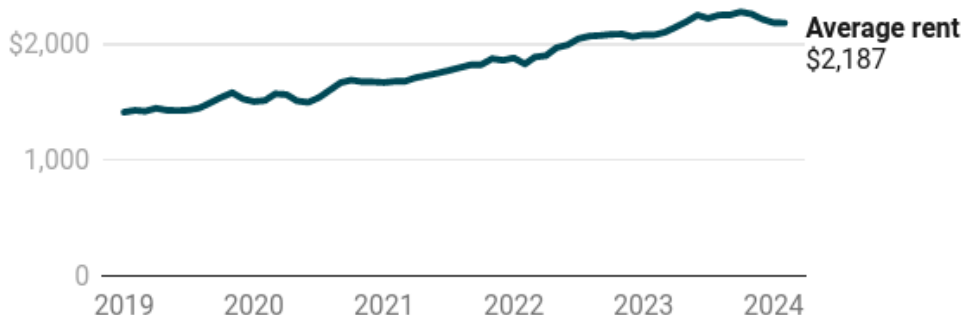


Chart: CommunityScale • Source: Zillow, CommunityScale • Created with Datawrapper

Source: Zillow ZORI 2024 (Bristol County)

Source: Census ACS 2022 5-Year

Housing Affordability

Housing costs and affordability

The following pages examine housing costs, prices, and other measures of affordability. Combined with the indicators described in the report's community demographics section; this data directly relates to the scope and scale of attainability problems such as cost burden and other misalignments between demand and supply.

How to estimate what's affordable? Variables and assumptions informing the affordability metrics featured on the following pages include:

- **30-year loan term:** 90% of mortgages in the US are 30-year term loans.
- **Variable interest rate:** This model tracks changing interest rates over time, reflecting the typical rate available at each point in time along the graph. Mortgage rates are a primary driver of affordability: lower rates amplify a household's buying power while higher rates can dramatically reduce it.

- **16.1% down payment:** While a 20% down payment is often considered standard, most households pay less. In Rhode Island, the average down payment is 16.1% of the purchase price.
- **0.5% PMI:** Private mortgage insurance (PMI) is required by virtually all lenders when the down payment is less than 20% of the purchase price. Rates range widely due to a variety of factors, but 0.5% approximates a typical rate.
- **1.475% property tax rate:** Property tax obligations reduce the amount of household income available for mortgage payments. The average property tax rate in Barrington, as of Fiscal Year 2025, is 1.475% (or \$14.75 per \$1,000).
- **Home insurance:** Banks require homeowner insurance as part of the financing process.
- **Utilities:** Homeowner costs include the basic utilities required to keep the property heated and operational.

Translating sale price to monthly cost. Even setting aside factors such as interest rates and down payments, changes in home sales prices - especially dramatic increases - can significantly limit households' ability to access the housing options they may need or prefer. First-time home buyers are especially impacted by rising prices because they don't have access to equity in the form of a prior home that they might otherwise be able to sell into the same hot market and derive extra value from. Here is how example sale prices translate into typical monthly costs based on current mortgage rates, down payments, property taxes, utility costs, and related factors:

- \$200,000 home costs \$1,750/month
- \$400,000 home costs \$3,350/month
- \$600,000 home costs \$5,000/month
- \$800,000 home costs \$6,600/month

Cost-burdened households

Like nearly all places in the country, Barrington has cost-burdened households with residents who have not been able to find housing they can comfortably or stably afford. As observed in the 2023 Housing Fact Book, there are about 1,761 cost-burdened households in Barrington, of which 25% are owners and 62% are renters. Out of this total, nearly 700 households are severely cost-burdened— those who spend 50% or more of their income on housing (including renters and owners).

Table 7. Cost burdened low and moderate income (LMI) households in Barrington

| Low and moderate income (LMI) Household Type | Total | Percent of total cost-burdened households | Percentage of total Barrington households |
|---|--------------|---|---|
| Total cost burdened households | 1,761 | 100% | 29% |
| <i>Cost-burdened non-LMI households</i> | 19 | 1% | 0.31% |
| <i>Cost-burdened LMI households</i> | 1,050 | 60% | 17% |
| <i>Severely cost-burdened LMI households</i> | 692 | 39% | 11% |

Source: American Community Survey, U.S. Census, 2021, 2023 Housing Fact Book, HousingWorks RI, 2023.

Table 8. Tenure of cost burdened low and moderate (LMI) households in Barrington

| Low and moderate income (LMI) Household Type | Total | Percent of total cost-burdened households |
|---|--------------|---|
| Total cost burdened LMI households | 1,050 | 100% |
| Cost-burdened LMI households that rent | 259 | 25% |
| Cost-burdened LMI households that own | 791 | 75% |

Source: American Community Survey, U.S. Census, 2021, 2023 Housing Fact Book, HousingWorks RI, 2023.

Cost burdened owners by AMI group

There are 5,497 homeowner households in Barrington, of which 1,384 (25%) are cost-burdened. Cost burden is more pronounced in lower income groups but occurs even at incomes above 120% AMI.

Homeowners are considered moderately cost-burdened when paying more than 30% of their income on ownership costs (mortgage, property tax, etc.). They are considered severely cost burdened when rental costs exceed 50% of their income. Homeowner cost burden is typically much more prevalent at the lowest incomes, but it can occur at middle and upper incomes as well.

Current owner costs by local households

Most homeowners in Barrington pay between \$800-\$2,750 per month for housing. There are also significant numbers paying more. **Figure 26** summarizes the distribution of costs across all ownership units in the area, most of which last transacted years ago.

Figure 26. Current owner costs by Barrington households

Chart: CommunityScale • Source: PUMS, CommunityScale • Created with Datawrapper

Source: Census, ACS 2022 5-year

Median home price affordability

Figure 27 compares the median listing price in Barrington with the home value affordable to a household earning the median household income. A wider gap represents a higher barrier to entry for first-time homebuyers and increased risk that an existing resident might be priced out of the community if they choose or need to move to a different house. The shaded area indicates the Covid-19 pandemic timeframe and illustrates the significant increase in both median home price and the home price that would be affordable to a median income household in Barrington. In the years following the height of the pandemic, Barrington's median home price has continued to soar well beyond the price point that would be affordable to households of median income. This illustrates a significant housing attainability gap for local homebuyers in Barrington's market.

Figure 27. Median home price vs. median home value affordable to Barrington residents

How affordable is Barrington?

Time series model inputs for affordability with current figures: 6.96% interest rate (January 2025); property insurance; mortgage insurance; property tax rate; 16.1% down payment (state average); \$732,922 median home value (Zillow); \$160,119 median income (January 2025 estimate). Shaded area indicates the Covid pandemic timeframe.

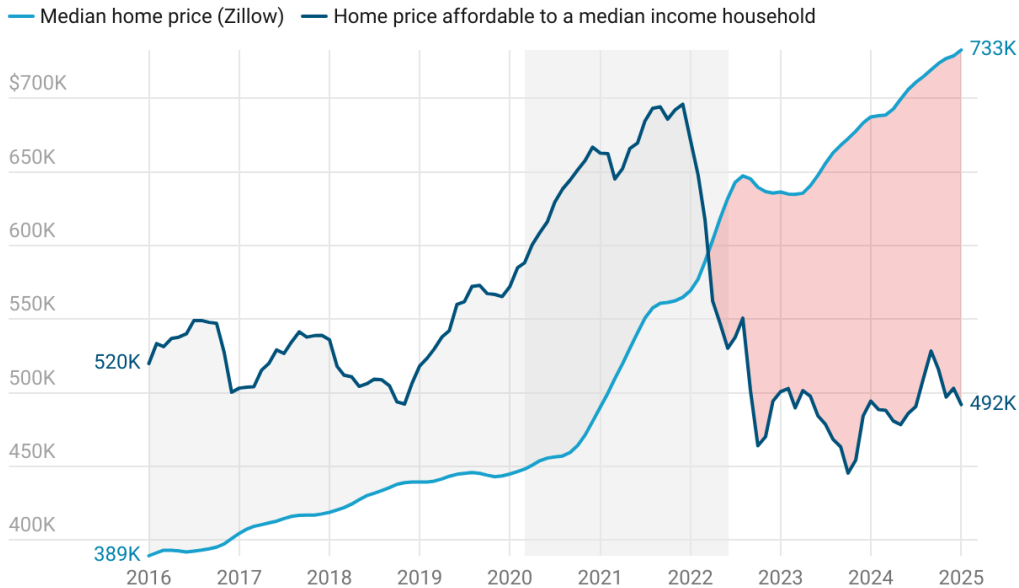


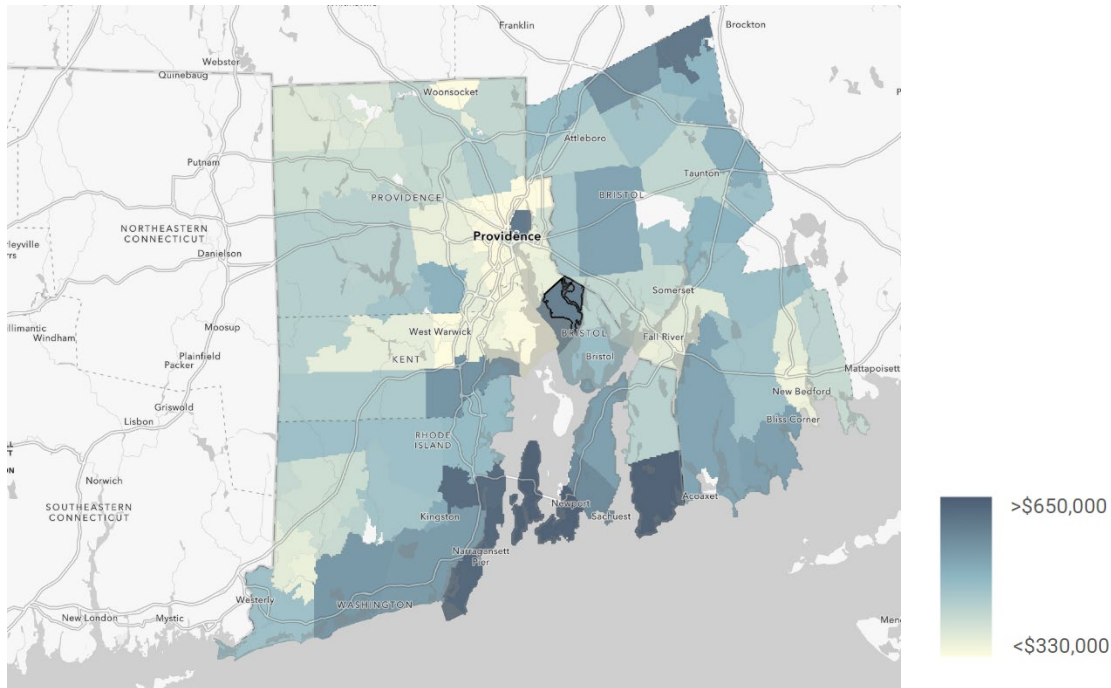
Chart: CommunityScale • Created with Datawrapper

Source: FRED Federal Bank of St. Louis; CommunityScale

The calculations behind this chart include consideration of mortgage interest rates, typical down payments, and added monthly costs such as private mortgage insurance, property tax, home insurance, and utilities. Affordability is based on the county's estimated median income. Actual affordability levels for specific properties vary based on variation in the above variables as well as possible additional costs for some units such as condominium fees.

The map in **Figure 28** illustrates typical home prices in January 2024 across Rhode Island and adjacent southwestern Massachusetts. Barrington registers among the more expensive communities in this region. "Typical home price" is defined by Zillow as "the typical value for homes in the 35th to 65th percentile range." Barrington's home prices are higher than most parts of the region, apart from some coastal communities and higher-priced Providence suburbs.

Figure 28. Median home prices by zip code across Barrington region

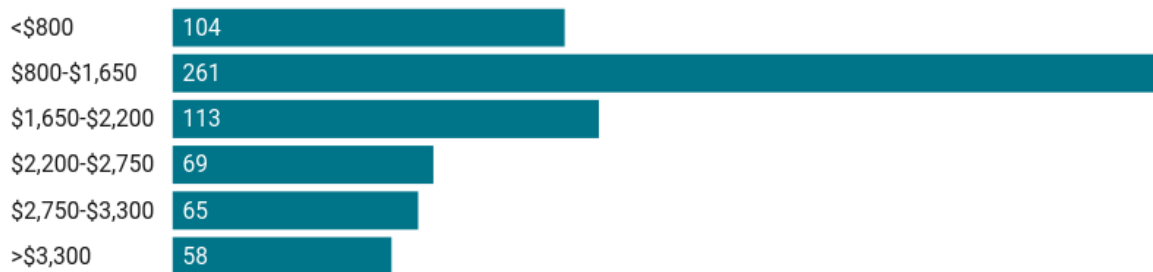


Current renter costs by local households

There are 679 renter households in Barrington, 377 of which (62%) are cost burdened.

Most renters in Barrington pay \$2,200 or less per month for housing. This total includes newly occupied units along with units that have been occupied for longer (and where rent may have been set at a much lower rate than today's asking price). This also includes deed-restricted and other affordable units. For example, average rents at Barrington Cove Apartments are about \$1,180 per month (CoStar, Jan 2025).

Figure 29. Current renter costs by Barrington households*



** Includes subsidized units*

Source: ACS 2022 5-Year

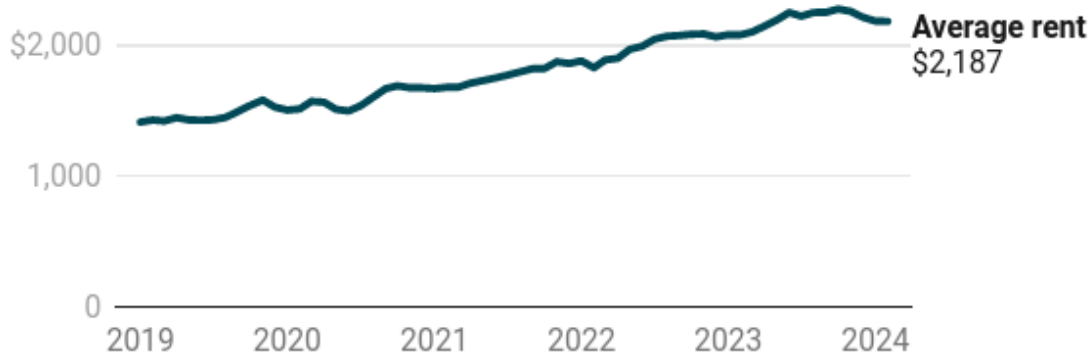
Figure 30. Average asking rent

Chart: CommunityScale • Source: Zillow, CommunityScale • Created with Datawrapper

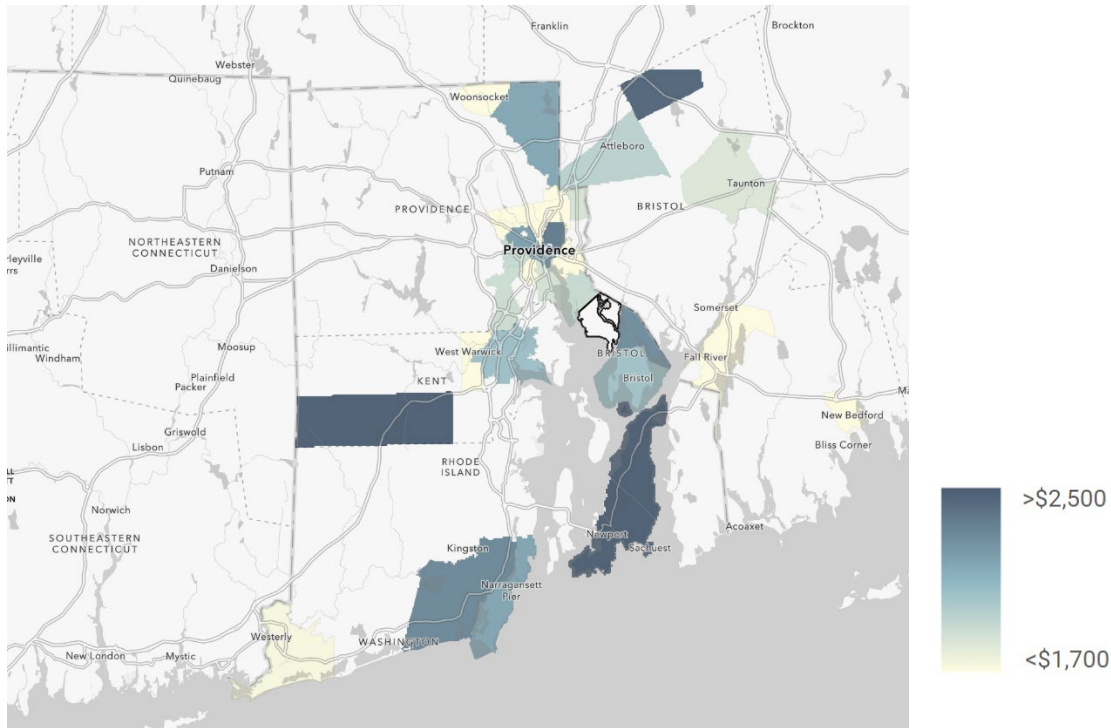
Asking rent is the distribution of current rental costs refers to the actual housing costs borne by all renting households in the area, not just those who would be signing a new lease now. It is composed of primarily market-rate.

Source: Zillow ZORI 2024 (Bristol County)

One important distinction between **Figure 29** and **Figure 30** the top chart is limited to the contract lease amount which might only include some ancillary housing costs (utilities, etc.) if included in the rent but otherwise is likely not all-inclusive in most cases. By contrast, the bottom chart is intended by the US Census to include contract lease rent plus most or all typical ancillary housing costs. Therefore, the top chart is a better representation of lease costs but understates total rental housing costs and the bottom chart is the reverse.

Comparing these costs to the current average asking rent above, it seems likely most local households would incur a substantial increase in their cost of living should they choose or need to relocate to a different unit in today's market. In the event the new cost outstrips their ability to pay, this could lead to displacement from the community by forcing them to search elsewhere for an option they can afford.

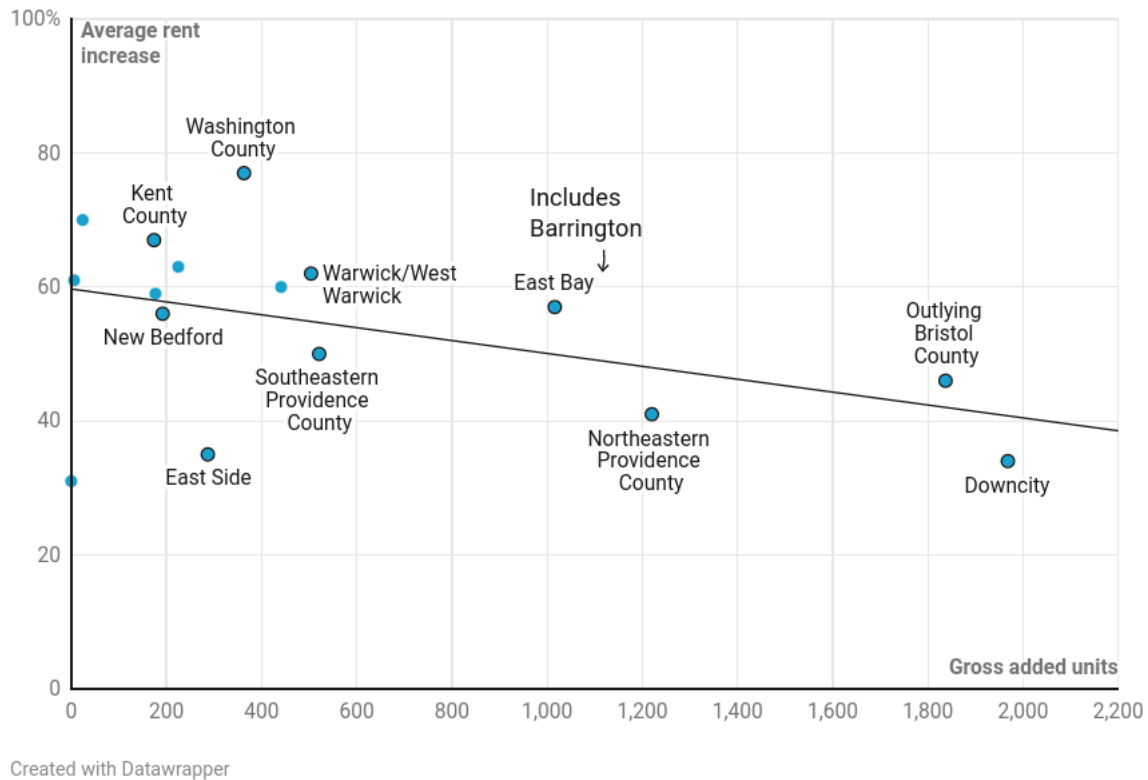
The map in **Figure 31** illustrates typical rents in January 2024 across Rhode Island and adjacent southwestern Massachusetts. Due to its relatively few rental units, there is not enough data to quantify Barrington's typical rents, but this map provides context on typical rents in surrounding towns. Zillow defines "typical rent" as "the mean of listed rents that fall into the 40th to 60th percentile range for all homes and apartments in a given region."

Figure 31. Typical rents by zip code across Barrington region

Construction rates and rents

Regionally, there is a statistical relationship between the number of new housing units built since 2014 and the degree to which local rents increased over the same period. In general, communities with more construction saw slower rent increases.

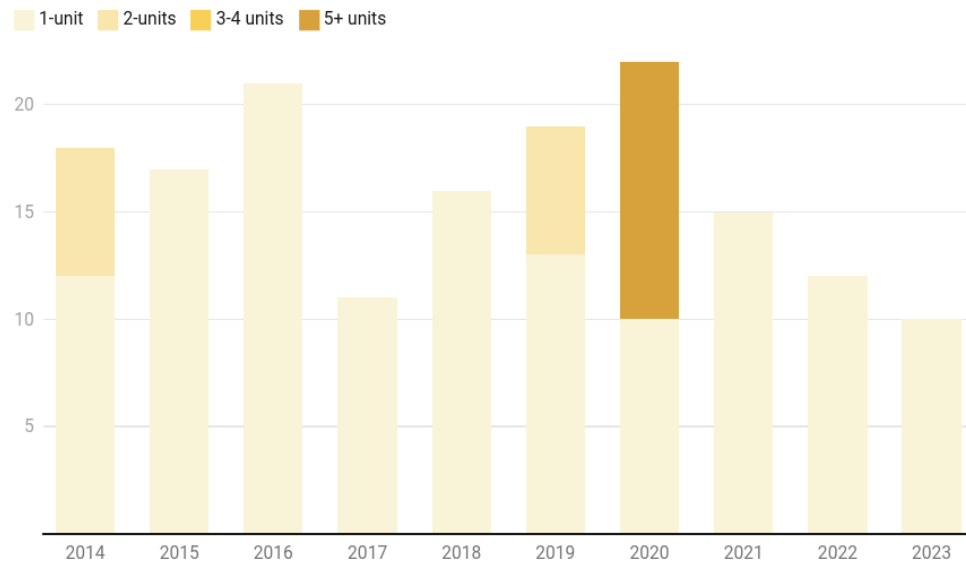
This analysis includes Barrington within the “East Bay” submarket which saw more construction and slower rent increases than many parts of Rhode Island. However, Barrington’s share of this submarket production was limited.

Figure 32. Construction rates and rents, Providence submarkets

Source: CoStar

Development Trends

Barrington's 161 building permits over the past 10 years have primarily included single-family construction. About 25% of the units consisted of the 40 multifamily units built at Palmer Pointe and six multifamily units built at Sweetbriar in 2019. Permits have exceeded 20 units twice in this space and the pace has slowed in recent years. **Figure 33** illustrates Barrington's recent permitting history by calendar year.

Figure 33. Recent permits issued by unit size per calendar year

Created with Datawrapper

Source: Census Building Permit Survey

Existing Affordable Housing Stock

Of the 220 units that make up Barrington's low- and moderate-income housing stock, 129 units are available to families, 60 are available to seniors, and 31 are available for persons with special needs (group home beds). The majority are rental properties, though several homeownership properties are offered at 60 Bay Spring (4 units), Western Avenue (1 unit), Lavins Marina Subdivision (2 units), Blue Mead Farm (2 units), and the Walker Farm Lane (11 units) development. Table 6 summarizes Barrington's current low and moderate income housing units, which make up 3.51% of its housing stock. Table 7 provides an overview of the housing developments that make up Barrington's current low moderate income housing stock.

Table 9. Overview of Barrington's Low Moderate Income Housing Units

| LMIH Type | # of units | % of Total |
|-------------------|------------|--------------|
| Elderly | 60 | 27% |
| Family | 129 | 58.6% |
| Special Needs | 31 | 14% |
| Total LMIH | 220 | 3.51% |

Source: RIHousing, 2023.

Table 10. Summary of Barrington's Existing Low Moderate Income Housing Stock

| Development Name | Population Served | Housing Type | Address | Total LMI Units | Subsidy Type | Income limits (% AMI) |
|-----------------------|-------------------|--------------|------------------------|-----------------|--------------------------------------|-----------------------|
| Coastal Commons 2 | Family | Rental | 50 Wood Ave | 2 | Municipal Subsidy | 80% |
| Anoka Avenue | Family | Rental | 10 Anoka Ave | 1 | Municipal Subsidy | 80% |
| Bosworth Street | Family | Rental | 20 Bosworth | 2 | Municipal Subsidy | |
| Maple Avenue | Family | Rental | 305 Maple Avenue | 2 | Municipal Subsidy | |
| Barrington Cove Apts. | Elderly | Rental | 90 Bay Spring Ave. | 60 | Tax Credit | 60% |
| Palmer Pointe | Family | Rental | Coach Murgu Lane | 40 | LIHTC | 50%, 60% |
| Sweetbriar | Family | Rental | 187 Washington Rd | 53 | HOME, BHRI, Municipal Subsidy, LIHTC | 50%, 60%, 50% |
| Haines Village Park | Family | Rental | 177, 185 Washington Rd | 4 | BHRI | 60% |

| | | | | | | |
|------------------------------|---------------|----------------|--|------------|-------------------|----------------|
| Blue Mead Farm | Family | Rental | 18, 22 Chachapacassett Rd | 1 | Municipal Subsidy | 80% |
| Coastal Commons 1 | Family | Rental | 8 Anoka Avenue | 1 | | 80% |
| 20 Bosworth St | Family | Rental | 20 Bosworth St | 2 | | 80% |
| Barrington Workforce Housing | Family | Rental | Walker Farm Lane | 1 | HOME, RHRI, other | 60%, 80%, >80% |
| Total Rental | | | | 169 | | |
| | | | | | | |
| Group Home Beds | Special Needs | N/A | N/A | 31 | Group Home Beds | |
| Total Group Home Beds | | | | 31 | | |
| | | | | | | |
| 60 Bay Spring | Family | Homeowners hip | 60 Bay Spring Ave. Units 10A, 4A, 6A | 3 | Municipal Subsidy | 4.90% |
| Western Avenue | Family | Homeowners hip | 14 Western Avenue | 1 | HOME | 80% |
| Barrington Workforce Housing | Family | Homeowners hip | 2, 3, 4, 5, 7, 9, 11, 13, 15, 17 & 19 Walker Farm Lane (one accessory LMI rental apartment is included in one house) | 11 | HOME, RHRI, other | 60%, 80%, >80% |
| 60 Bay Spring | Family | Homeowners hip | 60 Bay Spring Ave. Unit 3A | 1 | | 100% |
| Lavins Marina Subdivision | Family | Homeowners hip | 195 Narragansett Ave, 2 Woodbine | 2 | Municipal Subsidy | 120% |
| Blue Mead Farm | Family | Homeowners hip | 18, 22 Chachapacassett Rd | 2 | Municipal Subsidy | 80%, 120% |
| Total Homeownership | | | | 20 | | |
| | | | | | | |
| Total LMI Units | | | | 220 | | |

Currently, naturally occurring affordable housing (NOAH) makes up about 44% of Barrington's housing stock. NOAH is a term used to categorize existing housing that is affordable to low income households without public subsidy. This means these units have occupants who currently pay what would be affordable to <80% AMI. NOAH is challenging to quantify because if any of these units change hands, it is likely their rents or prices would go up considerably, reducing their affordability.

Senior Housing

In Barrington, 27.8% of the population is at least 65 years old. Of these, 11.9% live in one-person households.

A recent [national poll](#) from the University of Michigan's Institute for Healthcare Policy and Innovation, sponsored by AARP, found that 88% of Americans ages 50 to 80 wanted to live in their own homes as long as possible, but only 15% had given a lot of consideration to the [home modifications](#) needed to do so, and just 19% expressed confidence they could afford to [hire help](#), whether for chores or for personal care.

An estimated 60% or more of Barrington's 1- and 2-person senior households are living in units with at least 3 bedrooms. While most seniors prefer to age-in-place in their current home, there are not enough alternative housing options for the minority interested in transitioning to a smaller unit within the Barrington community. As indicated by **Figure 21** earlier in this report, the large majority of Barrington's current housing stock is detached single family. This is especially true among ownership units. Additionally, as indicated by **Figure 22**, most of Barrington's current units contain three or more bedrooms which is generally larger than many 1- and 2-person senior households need.

Table 11. Barrington's senior population

| Age group | Count | Portion of total |
|-----------|-------|------------------|
| 65+ | 1,662 | 27.5% |
| Other | 4,391 | 72.5% |

Source: Census ACS 5-year 2022

Table 12. 1-person Senior households in Barrington

| Age group | Count | Portion of total |
|----------------------|-------|------------------|
| 65+ 1-person owners | 537 | 8.9% |
| 65+ 1-person renters | 119 | 2.0% |
| Other | 5,397 | 89.2% |

Source: Census ACS 5-year 2022

Table 13. Potential downsizers in Barrington*

| Unit size | Homeowners 65+ with 1-2 person households |
|-----------|---|
| 0-1 beds | 2.9% |
| 2 beds | 32.4% |
| 3 beds | 46.1% |
| 4+ beds | 18.6% |

Source: Census PUMS 1-year 2022

*While not every person 65+ is interested in downsizing and many, if not most seniors, age in place in their house for most or all their lives, 65 is typically considered the age at which people start thinking about downsizing (and some start moving).

Special Housing Needs

Of Barrington's current low-and-moderate income housing, 31 units (14%) supports the special needs population – all group home beds. The Town works with East Bay Center, Inc., to ensure that proper accommodations are provided for special needs residents.

Subsidized housing Units

The local housing stock includes a mix of committed affordable housing supported by programs such as Low Income Housing Tax Credits (LIHTC), Housing Choice Vouchers, Community Development Block Grants, and HOME funds. For households with particularly low incomes, these units can represent one of the only housing options available to them.

While most of these programs are funded indefinitely, LIHTC units are only required to remain cost-restricted for up to 30 years. After that "expiration" date, the units may convert to market-rate costs, effectively ending their affordability for these low-income households.

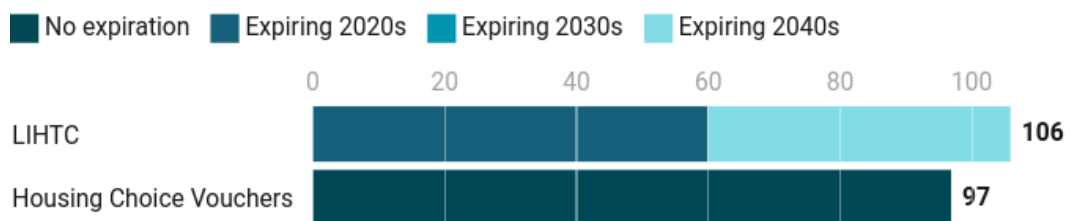
Figure 34. Local inventory of subsidized housing units by program and date of expiry

Chart: CommunityScale • Source: HUD, CommunityScale • Created with Datawrapper

Existing Housing Programs

The Town of Barrington's housing assistance programs are supported through the Amey Tucker Spencer Trust Fund (Spencer Trust). The charitable trust was established to benefit Barrington residents utilizing income derived from the Trust. Such funding has helped residents in need through several programs and agencies including the East Bay Community Action Program. The Spencer Trust supports the following programs focused on emergency home repairs, accessibility improvements, and down payment assistance.

Home Repair Program – The Home Repair Program makes zero-interest loans available to income-qualified homeowners that are forgiven after five and/or ten years if the house has not been sold. Eligible projects include the replacement of roofs, heating systems, windows and doors and projects that advance handicap-accessibility.

Crisis Fund – The Spencer Trust Crisis Fund makes funding available to help cover expenses related to crises encountered by income-eligible residents. Up to \$500 per request per applicant can be provided with a maximum of two requests funded within a 12-month period. The program is administered by the East Bay Community Action Program and applicants must fit their income guidelines.

Emergent Fund – The program provides funding to income-eligible Barrington households experiencing financial need due to an unexpected one-time expense or loss of income. Requests are funded on a first-come, first-served basis not to exceed \$1,000 per eligible household during each sixth-month application period.

Down Payment Assistance Program – Barrington's Down Payment Assistance Program provides down payment assistance to eligible first-time homebuyers. The Community Land Trust of Rhode Island administers the program on behalf of the Town.

Housing Demand: Current and future housing needs

Overview

Barrington has a statutory obligation to meet the state's housing needs, as well as those of its residents. To calibrate future housing production to best meet the community's needs, two factors must be established: how many units are needed in total and what is the right mix of unit types and prices? The following section addresses each of these factors to inform recommendations that effectively meet local need and reflect the community's values and priorities.

Based on the economic and equity goals identified through the public engagement process and other Town planning efforts, there are three groups of potentially underserved current and future residents whose needs should be understood and considered in this study:

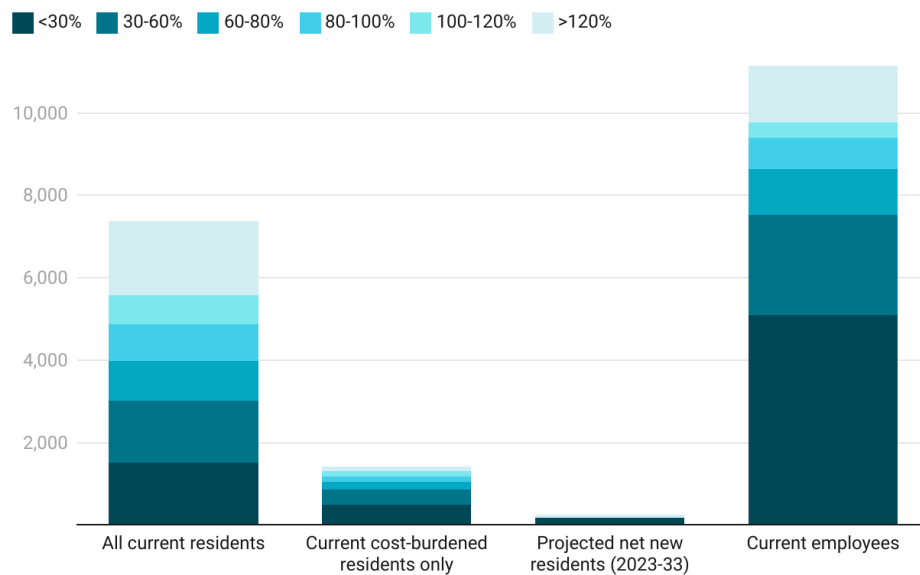
Group 1: Today's cost-burdened residents: The portion of the current population that is paying more than 30% of their income on housing in Barrington.

Group 2: Tomorrow's new residents: The households expected to move to Barrington over the next decade.

Group 3: Today's workforce: The people who currently work within Barrington but might not be able to afford to live in town.

Figure 35 summarizes the household populations in each of these groups by income, illustrating the relative number of households comprise each group and whether there are concentrations of lower or higher income households in each. The three groups are compared to Barrington's current household population and income distribution as indicated by the leftmost bar. The purpose of this chart is to help inform community decisions around which groups' housing demand needs should be prioritized in future planning and to what degree. It is important to note that the current employees group includes a greater total number of households than the other groups as it also includes those who work in Barrington but live elsewhere. All these group perspectives include higher proportions of lower-income households than currently reside in Barrington.

Figure 35. Barrington income distributions as a proportion of current total households by AMI group



Created with Datawrapper

Projected future growth and housing preferences

Each scenario is calibrated to reflect the same growth projection over the next 10 years.

Barrington is projected to grow by about 193 households between 2024-2034. This estimate assumes that household growth over the past decade will continue through the next and enough housing is added in response.

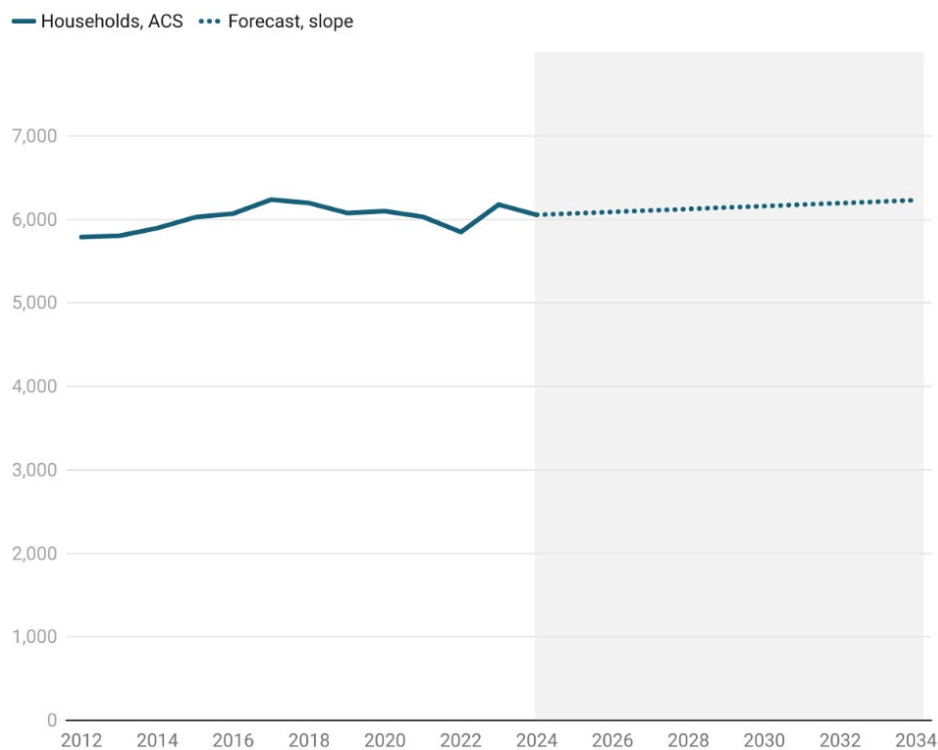
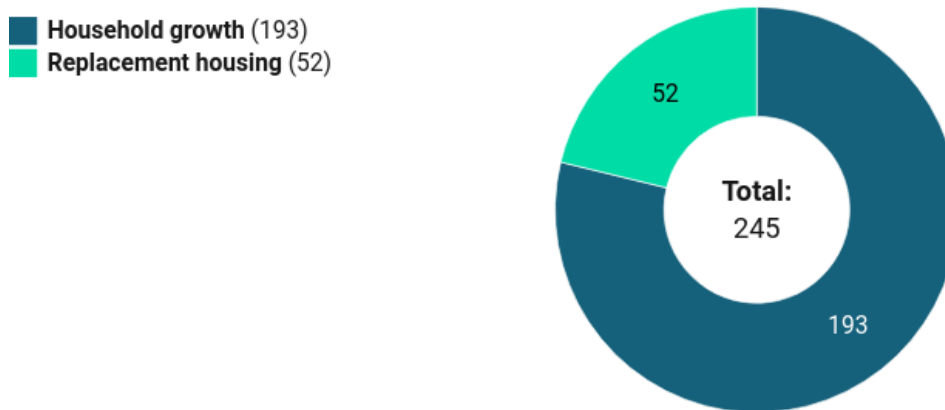
Figure 36. Barrington household growth, observed and potential

Chart: CommunityScale • Source: CommunityScale, Census • Created with Datawrapper

Target Unit Count

To keep up with projected growth, Barrington will need to add about 245 housing units in the next 10 years. This production target combines demand driven by net household growth as well as other factors detailed below which also contribute to maintaining a suitable housing supply over time. This approach assumes a background level of housing development that replaces obsolete houses that is added to the growth rate to arrive at the development needed to keep up with growth and also account for the replacement rate.

In addition to responding to projected growth, housing production will need to accommodate the new households that are expected as well as help maintain the overall health and quality of the housing stock. Regardless of growth prospects, every local market should maintain sustainable vacancy rates and offer hospitable housing stock to best serve community residents. Some supplementary housing production is often necessary to keep each of these indicators in a healthy range.

Figure 37. Production needed to keep up with growth to 2040

2024-2040

Chart: CommunityScale • Source: ACS, CommunityScale • Created with Datawrapper

Organic household growth: Based on 2024-2034 projected growth.

Overcrowding adjustment: 0 units. The local rate of 2.1% is lower than the national average of 3.3%. Overcrowding is measured by >1 occupant/room. Often related to vacancy rate, the degree to which supply limitations drive households to occupy under-sized units.

Replacement housing: 0.05% of the housing stock is replaced annually, which includes uninhabitable or obsolete units requiring replacement.

Vacancy adjustment: 0 units. The local rate is above the healthy market minimum of 5% for ownership and rental combined. Vacancy is the “slack” in the housing market (too low and prices can spike, too high and neighborhoods can suffer blight). Vacation rentals such as AirB&Bs can also contribute to elevated vacancy rates as the Census considers them vacant.

Substandard adjustment: 0 units. The local rate of 2.5% is lower than the national average of 4.5%. Substandard housing is measured by incomplete plumbing or kitchen. It is the portion of units that are functionally inadequate.

Scenarios for achieving low and moderate income housing goals

Barrington's housing stock currently includes 3.51% low- and moderate-income housing (LMIH), which is short of the State's 10% requirement. When the existing pipeline development project at 25 Watson is built, Barrington's LMIH supply would increase to 3.58% (assuming new affordable units are not offset by other new non-affordable development elsewhere in town).

The scenarios below illustrate how 3 potential development programs would impact Barrington's progress toward the 10% goal. If the town desires to meet this goal, more units are required than the 245 necessary to simply accommodate projected household growth over the next 10 years.

Table 14. Build to meet projections (miss LMIH target)

| | LMIH % | Total units (incl LMIH) | LMIH units |
|----------------------|---------------|----------------------------|------------|
| Current total | 3.51% | 6,268 | 220 |
| 25 Watson | 27.78% | 18 | 5 |
| Working total | 3.58% | 6,286 | 225 |
| Needed | 15.00% | 245 | 37 |
| LMIH target | 4.01% | 6,531 | 262 |

Table 15. Build to meet LMIH with fewest new units (100% affordable)

| | LMIH % | Total units (incl LMIH) | LMIH units |
|----------------------|----------------|----------------------------|------------|
| Current total | 3.51% | 6,268 | 220 |
| 25 Watson | 27.78% | 18 | 5 |
| Working total | 3.58% | 6,286 | 225 |
| Needed | 100.00% | 449 | 449 |
| LMIH target | 10.00% | 6,735 | 674 |

Table 16. Build to meet LMIH with 25% affordable mix

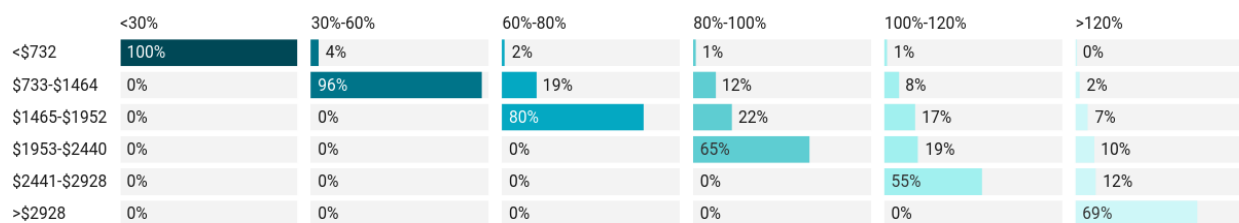
| | LMIH % | Total units (incl LMIH) | LMIH units |
|----------------------|---------------|----------------------------|------------|
| Current total | 3.51% | 6,268 | 220 |
| 25 Watson | 27.78% | 18 | 5 |
| Working total | 3.58% | 6,286 | 225 |
| Needed | 25.00% | 2,688 | 672 |
| LMIH target | 10.00% | 8,974 | 897 |

Figure 39 illustrates housing cost preferences by income for the greater Barrington market. To account for both ability to pay and willingness to pay, the preference model reflects willingness to pay for all income groups but caps monthly costs at 30% of household income to avoid creating new cost burden. The dollar amounts listed refer to monthly housing costs for renters and homeowners.

This report predicts housing preferences by measuring and compiling the actual choices of households who have recently moved within the greater region in terms of their income and housing selection (unit size and monthly cost). The resulting model in **Figure 39** provides a way to predict the choices future households would make if their preferences were available in a given community.

Importantly, the housing preference model is calibrated for sensitivity to the distinction between "ability to pay" and "willingness to pay:"

- **Ability to pay:** The maximum monthly cost a household can spend based on their income without incurring cost burden. This is typically considered 30% of monthly household income.
- **Willingness to pay:** The monthly amount a household would choose to spend to obtain their preferred unit type in their preferred locale. For lower-income households in expensive housing markets, willingness to pay may significantly exceed 30% of their monthly income. Conversely, most higher-income households spend less than the 30% threshold.

Figure 38. Distribution of household willingness-to-pay for new non-cost-burdened housing

Source: Census PUMS 2018-2022, Census ACS 2022, CommunityScale.

Most needed affordable housing types

The distribution of costs and bedroom counts in the housing target tables below are derived from the preference model described in Figure 39 above. The methodology isolates the region's households that have recently moved and measures how many bedrooms they selected in their new unit. The analysis sorts these by household income to provide a reflection of current market preferences that can be used to predict the preferences of households moving in and within Barrington in the future. The three scenarios described below explore the different housing mixes that would be required to meet the affordability needs of current cost-burdened residents, future residents, and current employees.

Group 1: Cost-burdened residents

Applying the target unit count and housing preferences established in previous sections, this scenario models a housing mix calibrated to the needs of Barrington's current cost-burdened residents. Adding units at the price points and bedroom counts tabulated below would most directly reduce (but not completely eliminate) cost burden as experienced by residents currently living in Barrington.

As noted earlier in the report, 0-2 bedroom units are typically part of multifamily buildings whereas 3+ bedroom units are more often single family or townhome structures.

Table 17. Housing target calibrated to needs of current cost-burdened Barrington residents

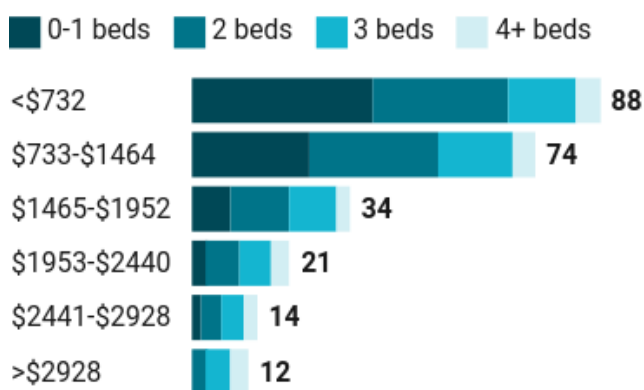
| Monthly Housing Cost | 0-1 beds* | 2 beds | 3 beds | 4+ beds | Total | % |
|----------------------|-----------|--------|--------|---------|-------|-------|
| <\$732 | 39 | 29 | 15 | 5 | 88 | 36.2% |
| \$733-\$1464 | 25 | 28 | 16 | 5 | 74 | 30.5% |
| \$1465-\$1952 | 8 | 13 | 10 | 3 | 34 | 14.0% |
| \$1953-\$2440 | 3 | 7 | 7 | 4 | 21 | 8.6% |
| \$2441-\$2928 | 2 | 4 | 5 | 3 | 14 | 5.8% |
| >\$2928 | 0 | 3 | 5 | 4 | 12 | 4.9% |
| | 77 | 84 | 58 | 24 | | |
| | 31.7% | 34.6% | 23.9% | 9.9% | | |

* Demand for smaller, 0-1 bed units, will be driven by downsizing seniors and young singles and couples without kids.

This analysis assumes the housing needs and preferences of current cost-burdened households in Barrington are similar to those of people with similar incomes and household structures living and working elsewhere in the broader region. Source: Census PUMS 2018-2022, Census ACS 2022, CommunityScale.

Figure 39. Current cost-burdened residents need

At given monthly cost, renter and owner combined



Source: Census PUMS 2018-2022, Census ACS 2022, CommunityScale.

Group 2: Projected future residents

This group models a housing mix calibrated to the needs of the new residents projected to move to Barrington over the next decade.

Adding units at the price points and bedroom counts tabulated below would help ensure new arrivals to Barrington can find housing that meets their preferences and ability to pay without adding to the community's levels of cost burden.

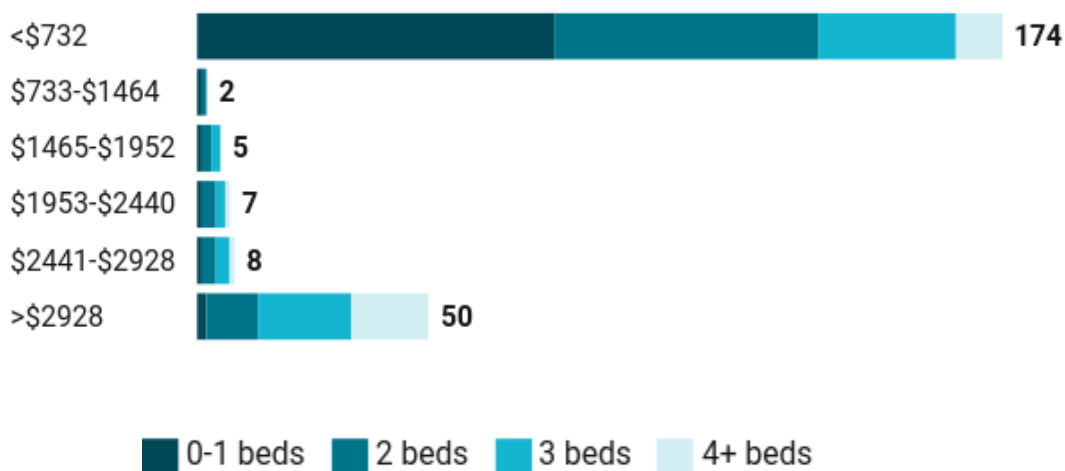
Table 18. Housing target calibrated to needs of projected new residents

| Monthly Housing Cost | 0-1 beds* | 2 beds | 3 beds | 4+ beds | Total | % |
|----------------------|-----------|--------|--------|---------|-------|-------|
| <\$732 | 77 | 57 | 30 | 10 | 174 | 70.7% |
| \$733-\$1464 | 1 | 1 | 0 | 0 | 2 | 0.8% |
| \$1465-\$1952 | 1 | 2 | 2 | 0 | 5 | 2.0% |
| \$1953-\$2440 | 1 | 3 | 2 | 1 | 7 | 2.8% |
| \$2441-\$2928 | 1 | 3 | 3 | 1 | 8 | 3.3% |
| >\$2928 | 2 | 11 | 20 | 17 | 50 | 20.3% |
| | 83 | 77 | 57 | 29 | | |
| | 33.7% | 31.3% | 23.2% | 11.8% | | |

* Demand for smaller, 0-1 bed units, will be driven by downsizing seniors and young singles and couples without kids.

Bedroom counts are based on empirical measurements of the preferences exhibited by households similar to those prevalent in Barrington as they move and make housing choices within the greater region over the past several years. See this report's "Housing Supply: Barrington's existing housing context" for details on the current demographic makeup of Barrington's households. This analysis assumes future new households will be similarly composed. Source: Census PUMS 2018-2022, Census ACS 2022, CommunityScale.

Figure 40. Projected future residents need



Source: Census PUMS 2018-2022, Census ACS 2022, CommunityScale.

Group 3: Current employee's housing needs

Group 3 considers the housing needs of the people who currently work in Barrington (many of whom live elsewhere but may prefer to reside locally if they could find affordable housing options).

The table below illustrates the current mix of employees working in Barrington by industry sector and income (top five highlighted). The following table will translate these incomes into a housing mix optimized to meet their needs and budgets.

Table 19. Current employment mix

| Industry sector (NAICS) | <30% | 30-60% | 60-80% | 80-100% | 100-120% | >120% | Total | |
|---|-------|--------|--------|---------|----------|-------|-------|-------|
| Agriculture, Forestry, Fishing and Hunting | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Utilities | 0 | 2 | 1 | 1 | 1 | 0 | 5 | 0.2% |
| Construction | 55 | 66 | 35 | 13 | 19 | 16 | 203 | 6.6% |
| Manufacturing | 8 | 11 | 4 | 2 | 1 | 4 | 29 | 0.9% |
| Wholesale Trade | 15 | 27 | 15 | 6 | 3 | 15 | 81 | 2.6% |
| Retail Trade | 153 | 68 | 20 | 7 | 4 | 17 | 269 | 8.7% |
| Transportation and Warehousing | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 0.1% |
| Information | 6 | 4 | 2 | 2 | 1 | 3 | 19 | 0.6% |
| Finance and Insurance | 20 | 21 | 20 | 9 | 9 | 19 | 98 | 3.2% |
| Real Estate and Rental and Leasing | 12 | 7 | 5 | 2 | 2 | 3 | 30 | 1.0% |
| Professional, Scientific, and Technical Services | 45 | 28 | 21 | 16 | 12 | 37 | 160 | 5.2% |
| Management of Companies and Enterprises | 38 | 0 | 10 | 0 | 0 | 0 | 48 | 1.6% |
| Administration & Support, Waste Management and Remediation | 39 | 24 | 9 | 5 | 2 | 8 | 86 | 2.8% |
| Educational Services | 269 | 150 | 97 | 114 | 39 | 45 | 715 | 23.2% |
| Health Care and Social Assistance | 190 | 205 | 76 | 33 | 23 | 42 | 569 | 18.5% |
| Arts, Entertainment, and Recreation | 115 | 34 | 10 | 13 | 17 | 1 | 190 | 6.2% |
| Accommodation and Food Services | 203 | 56 | 17 | 0 | 2 | 3 | 281 | 9.1% |
| Other Services (excluding Public Administration) | 95 | 47 | 18 | 4 | 5 | 8 | 176 | 5.7% |
| Public Administration | 23 | 24 | 16 | 20 | 16 | 20 | 120 | 3.9% |
| Total | 1287 | 774 | 376 | 247 | 156 | 240 | | |
| | 41.8% | 25.1% | 12.2% | 8.0% | 5.1% | 7.8% | | |

NAICS: North American Industry Classification System

This group models a housing mix calibrated to the preferences and budgets of the workforce currently employed in Barrington.

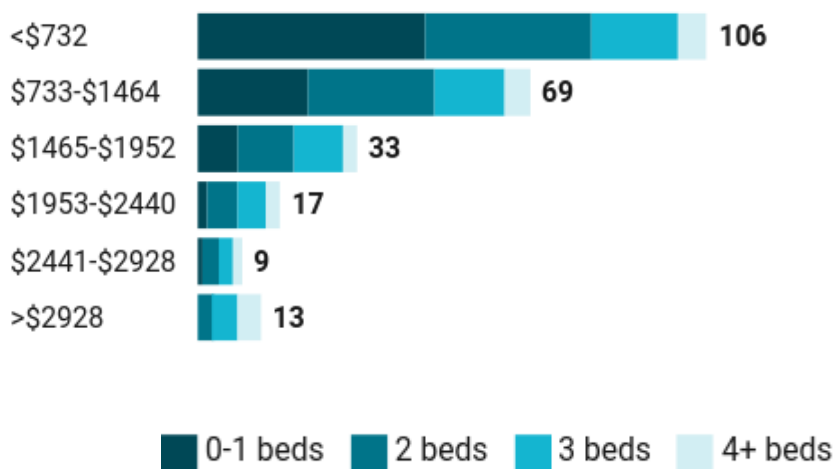
Adding units at the price points and bedroom counts tabulated below would maximize how many people working in Barrington could live in town too.

Table 20. Housing target calibrated to needs of current employees working in Barrington

| Monthly Housing Cost | 0-1 beds* | 2 beds | 3 beds | 4+ beds | Total | % |
|----------------------|-----------|--------|--------|---------|-------|-------|
| <\$732 | 47 | 35 | 18 | 6 | 106 | 42.9% |
| \$733-\$1464 | 23 | 26 | 15 | 5 | 69 | 27.9% |
| \$1465-\$1952 | 8 | 12 | 10 | 3 | 33 | 13.4% |
| \$1953-\$2440 | 2 | 6 | 6 | 3 | 17 | 6.9% |
| \$2441-\$2928 | 1 | 3 | 3 | 2 | 9 | 3.6% |
| >\$2928 | 0 | 3 | 5 | 5 | 13 | 5.3% |
| | 81 | 85 | 57 | 24 | | |
| | 32.8% | 34.4% | 23.1% | 9.7% | | |

* Demand for smaller, 0-1 bed units, will be driven by downsizing seniors and young singles and couples without kids.

This analysis assumes the housing needs and preferences of current employees working in Barrington are similar to those of people with similar incomes and household structures living and working elsewhere in the broader region. Source: Census PUMS 2018-2022, Census ACS 2022, CommunityScale.

Figure 41. Current Barrington employees need

Source: Census PUMS 2018-2022, Census ACS 2022, CommunityScale.

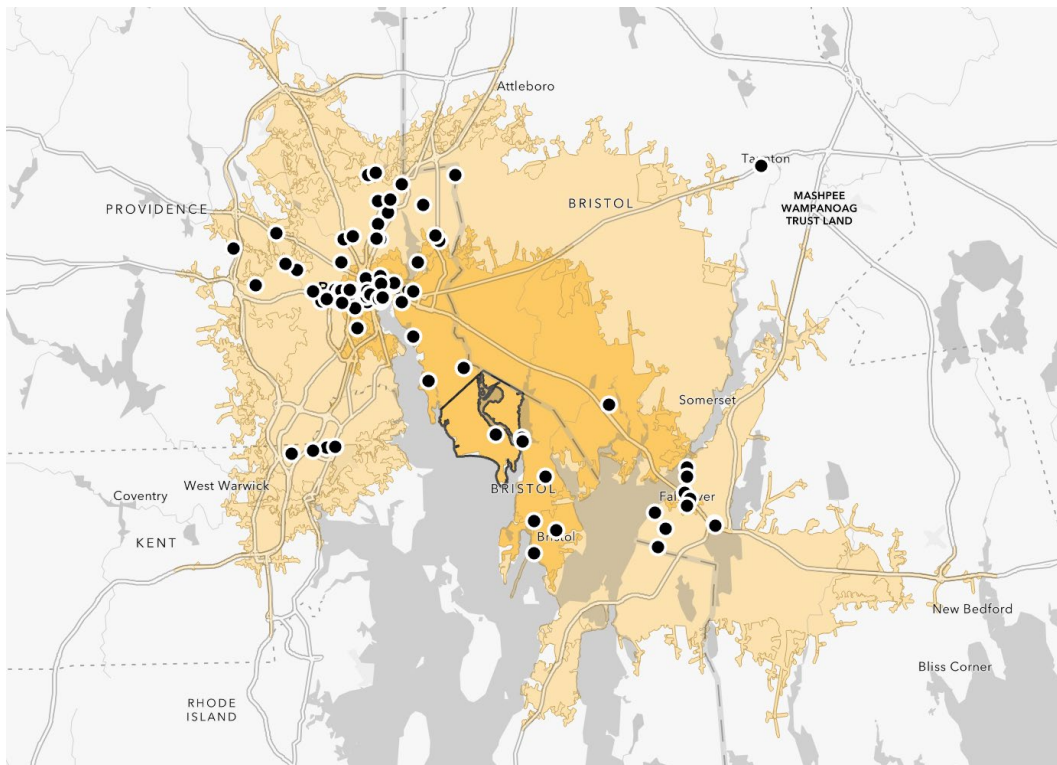
Determining the appropriate affordability mix

Benchmarks from the Regional Context

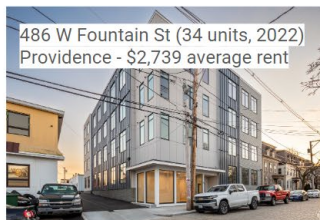
Barrington's regional market includes 69 market-rate multifamily properties completed over the past 5 years and 21 under construction.

Though this study does not rely on comparables to derive potential housing demand, it does consider recent development trends to understand what building typologies, unit mixes, and price points represent financially feasible market-rate construction in today's market. This map indicates all examples built in the region since 2018. The images on the following slide illustrate a sampling of these projects for added context.

Figure 42. Barrington's broader regional housing market area



Source: CoStar, ESRI, CommunityScale

Figure 43. Market-rate benchmarks**Market: Suburban style****Market: Adaptive reuse lofts****Market: Mixed-use****Local**

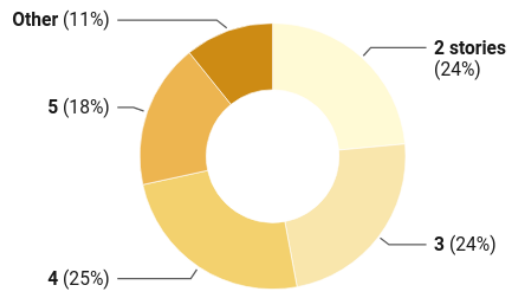
Source: CoStar, CommunityScale, Northeast Revaluation Group

The latest market-rate development in the Barrington region has trended toward mid-rise construction with mostly smaller units.

These charts summarize key design parameters for market-rate multifamily developments built in the region since 2018. Because this inventory is limited to only recently completed projects, we consider these parameters effective benchmarks for designing new market-rate development more likely to be financially feasible under present conditions.

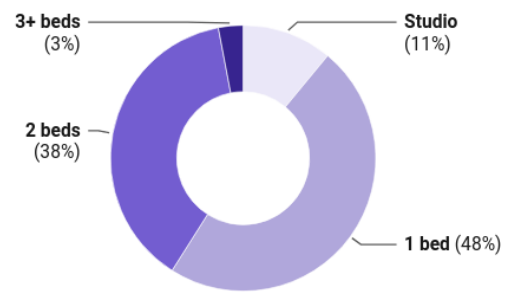
Figure 44. Recent market rate rent trends in the broader region

Unit type



Created with Datawrapper

Bedrooms



Created with Datawrapper

Source: CoStar, CommunityScale

| Unit size | Average SF |
|-----------|------------|
| Studio | 582 |
| 1 bedroom | 758 |
| 2 bedroom | 1,117 |
| 3 bedroom | 1,561 |

Source: CoStar, CommunityScale

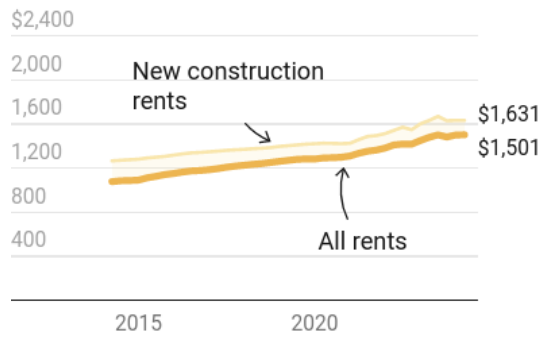
The charts below summarize market-rate rent trends in the region by bedroom count:

All rents: The average rent for units of this size. This measure includes both older and newer units.

Recent rents: The average rent for units built in the past 5 years. This measure is more indicative of the rents expected at a new development in the Barrington area.

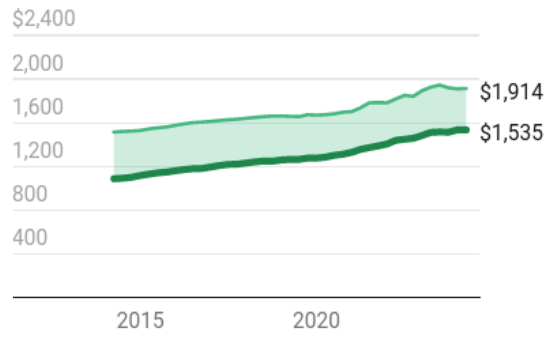
Figure 45. Recent market rate rent trends in the broader region

Studio units



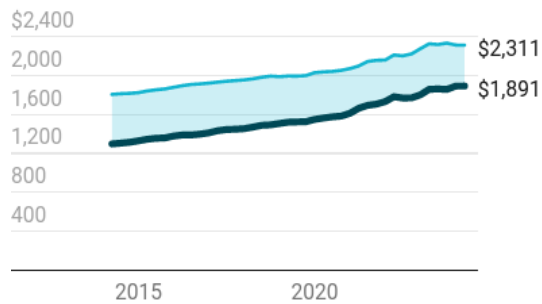
Created with Datawrapper

1 bedroom units



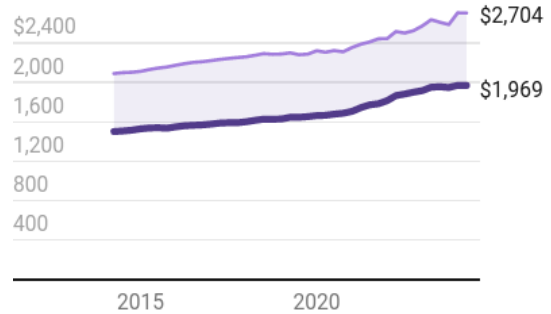
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2 bedroom units



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3 bedroom units



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Affordability mix and potential development scenario

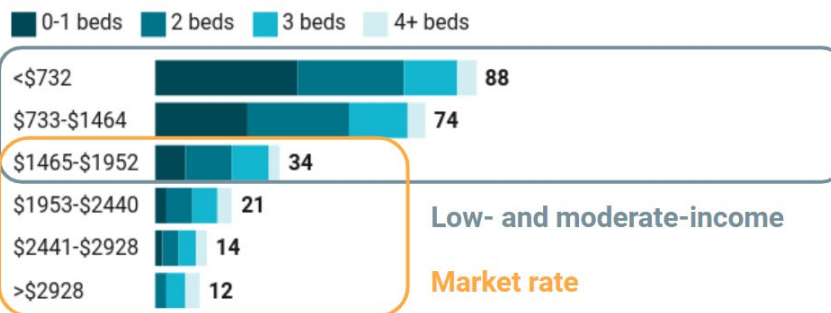
Each group needs a different mix of unit sizes and price points. However, there is significant overlap among all groups, suggesting the possibility that the right comprehensive strategy could address need across all groups.

Based on the market rate benchmarks and affordable housing legislation described on the previous slides, the annotations at right indicate which units could be developed as market-rate (i.e. no subsidies) and which would qualify as low- and moderate-income, satisfying legislative requirements but possibly requiring subsidy to produce.

Figure 46. Comparing the scenarios

Current cost-burdened residents need

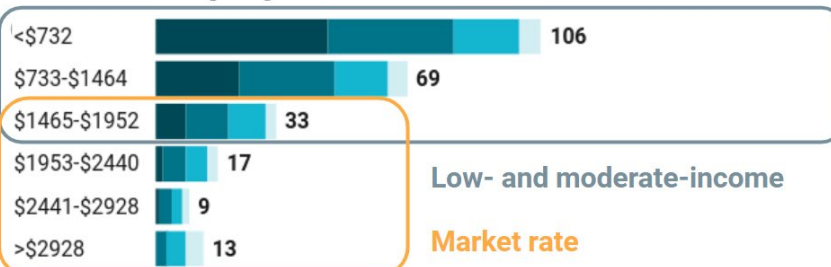
At given monthly cost, renter and owner combined



Projected future residents need



Current employees need



Achieving the State's low and moderate income house requirement

Requirements

Rhode Island's Low and Moderate Income Housing Act requires at least 10% of each community's housing supply consist of income-restricted affordable units. The State defines affordable rental units as those affordable to 80% AMI and below and for homeownership, 120% AMI and below. Communities that do not meet this standard are subject to comprehensive permit applications for developments containing at least 25% affordable units which can override zoning controls like density, parking, bedrooms, and floor area.

Compliance

While there is no specific penalty for failing to comply with the 10% low- and moderate-income standard, without a State approved comprehensive plan a municipality might not be eligible for benefits and incentives from the State or other agencies that are conditioned on having an approved comprehensive plan. This stipulation also applies if a municipality fails to provide the required 5-year progress update on its comprehensive plan's implementation program (i.e. the action items identified to implement the goals and strategies of each com plan element).

Regarding the housing element and meeting the 10% affordable requirement, the element needs to show how the 10% would be reached from both a spatial perspective (where it can be developed) and implementation perspective (what are the specific goals and strategies for achieving it) as well as the timeframe for when it will be achieved. Without these pieces, the comprehensive plan will not be approved by the State.

Within 5 years of adoption, the municipality must also submit a 5-year status update that demonstrates the progress the municipality is making on its implementation actions across all comprehensive plan elements. If the 10% requirement is not met, developers are able to submit a comprehensive permit application which in most cases supersedes local controls on development.

Evaluating Progress

The State's Department of Housing uses data from RI Housing to monitor municipalities' progress on an annual basis. Increasing the percentage of low- and moderate-income units between intervals constitutes progress. Currently, there is no formal benchmarking progress in place to evaluate rates of progress or decline.

Where Barrington Stands

About 3.5% of Barrington's housing stock satisfies the law's requirements. Of the 220 LMI units, 20 are homeownership units, 169 are rental units, and 31 are group home beds.

Table 21. Existing low moderate-income housing

| Unit Type | Total Units | % |
|-----------------|-------------|--------------|
| Rental | 169 | 77% |
| Homeownership | 20 | 9% |
| Group Home beds | 31 | 14% |
| Total | 220 | 3.51% |

Recent low and moderate income developments have helped the town move closer to the State's target and have included:

Palmer Pointe

40 LMI units

The “village” style affordable rental housing development was developed on the former Sowams Nursery site.



Walker Farm Lane

12 LMI units

The town acquired the site for the development of 12 ownership units in partnership with a non-profit housing developer



Sweetbriar

53 LMI units

Three net additional units were added to the development which was originally approved for the development of 50 affordable rental housing units. Three two-family structures were built on three vacant single-family lots at the rear of the site in 2019.

**Table 22. Existing affordable housing developments in Barrington**

| Name | Address | Single Family | Two-Family | Multi-Family | Group Home | #LMI Units | Total Units |
|--------------------------|--------------------|---------------|------------|--------------|------------|------------|-------------|
| Built before 2010 | | | | | | | |
| Sweetbriar | Sweetbriar Rd | 1 | 38 | 8 | | 47 | 47 |
| Mixed-use | Bay Spring Ave | - | - | 1 | | 1 | 12 |
| Haines Park Village | Washington Rd | | 4 | | | 4 | 10 |
| Barrington Cove | Bay Spring Ave | | | 60 | | 60 | 60 |
| Family housing units | Western Ave | 1 | | | | 1 | 1 |
| Group Home Beds | Various | | | | 31 | 31 | |
| Built after 2010 | | | | | | | |
| Anoka Mixed-use | Anoka/Wood Ave | | | 1 | | 1 | 4 |
| Coastal Commons | 50 Wood Ave | | | 2 | | 2 | |
| Walker Farm Lane | County Rd | 10 | 2 | | | 12 | 12 |
| Maple Avenue | South St/Maple Ave | | 2 | | | 2 | 3 |

| Built after 2015 | | | | | | | |
|-------------------------|------------------|---|---|----|--|----|----|
| Lavin's Subdivision | Narragansett Ave | 2 | | | | 2 | 10 |
| Bosworth St. | Bosworth St | | 4 | | | 4 | |
| Sweetbriar | Sweetbriar Rd | | 6 | | | 6 | 6 |
| Bluemead Farm | Chachapacasset | 1 | 2 | | | 3 | 11 |
| Palmer Pointe | Sowams Rd | | | 40 | | 40 | 40 |
| Bay Spring | Bay Spring Rd | | | 4 | | 4 | 16 |
| Pending | | | | | | | |
| 25 Watson | 25 Watson | 5 | | | | 5 | 18 |
| Lorraine St. | Lorraine St | | | 3 | | 1 | 3 |
| Maple Ave | 88 Maple Ave | | | 4 | | 1 | 4 |
| Maple Ave | 173R Maple Ave | | | 6 | | 2 | 6 |

Achieving low- and moderate-income housing goals

Barrington can avoid comprehensive permits if it reaches the 10% goal. To reach this threshold today, 407 additional LMI units would be needed for a total of 627 LMI units.

The development of 25 Watson will bring Barrington's total LMI units to about 3.58% of its existing housing stock. If the other pending housing pipeline projects are developed, it would increase to 3.64%, assuming these new affordable units are not offset by other new non-affordable development elsewhere in town

Figure 47. Approved and pending housing projects in Barrington's Pipeline development as of January 2024

| | Unrestricted, market rate units | Affordable units | Total Units |
|---------------|---------------------------------|------------------|-------------|
| Single Family | 13 | 5 | 18 |
| Multifamily | 9 | 4 | 13 |
| Total | 22 | 9 | 31 |

10-Year affordable housing production target

To keep up with projected growth, Barrington should add 245 new units over the next 10 years.

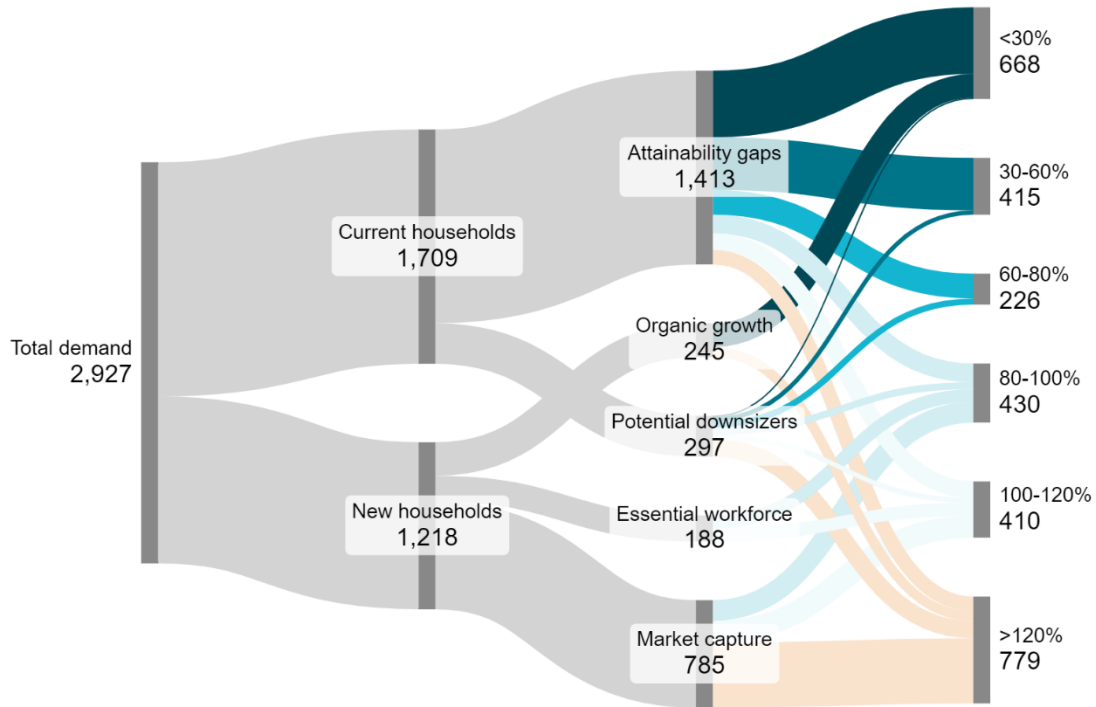
To make realistic but meaningful progress toward the state's 10% LMIH goal, new housing development should be at least 20% affordable as illustrated by the scenarios in **Table 14**, **Table 15**, **Table 16**.

There is widespread demand for housing at all income levels in Barrington, including from the following sources:

- **Attainability gaps:** Cost burdened current residents who need more affordable options.
- **Potential downsizers:** Current Barrington seniors interested in smaller units.
- **Organic growth:** New households based on 10-year growth projections.
- **Essential workforce:** People working locally who cannot afford to live in Barrington.
- **Market capture:** Barrington's potential segment of regional demand for market rate housing.

Barrington's housing production target can tap these sources of demand to fill new units.

Figure 48. Sources of Demand by income (% AMI)



Based on the needs and preferences of households currently looking for housing across income levels and demographic groups, new production in Barrington should focus on a mix of units that trends smaller than the current housing stock.

Table 25 breaks down the housing production target by bedroom count and monthly cost. Table 9 translates monthly cost into a home purchase price or an apartment rental rate (after accounting for primary housing costs like utilities and property tax). This mix reflects a blend of demand from current cost burdened households, projected new growth, local workforce, and other sources.

Table 23. New production target in context of anticipated demand and development pipeline

| Income (% AMI) | 0-1 beds* | 2 beds | 3 beds | 4+ beds | Total |
|---------------------|-----------|-----------|-----------|-----------|------------|
| <30% | 0 | 0 | 0 | 0 | 0 |
| 30%-60% | 3 | 4 | 2 | 1 | 10 |
| 60%-80% | 11 | 13 | 11 | 3 | 39 |
| 80%-100% | 3 | 4 | 4 | 2 | 12 |
| 100%-120% | 2 | 4 | 4 | 2 | 12 |
| >120% | 15 | 46 | 64 | 47 | 172 |
| Total | 33 | 72 | 85 | 55 | 245 |
| <i>Target mix</i> | 14% | 29% | 35% | 22% | |
| <i>Existing mix</i> | 5% | 13% | 44% | 38% | |

** Demand for smaller, 0-1 bed units, will be driven by downsizing seniors and young singles and couples without kids*

Table 24. Income levels translated into attainable costs

| Income (% AMI) | Monthly cost | Max price | Max rent |
|----------------|---------------|------------|----------|
| <30% | <\$732 | \$54,973 | \$605 |
| 30%-60% | \$733-\$1464 | \$147,275 | \$1,488 |
| 60%-80% | \$1465-\$1952 | \$202,635 | \$2,017 |
| 80%-100% | \$1953-\$2440 | \$257,996 | \$2,547 |
| 100%-120% | \$2441-\$2928 | \$313,357 | \$3,076 |
| >120% | >\$2928 | >\$313,357 | >\$3,076 |

A new development's housing tenure (rent/own) and structure type is influenced by several factors including household preferences, the development financing climate, construction costs, and developers' preferred model. Due to the number of contingencies involved, this study does not attempt to pin down precise tenure and structure type recommendations. However, given Barrington's very high concentrations of ownership and detached single-family, new development would be more desirable to the households on the market if the overall tenure were more balanced between ownership and rental and between single-family and townhome/multifamily.

In general, state and national benchmarks are a reasonable reflection of long-term tenure preferences with the exception that today's market trends somewhat more toward townhomes, multifamily, and other multi-unit, more moderately priced missing middle housing types.

Figure 49. Existing housing stock tenure comparison

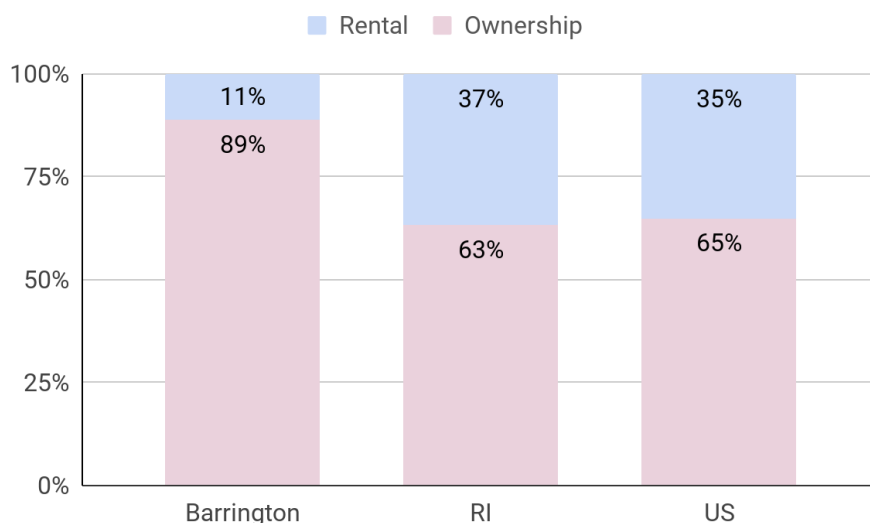


Figure 50. Existing structure type comparison

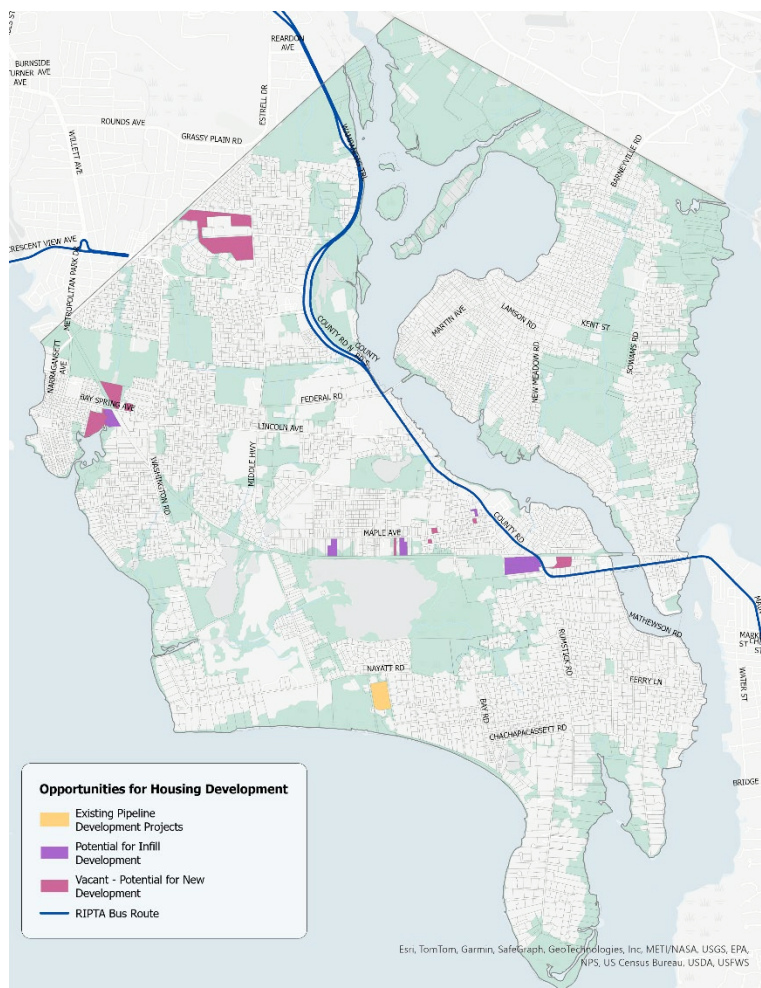
Potential Development Opportunity Sites

The build-out analysis completed in the 2015 Comprehensive Plan highlighted the limited availability of developable vacant land zoned for residential use. In the years since, developable vacant land has continued to decline making it highly unlikely that Barrington can reach the 10 percent LMI housing goal through new construction alone. Relatedly, the Town's existing residential zoning districts only allow for single family or low density multi-family development (up to 4 units) by right. Additional opportunities for housing development exist in the Neighborhood Business (NB), Business (B), and Residential Business Flex (R-B Flex) zoning districts which allow for mixed-use and multifamily development by right and special permit. Because very few vacant sites exist in these areas, infill and mixed-use development must play an integral role in Barrington's future housing production plans and policies.

A high-level developable land analysis identified twenty-one parcels, totaling about 55 acres, as vacant or utilized parcels that could theoretically be redeveloped to accommodate higher density or multi-family housing under current zoning regulations. The approved and soon to be constructed pipeline project at 25 Watson Avenue provides additional development acreage.

Figure 52 documents the different areas where these parcels are clustered and their development potential.

Figure 51. Potential opportunity areas for housing development



Infrastructure Assessment

A planning-level assessment of existing water and sewer infrastructure was completed for these identified areas to determine whether the current systems have the capacity for additional housing units. The assessment also identified any potential impacts that would need to be addressed to support future housing development. The full assessment and accompanying maps are available in the Appendix.

Wastewater Utilities. Proposed developments at each of the potential development sites would connect to the existing sewer mains in the adjacent roadways. A capacity analysis will be required to determine if the existing pipes will need to be replaced with larger pipes to support

the wastewater demands of the new development. The existing pump station facilities will also need to be assessed to understand if there is existing capacity to support additional wastewater flow.

Water Utilities. Based on available data and flow results the assessment indicates that there appears to be adequate pressure in the water system to support new development at 25 Watson and at sites in Barrington's business districts (NB, B, R-B Flex). However, a new hydrant flow test should be conducted in these areas to confirm the latest pressure. The Middle Highway sites are served by a private system, so if large development is proposed it will be important to conduct a hydrant flow test to confirm pressure and system capacity.

Stormwater Utilities. Stormwater runoff associated with future developments will likely be managed on-site for each location. Stormwater management practices such as surface basins, subsurface chamber systems, and green infrastructure solutions can be used to promote infiltration and to attenuate peak runoff flows and volumes. Future developments will need to reserve on-site areas of suitable soils to accommodate the footprint of a surface or subsurface infiltration system. A geotechnical investigation at each site is recommended to identify soil conditions and depth to groundwater or bedrock that would affect this stormwater management design.

Most of the Barrington's land is located in areas at risk of flood, storm surge, stormwater inundation, or sea level rise due to its coastal location. Portions of the potential development sites in the B and NBD districts are located within these risk areas. Consideration for building and site resiliency as well as stormwater management will be important for future development in these parcels. The Middle Highway and 25 Watson Avenue sites are not located within areas of high risk.

Further analysis is needed to fully vet the development potential of these identified sites. The infrastructure assessment recommends geotechnical evaluations to analyze the subsurface soil conditions of the sites to better understand how it would impact their ability to be developed. Additionally, consideration for water quality and groundwater protection will be important for future development on these sites, particularly at 25 Watson Avenue, which overlaps with the Groundwater Reservoir. These conditions may necessitate additional permitting.

LMI Housing Strategies

Previous and current strategies

The Town has made considerable progress toward achieving the 10 percent goal, despite the limited amount of land suitable for development. These efforts have included:

- Development of Sweetbriar on Washington Road: 53 affordable units have been built
- Haines Park Village on Washington Road and Bay Spring Avenue: 4 out of 14 total units qualify as affordable
- Walker Farm Lane on County Road and Eleanor Drive: The Town acquired the site and worked with a non-profit housing developer, which built 12 affordable units
- Palmer Pointe: 40 affordable rental units were developed on the former Sowams Nursery site in 2019. There is a waitlist of interested tenants.
- Revisions to Zoning Ordinance to support Barrington's affordable housing plan
- Mandatory Inclusionary Zoning – adopted in 2006. No units have been developed to date.
- Senior Residential Community – adopted in 2012. No development has occurred to date.
- Apartments above commercial uses – adopted in 2012
- Allow accessory apartments – adopted in 2012
- Allow affordable housing development on substandard lots – adopted in 2012
- Identify areas that could support a mix of housing types – adopted in 2012
- Allow “Village” and “Mixed-use Village” style development. No development has occurred to date.
 - Palmer Pointe was built on a site identified on the Future Land Use Map for “Village” development; the zone wasn't changed, as the development was approved through the comprehensive permit process.
 - 33 Middle Highway: In 2016 the former Zion Bible College site was rezoned as Senior Village Residential to allow for almost 300 units of senior housing, including cottages, independent living units, and assisted living units. The master plan approval has lapsed. The owner has presented the Planning Board at the pre-application stage a concept showing almost 350 units of housing at the site. As of January 2025, no formal application has been filed.
- Capture affordable housing program: The town attempted to implement this strategy through the Home Repair Program and First-Time Homebuyer Downpayment Assistance Program. In both cases, applicants are required to sign a deed restriction that meets State low and moderate affordable housing requirements to obtain funding. No affordable housing units have resulted from these two programs as applicants did not want to sign the deed restriction. The Town also discovered capturing affordable homes in this way requires significant administrative work that it does not have the in-house capacity to manage.
- Created a Residential-Business Flex zone in 2018 and rezoned an area in the Bay Spring area to allow for first-floor apartments in mixed-use buildings.
- Amended the Comprehensive Plan in 2019 to establish developer guidance for housing development at two key sites off Bay Spring Avenue: Allin's Cove and former O'Bannon Mill site.
- Established a first-time homebuyer incentive program using local Spencer Trust funds that requires affordable housing deed restriction. This program has not been utilized to date.

- 25 Watson: The town acquired the former Carmelite Monastery property and received authorization from voters at the 2024 Financial Town Meeting to proceed with redevelopment of the property. The approved plan involves selling off one parcel for a “pocket neighborhood” of 12 age-restricted cottages (5 affordable), selling six single family lots and creating a two-acre public park. The is to proceed under the comprehensive permit process.

Inclusionary Zoning Ordinance

Barrington’s zoning ordinance includes mandatory inclusionary zoning requirements for all subdivisions and land development projects resulting in the net addition of three or more housing units. Currently it requires that at least 25% of the units within the project must qualify as affordable housing and remain affordable for a period not less than 30 years enforced through a land lease and/or deed restriction, as defined by RI G.L. 42-128-8.1(d)(1). Applicable projects receive a density bonus that increases the number of allowable housing units on the site to be increased to two market rate units for each affordable unit and the minimum lot area per dwelling unit to be reduced by the amount necessary to accommodate the development.

The inclusionary zoning requirement also allows for the construction of inclusionary units off-site at the discretion of the Planning Board provided they have a certificate of occupancy prior to or simultaneous with the occupancy of the market rate units, any new units are compatible in architectural style to the existing units in the surrounding neighborhood, and that renovated off-site units are in full compliance with all applicable construction and occupancy codes and sufficiently maintained so that all major systems meet comparable standards to new construction. The Agriculture-Rural (AR) Zoning District is exempt from inclusionary zoning requirements.

The Town is in the process of amending this ordinance to reflect recent changes in State law that require at least 15% of the units within a project to qualify as affordable housing.

Issues and Opportunities for LMI housing development

High land and housing costs are the primary impediments to capturing affordable units. The additional challenges Barrington faces in context to housing production remain largely consistent to those identified in the 2015 Comprehensive Plan update with some changes that reflect the evolving landscape of current and future residents housing needs.

Housing for Seniors. Like many other communities, Barrington’s population is aging. Some seniors are looking for housing that better fits their changing needs—the desire for smaller units, community amenities that foster a lively atmosphere, proximity to retail services, and parks and recreational spaces. Barrington’s predominant housing typology, the single-family detached house, might meet the housing preferences for some seniors and retirees, but certainly not all. The Town has taken steps to create more opportunities for aging in place including zoning amendments allowing “cottage-style” Senior Residential Communities as a special use in all residential zones, the Neighborhood Business, Business, and Limited Manufacturing zones. To date one cottage development has been proposed as a part of the 25 Watson Avenue project.

In 2016, the Town Council approved a new zone, Senior Residential Village, at the former Zion Bible Institute site on Middle Highway. Between 2017 and 2018 the Town conducted a zoning study of the Bay Spring Avenue Corridor which resulted in the rezoning of its Neighborhood Business zone to a new zoning district, Residence-Business Flex, to allow for first-floor multifamily units, rather than relegating them to the upper floors of mixed-use buildings.

Additionally, the study also recommended developing developer guidance for the rezoning of two parcels on Bay Spring and a provision for cottage-style housing. The Town has developed this developer guidance, establishing targets for density, historic preservation, affordability, housing type, uses, recreational space, circulation, and buffers. To date, however, development plans for these sites have not progressed.

These efforts have primarily focused on creating senior housing and opportunities to age in place through new development. There is greater potential for adapting existing housing units to meet the needs of seniors hoping to stay in their single-family homes.

Neighborhood Character. Limited developable land has prompted the tear-down and demolition of existing homes to rebuild larger houses or elevate those at risk in floodplains. It has also resulted in some higher density developments enabled through comprehensive permits. This has put pressure on Barrington's existing neighborhoods, raising concerns about the impact on neighborhood architecture and development patterns, traffic, infrastructure capacity, and the Town and school budgets. As developable land continues to be a scarce resource, increasing density pressures are likely to continue making it important for the Town to have clear objectives that balance preserving neighborhood architectural style and scale with new and higher density development.

Multifamily and Infill Housing. Most of Barrington's housing stock is detached single-family and ownership units. While the housing stock has been diversifying with the development of multifamily and rental units, there is still more demand than units available. All rental units are fully occupied indicating demand remains strong. Multifamily housing continues to be gradually added in Neighborhood Business, Business, and Residential-Business Flex zones where it is a permitted use. To continue to foster the development of multifamily and rental units, the Town will need to consider what might be restricting further infill and mixed-use development, particularly in areas of town well-suited for this development due to their proximity to goods and services and the RIPTA bus route.

Housing for First Time Homebuyers and Young Families. High home prices and limited options pose a challenge for first-time homebuyers and young families looking for entry-level housing and homes that can fit their evolving needs. While this demographic represents a small proportion of the Barrington community it is important that they are able to stay and that more families are able to move to Barrington so the town can capture existing demand. The town needs to put greater emphasis on developing new housing geared towards young families and starter homes.

Tax Credit Properties. High construction costs and the current market conditions make the development of affordable housing challenging, especially for developing units for 60% AMI and below, without subsidies or the space to develop larger scale, higher density development projects. Because land is limited, leveraging Low Income Housing Tax Credits (LIHTC) and other subsidies are needed to advance affordable housing and greater levels of affordability. Barrington has already seen successful affordable housing be developed using a variety of funding sources. The Sweetbriar and Palmer Pointe developments leveraged RI Housing construction loans and mortgages, HOME Program funding, LIHTC equity, Building Homes Rhode Island (BHRI) state bond funding, and additional funds from Community Development Block Grants (CDBG). With these successful models, Barrington has the opportunity to further

promote itself as a community where LIHTC and development partnership are possible and successful.

Planning for Climate Change and Resilience. Barrington's extensive shoreline, waterfront properties, and existing floodplains place some of its housing stock at risk to the impacts of climate change. Not only does this further reduce the Town's already limited supply of developable land, it also impacts the longevity of existing homes to remain habitable as properties face more frequent and intensive flooding, storm surge, and projected sea level rise. The Town will need to take proactive measures to plan for climate change and increase the resiliency of its housing stock. Reducing density in impacted areas and conducting initial planning to accommodate displaced households in less impacted parts of town should be prioritized. The feasibility of retrofitting existing housing stock in locations where adaptation is possible should also be explored.

In addition, Barrington's housing stock is a significant contributor to the Town's overall greenhouse gas (GHG) emissions. According to [Ready & Resilient Barrington's](#) community-wide GHG emissions inventory, about 39% of the Town's emissions come from the fossil fuels used to heat and cool its residential and commercial buildings. Barrington will need to significantly increase the energy efficiency of its housing stock to support its goal of achieving net zero greenhouse gas emissions by 2050. Increasing the energy efficiency and electrification of its existing and future housing stock should be prioritized through both policies and incentives that encourage homeowners and developers to adopt energy-efficient technologies and renewable energy solutions.

Proposed strategies for meeting 10% threshold

While Barrington recognizes it is unlikely that it can meet the State's 10% low and moderate-income goals given its spatial and infrastructure constraints, it also recognizes the importance of working towards this goal so it can provide housing opportunities it currently lacks. Barrington understands its current housing stock does not meet the needs of its local workforce, of cost-burdened residents, and of seniors interested in smaller units. It also understands it does not have enough housing to accommodate the additional households who would like to live in Barrington and is therefore missing out on capturing regional demand for market rate housing.

Barrington's 3.51% affordable housing rate demonstrates there is work to be done to diversify its housing stock and expand the housing opportunities available within its community. The town is eager to make progress in a manner that preserves its limited economic real estate while also supporting housing development that can better meet the needs and preferences of its existing and future population.

Barrington can likely achieve its 245 housing unit production target over the next 10-15 years without significantly altering its development trajectory. Assuming the successful implementation of all strategies, Barrington can make good progress towards the State's 10% low- and moderate-income housing requirement by the year 2040.

Barrington's Low and Moderate-Income Housing Action Table

| Strategy | Potential benefits identified | Potential barriers identified | Timeframe |
|--|--|--|------------------|
| Create a Housing Trust Fund | Creates dedicated funding to support the preservation and development of affordable housing; Allows for leveraging with other funding sources | Town administrative capacity; Acquiring funding sources and determining what will receive funding | Mid-term |
| Pursue Public/Private/Nonprofit Housing Alliances | Will help attract more interest in Barrington from affordable housing developers; Will create relationships between town and potential development partners | Town administrative capacity; Perception of affordable housing development feasibility in Barrington; Cost of affordable housing development | Ongoing |
| Evaluate Town, Tax title Property for Use as LMI Housing Development | Will preserve Town's existing affordable housing stock | Town administrative capacity | Ongoing |
| Strongly negotiate comprehensive permits | Will allow Town to encourage the types of LMI unit mix they need; Gives town more control over comprehensive permit locations and opportunity to identify development partners with mutual goals | Town's administrative capacity; Developers' willingness to engage with Town | Ongoing |
| Capture existing "affordable homes" | Will preserve Town's existing affordable housing stock | Town administrative capacity to administer this program; willingness of property owners to participate in the program | Ongoing |
| Pursue Low Income Housing Tax Credit (LIHTC) and other State and Federal Funding to support LMIH development | Will support the development of LMI housing units, especially for affordability 60% AMI or less | Will require staff capacity and viable opportunity sites | Ongoing |
| Implement zoning changes: 1. Increase maximum height 2. Increase maximum building lot coverage 3. Rezone Neighborhood Business districts to R-B Flex as appropriate 4. Allow conversion of single-family dwellings to two-family by right in certain districts | Will remove regulatory barriers to infill, mixed-use, and multifamily development; Could improve the feasibility and reduce the cost of new construction on a per unit basis | Community opposition | Short-term |
| Further evaluate the feasibility of the high priority potential opportunity sites (identified in this plan) for affordable housing development and identify potential for-profit and non-profit development partners | Will support town in promoting local affordable housing development opportunities to developers | Funds will be needed for further feasibility assessments; Property owners may be reluctant to participate | Mid-term |
| Implement zoning changes to allow for infill development: 1. Reduce lot sizes 2. Reduce setback requirements 3. Reduce or eliminate parking requirements | Will remove regulatory barriers to infill, mixed-use, and multifamily development; Could improve the feasibility and reduce the cost of new construction on a per unit basis | Community opposition | Short-term |

| | | | |
|--|---|---|------------|
| Conduct study of Residential Business Flex District to identify challenges and opportunities for improvement | Will support improvements to this zoning district to facilitate greater housing opportunities | Town administrative capacity and funding to conduct study | Short-term |
| Identify areas suitable for infill development/redevelopment such as Town Center, Barrington Shopping Center, and along County Road and Maple Avenue | Will support town in promoting local affordable housing development opportunities to developers | Funds will be needed for further feasibility assessments; Property owners may be reluctant to participate | Mid-term |
| Conduct a zoning study in commercial districts to better understand limitations and identify solutions to facilitate easier infill development | Will remove regulatory barriers to infill, mixed-use, and multifamily development | Town administrative capacity and funding to conduct study | Short-term |
| Incentivize multifamily housing development, especially for low and moderate income and accessible housing | Will allow Town to encourage the housing target mix it needs/desires | Developer willingness to calibrate developments to desired mix | Mid-term |
| Consider modification of existing zoning to permit multifamily family housing in more zones | | | |
| Allow ADU's on smaller lots than required by State legislation | Will increase feasibility of ADU development on a variety of lots | Community opposition; cost of ADU development | Short-term |
| Encourage/incentivize the development, adaptation, and use of accessory dwelling units as year-round rentals | Will support development of smaller housing units and their use as year-round housing | Willingness of property owners, town administrative capacity to facilitate this process or program | Short-term |

Goals, Policies, & Implementation Actions

GOAL 1:

Work towards compliance with the State's 10 percent affordable housing goal through provision of well-integrated and compatible affordable housing.

Policies:

A. Support the preservation of existing affordable housing

a. Actions:

- i. Fund a revolving fund to support a Housing Trust program to rehabilitate existing houses to qualify the homes as affordable.
- ii. Explore feasibility of restructuring the Housing Board of Trustees so it can effectively manage the Housing Trust program.
- iii. Formally adopt incentives to capture existing houses affordable to LMI households, such as property tax abatements and funding from the Home Repair Program.

B. Explore the creation of a Housing Authority in securing funding to support the development of affordable housing

a. Actions:

- i. Pursue LIHTC and other State and Federal funding to support the development of more LMIH projects in town.
- ii. Explore LIHTC Income Averaging as a strategy for developments to maintain financial feasibility while providing a deeper level of affordability.

C. Increase opportunities for increased development density through the study and revision of land use regulations

a. Actions:

- i. Explore increasing maximum height and maximum building lot coverage for housing production in Business Districts along County Road.
- ii. Consider allowing for the conversion of single-family dwellings to two-family dwellings by right, as appropriate, in certain districts.
- iii. Further evaluate the feasibility of the high priority potential opportunity sites (identified in this plan) for affordable housing development and identify potential for-profit and non-profit development partners.
- iv. Pursue rezoning Neighborhood Business districts to R-B Flex, as appropriate.
- v. Conduct study of Residential Business Flex District to identify challenges and opportunities for improvement.

- vi. Study the feasibility of subdividing larger lots and creating an accompanying large lot subdivision incentives program for infill development.
- D. Encourage infill development and the conversion and adaptive reuse of existing structures and underdeveloped properties into multifamily and affordable housing
- a. *Actions:*
 - i. Identify areas suitable for infill development/redevelopment such as Town Center, Barrington Shopping Center, and along County Road and Maple Avenue.
 - ii. Conduct a zoning study in commercial districts to better understand limitations and identify solutions to facilitate easier infill development.
 - iii. Explore reducing lot sizes, setbacks, and parking requirements to encourage infill development
 - iv. Hold workshops and conduct other public outreach on affordable housing options available in the Zoning Ordinance and Subdivision Regulations.
 - v. Incentivize multifamily housing development, especially for affordable and attainable low income, disabled, 20-35, and 55+ housing.
 - vi. Revamp existing cottage zoning option to increase development feasibility of this housing type.
- E. Support the development of accessory development units (ADUs) per new State legislation
- a. *Actions:*
 - i. Amend zoning ordinance to allow ADU's on smaller lots than required in State legislation and establish accompanying regulations that set parameters for their design and development.
 - ii. Develop educational materials and host public workshops to engage property owners and developers in understanding ADU benefits, town-supported ADU designs, and the permitting and approval process.
 - iii. Encourage/Incentivize the development, adaptation, and use of ADUs as year-round rentals.
 - iv. Adopt rules to manage the impacts of short-term rentals.
 - v. Increase the Planning, Building, and Resilience Department's capacity to manage ADU applications by hiring at least one additional staff member to support inspections and enforcement.

GOAL 2:

Diversify Barrington's housing stock to accommodate the needs of residents across a wider spectrum of income levels, age groups, and abilities.

Policies:

A. Improve housing attainability for first-time home buyers

a. Actions:

- i. Incentivize a mix of unit sizes, number of bedrooms, and unit types (including multifamily homes) in market rate and low- and moderate-income housing developments during the development plan review process.
- ii. Incentivize development of starter homes with in-unit or attached-unit accessory dwelling units (ADUs) to increase affordability of homeownership.

B. Support the development of housing for residents with physical, intellectual, and developmental disabilities that encourage independent living, and support alterations to the town's current housing stock to achieve compliance with the RI Civil Rights of Individuals with Handicaps Act and the Americans with Disabilities Act of 1990

a. Actions:

- i. Support advocacy and application for Federal and State ADA funding for accessibility and safety improvements to support the retrofit of existing residential units occupied by elderly and disabled tenants/owners.
- ii. Encourage locating accessible housing near commercial businesses, support services, and transportation to support independent living by disabled adults.
- iii. Access all resources available to support home retrofits to accommodate accessibility, and other disability needs, including HOME and CDBG funding.

C. Assess and pursue strategies for encouraging the incorporation of low-income units in new development

a. Actions:

- i. Provide density bonuses and related incentives that surpass what is permitted by Comprehensive Permit to encourage incorporation of low-income units in new developments .
- ii. Pursue LIHTC and other funding to facilitate the development of affordable housing that is attainable to low-income households <60% AMI.

D. Encourage the development and redevelopment of housing that can better accommodate aging-in-place while also serving families

a. Actions:

- i. Support the modification of existing housing to allow aging-in place such as accessibility modifications or creating full living units on the ground floor.

- ii. Implement tax credits or other financial benefits for seniors.
- iii. Consider applying for HOME and CDBG funding to support home retrofits to accommodate aging in place.

GOAL 3:

Ensure that future development is sustainable, resilient, and maintains the architectural style and scale of Barrington in general and its individual neighborhoods.

Policies:

- A. Pursue Zoning Ordinance amendments and other strategies that encourage compatible scale and building massing
 - a. *Actions:*
 - i. Adopt flexible zoning standards to allow architectural encroachments and encourage greater variety, such as architectural encroachments (porches, stoops, bay windows, etc.) into the minimum front-yard setback.
 - ii. Consider adjusting the setback averaging dimensional standards, where appropriate, to allow reduced front yard setbacks consistent with the surrounding historic neighborhood development pattern. Appropriate circumstances could include conforming lots with projects improving accessibility, providing ground floor living units for senior and disabled, or allowing for ADUs.
- B. Encourage affordable housing throughout the community involving new construction and qualification of existing homes as affordable
 - a. *Actions:*
 - i. Promote or incentivize conversion of single-family units into multi-family units.
- C. Promote well-designed, compatible mixed-use development in commercial areas, while enhancing the pedestrian environment
 - a. *Actions:*
 - i. Strengthen or establish new standards for buffers, site lighting, location of parking and placement of buildings within land development projects, including mixed-use and multi-family developments.
 - ii. Update and adopt the Village Center Design Guidelines and formally incorporate them into the Town's review process for commercial, mixed-use, and multi-family development proposals. *(This would include an update to Section 200-51.1 of the zoning ordinance and defining the specific conditions requiring review).*
 - iii. Prioritize affordable housing development, senior housing, and housing for persons with disabilities near to public transit and locations adjacent to commercial areas and/or other community amenities (parks, bike path, etc.).

D. Advance the use of energy efficient and climate resilience measures in building and site design and construction

a. *Actions:*

- i. Develop site design standards to mitigate impacts that may result from coastal flooding and sea level rise.
- ii. Strengthen stormwater management plan requirement as part of a new development, including building expansion projects, and incentivize green infrastructure and other flood mitigation measures in new development to manage stormwater and reduce flood risk, such as expedited permit process or reduction in permit fees (revision to 200.49).
- iii. Expand Spencer Trust's funding purview to include funding retrofits for energy efficiency (i.e. electric heat pumps and other renewable energy technologies), reducing fossil fuels/increasing clean energy, and increasing climate resilience. This would require drafting regulations and agreement on how this will be administered.
- iv. Establish a local energy coaching program to engage and assist homeowners, landlords, and renters on electrification and home efficiency upgrades in line with *Ready & Resilient Barrington*
- v. Promote or incentivize energy-efficient design and construction in new housing development

E. Reduce density in flood-prone areas, particularly those that will face sea level rise

a. *Actions:*

- i. Pursue participation in FEMA's Community Rating System (CRS) program, including increasing public outreach efforts on flood risk and sea level rise in Barrington.
- ii. Prioritize new development in areas with low flood risk and exposure to sea level rise.
- iii. Coordinate with neighboring municipalities to begin developing strategies for managed retreat such as transfer of development rights, leaseback programs, or community climate land trust