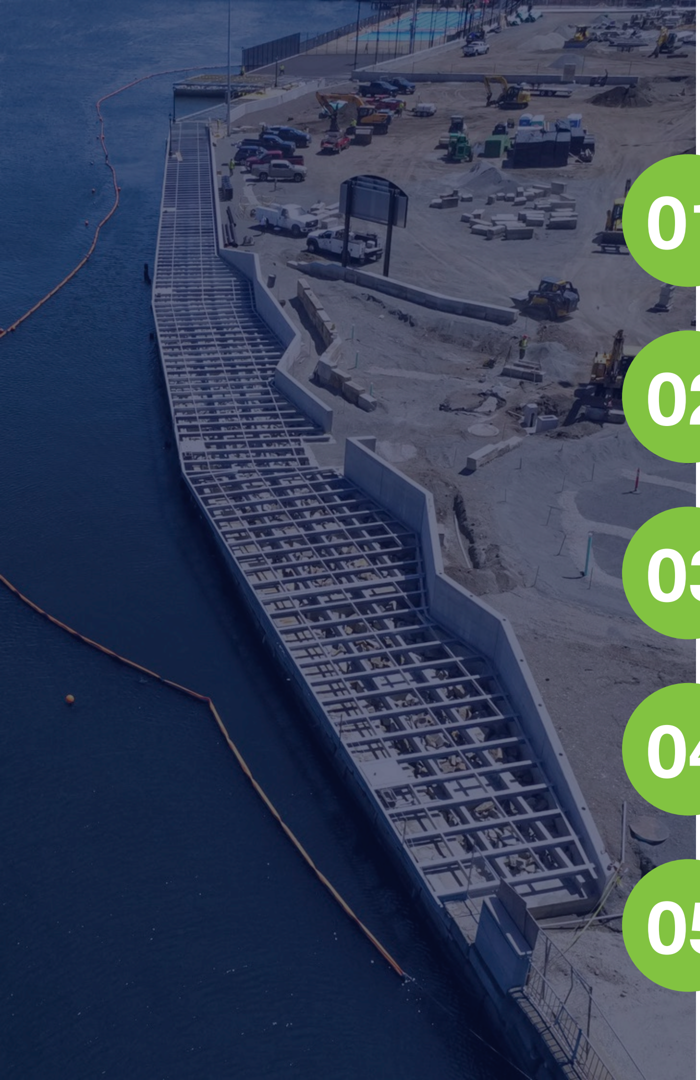
Coventry Housing Element Needs Assessment

Staff Briefing

JUNE 2026



AGENDA

01 Key Findings

02 Summary of Needs

03 Worth Noting

04 Proposed Goals

05 Strategic Questions & Discussion

Key Findings

Key Findings (1 of 2)

1. **Coventry's housing stock offers limited housing choice, and recent demographic trends have not been matched by comparable diversification in the housing stock.**
   - 76.6% of units are detached single-family; half of homes have 3 bedrooms while 61% of households are 1–2 people.
2. **Homeownership in Coventry has moved out of reach for all but the highest earners, and there is little to buy at the entry level.**
   - Median sale price $438,950 (2025) requires ~$139,800 in income; the median household earns ~$102,900.
3. **The ownership market offers limited move-up and downsizing opportunities.**
   - Lock-in effects limit mobility; ~24% of owners are cost-burdened and ~9% severely burdened.
4. **Renters face the widest affordability gap, and the market offers them almost nothing they can afford.**
   - The average 2-bedroom ($2,281/mo) requires ~$85,000 in income; the median renter household earns $37,353.

Key Findings (2 of 2)

5. **Coventry's affordable-housing inventory is below the state threshold, and its composition does not match where the need is greatest.**
   - 916 qualifying units (6.23%) vs. the 10% requirement of 1,471 — a 555-unit deficit; composition does not match need.

6. **An aging population is reshaping demand, and several populations have housing needs the current market does not meet.**
   - Population 65+ grew ~48% (2010–2020); a large 55–64 cohort signals a coming wave of downsizing demand.

7. **Coventry's economy depends on workers who cannot afford to live in the town they serve.**
   - 5,000 workers commute in daily; wages in retail, food service, and healthcare support home prices well under $160,000.

Summary of Needs

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Elderly and Aging Residents

Persons with Disabilities

ELI Households

Manufactured Home Park Residents

Workforce & Local Employees

Summary of Needs

A Broader Range of Housing Types

More Attainable Ownership Opportunities

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Additional Findings

Instability & Expirations

- Homelessness present in town, 40 homeless students (2024–25); doubled-up households undercounted.
- Crossroads LIHTC may approach expiration ~2033 — monitor.

Code Enforcement & Condition

- 210 complaints (2023–May 2026); ~70% debris or overgrowth, safety related concentrated on Read Ave. & Washington St.
- ~58% of the stock predates 1978 — lead-paint risk, highest in eastern Coventry.

Vouchers & Waitlists

- Average asking rents exceed FY2026 Fair Market Rents for 1-, 2-, and 3-bedroom units.
- CHA waitlists far exceed supply: 507 households at Coventry Crossroads (32 units); 447 at Coventry Meadows (44 units).

Current Inventory

Affordability Level	Units	% of Inventory	Notes
30% AMI	195	21.3%	CHA public housing: John O. Haynes, Knotty Oak, North Road Terrace
50% AMI	220	24.0%	Ramblewood/Mapleroot (178)*, Golden Ridge (34), Riverside Landing (8)
50/60% AMI	76	8.3%	Coventry Meadows (44), Coventry Crossroads (32)
80% AMI	21	2.3%	The Ponds (9), The Ponds Phase 2 (10), South Main Street (2)
120% AMI	3	0.3%	Crompton Meadows
Blended (30/50/80% AMI)	207	22.6%	Woodland Manor I (81) & II (126), HUD Section 8
Vouchers	164	17.9%	Households income-qualified at ≤50% AMI, most ≤30%. Voucher is portable
N/A	30	3.3%	Group home beds, special needs
Total	**916**	**100%**	

~127 Additional Units expected at Mapleroot due to RIHousing Mortgage restricted to 80%

Pipeline

Affordability Level	LMIH Units	Projects
~60% AMI	92	Woodland Manor III
80% AMI	182	Residences at Fairview (5), The Willow Lakes* (50), Mapleroot (127)**
120% AMI	164	Coventry Centre (33)***, Village at Tiogue*** (44), Crompton Meadows (17), Boyd Brook (16), Woods at Red Brook Ph. 3 (5), Siena Condos (4), Coventry Crossings (30), New London Preserve (15),
Total identified	**~311**	

*Willow Lakes is assisted/independent living facility
**127 Additional Units expected from RI Housing Mortgage financing 80% of 383 units
*** Exact unit breakdown per AMI unclear for mixed tenure projects

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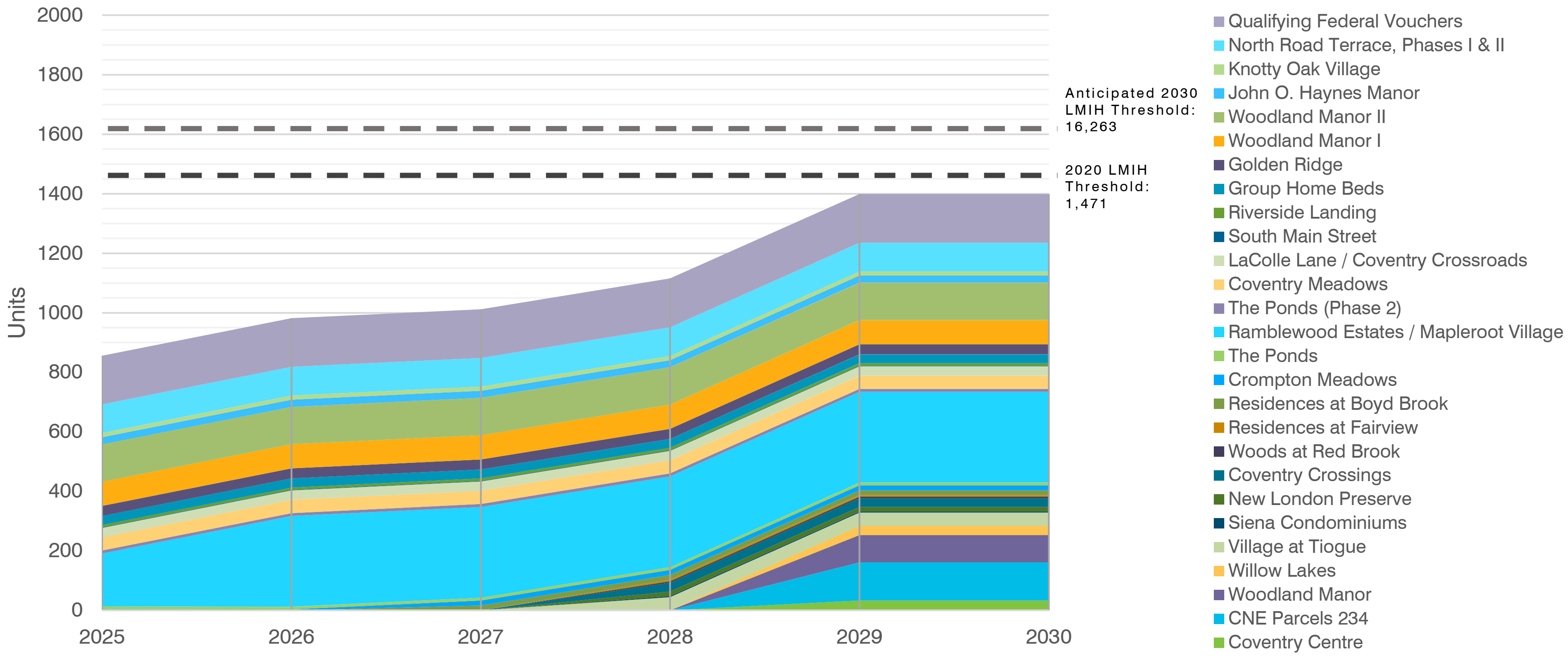
LMIH Pipeline



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Additional Strategy Areas for Discussion

Regulatory Changes

- Residential by Right in Commercial Areas

Priority Areas for Housing Production

- Identification of Specific Areas to Target
- Opportunity Sites:
  - Benefits of Town Owned Land

Preferred Development Characteristics

- Incorporate Design Guidelines for Commercial Corridor Plans

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Review Draft Actions

Thank you!
Questions?

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