CONTACT

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Stantec's Urban Places

Built for housing needs analyses across Rhode Island's diverse range of community contexts and conditions, our team is distinguished by the following characteristics:

» **Broad experience and capabilities.** Our core team has completed local and regional housing studies across the country, including in urban, suburban, and rural contexts. Our resource team brings specialized expertise reflecting the issues, opportunities, and challenges we expect to encounter in our work. As a global consulting firm, we also have seamless access to Stantec's broader network of technical experts to address myriad related issues that may come up.

» **Cutting edge analytical tools.** Our housing analysis methodology integrates proprietary data sources, real-time inputs, and advanced data science techniques to deliver the most accurate, comprehensive, and up-to-date assessment of current supply and need available.

» **Pragmatic, implementation-oriented approach.** We work toward ambitious but achievable outcomes for our clients, focused on data-driven, action-oriented recommendations to meet targets and goals.

» **Extensive stakeholder engagement.** We work with you to craft a custom, tech-enabled stakeholder and community outreach program to help ensure the analysis reflects residents' lived experience, recommendations leverage local strengths and insights, and the plan is backed by public consensus.

NEEDS ANALYSIS METHODOLOGY

Our team applies sophisticated analytics to understand current housing conditions, gaps in the supply, and projected future production needs:

» **Comprehensive housing supply inventory.** Combining a blend of public, proprietary, and web-scraped data with advanced data science techniques, we build a comprehensive model of the local housing stock by unit size, tenure, and monthly cost.

» **Current housing gap analysis.** We compare the resident population's inferred housing preferences and cost tolerances against the existing housing supply to identify gaps impacting households' ability to find and afford the housing they need.

» **Housing production forecast and need.** Looking forward, we estimate future housing demand driven by new household projections and translate by cost, size, and tenure to inform targeted housing development and production strategies.

Based on these findings, we identify one or more partners from our resource team to help ground conclusions in applicable local and market contexts and develop tailored, actionable recommendations to promote better access to high-quality, attainable housing.

RESOURCE TEAM

We have built a team ready to respond to a community's unique housing-related needs, opportunities, and challenges. We will work with you to tailor your housing analysis with the appropriate resources to meet local needs.

Adler Pollock & Sheehan provides foundational local perspective and insight, drawing from decades of experience navigating the Rhode Island housing and real estate markets at state and local levels. The law firm leverages its broad network of contacts and relationships to extend the consultant team's reach and insight throughout the planning process.

Ideas and Action leads our approach to housing affordability and development finance with analysis and recommendations supporting more inclusive housing production and durable affordable housing stock.
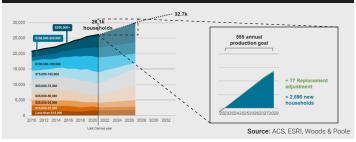
Diane Louard-Michel directs our homelessness and housing stabilization analysis and policies. Drawing from extensive experience in New York City, she offers best-practice insights and proven strategies.

Levine Planning Strategies leads the team's regulatory policy development, including analysis of barriers to affordable housing development and formulation of strategies to streamline and recalibrate the housing production system at state and local levels.

OUR LOCAL RESOURCE NETWORK IS AVAILABLE TO COMPLEMENT THE HOUSING STUDY

CUTTING-EDGE ANALYTICS USING REAL-TIME DATA

Basemap by: Mapbox

HOUSING GAP ANALYSIS

Household Income	Max Monthly Housing Cost	RENT				OWN			
		1BR	2BR	3BR	4BR+	1BR	2BR	3BR	4BR+
Less than $15,000	$313	-523	-107	-87	-8	-583	-206	9	2
$15,000–$24,999	$521	-541	-158	-9	-45	-368	-406	-10	-40
$25,000–$34,999	$729	-300	-263	-35	-7	-817	-485	-17	-79
$35,000–$49,999	$1,042	-339	-83	-362	-97	-993	-360	526	-170
$50,000–$74,999	$1,563	-373	44	470	-122	-748	-847	5,548	138
$75,000–$99,999	$2,083	-129	-44	1,040	196	-161	-1,443	4,476	1,272
$100,000–$149,999	$3,125	-32	-33	168	-43	-293	-1,985	1,787	1,096
$150,000–$199,999	$4,167	0	0	-1	-65	-48	-415	-99	-823
$200,000 or more	more than $4,167	0	-39	-10	0	-104	-724	-268	-411

HOUSEHOLD INCOME AND GROWTH FORECAST

Source: ACS, ESRI, Woods & Poole

FORECASTED 5-YEAR PRODUCTION NEED BY SIZE, COST, AND TENURE

MAX MONTHLY HOUSING COST	RENT				OWN				
	1BR	2BR	3BR	4BR+	1BR	2BR	3BR	4BR+	
$313	76	50	22	7	1	8	8	3	
$521	33	32	12	3	1	5	7	2	
$729	54	65	24	7	2	16	20	6	Very low 30%–50% AMI* ($28k–$47k)
$1,042	107	142	53	16	5	35	60	19	Moderate to Low Income 50%–80% AMI ($47k–$75k)
$1,563	86	140	57	15	6	52	108	40	
$2,083	3	17	45	27	20	36	20	5	Workforce housing 80%–120% AMI ($75k–$113k)
$3,125	18	44	24	8	3	25	80	70	
$4,167	15	42	27	13	4	20	91	126	
> $4,167	28	66	51	18	3	42	121	258	