

## Appendix A. Existing Conditions

This Appendix sets forth existing conditions in the city. The information in this section provides the basis for analysis and policy formulation in this Comprehensive Plan.

### The People

#### Overview

According to the US Census, the population of Providence grew by nearly 7% between 2010 and 2020, from 178,042 to 190,934. During this same time, the state population increased by more than 4% (See Table A.1 Population Change, 2010-2020). This marked the fourth straight decade of population growth following four decades of decline from the peak population of 253,504 in 1940. The rate of population growth from 2010 to 2020 was also much faster than the previous decade.

**Table A.1 Population Change, 2010-2020**

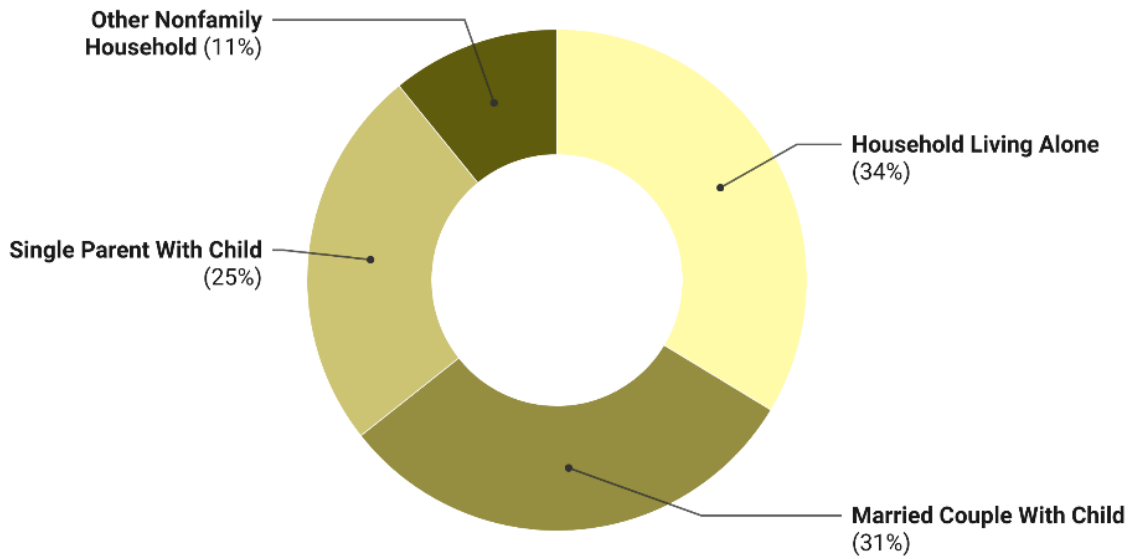
	City	Change Since 2010	State	Change Since 2010
Population	190,934	7.2%	1,097,379	4.3%
Households	64,190	2.3%	414,730	0.3%
Families	35,798	1.5%	268,718	3.5%
Public School Enrollment	21,694	-8.6%	131,984	-9.1%

Source: US Census, Providence School Department, RI Dept. of Education

#### Households and Families

Overall, the number of households in Providence increased by 2.3%, from 62,718 in 2010 to 64,190 in 2020. The overall number of family households increased by 1.5% and the number of non-family households grew by 3.5% (see Figure A.1 Household Type 2020). The number of people living in households in 2020 was 174,773, with an average household size of 2.7. Family households consist of two or more individuals who are related by birth, marriage, or adoption although they also may include other unrelated people. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals.

Figure A.1 Household Type, 2020



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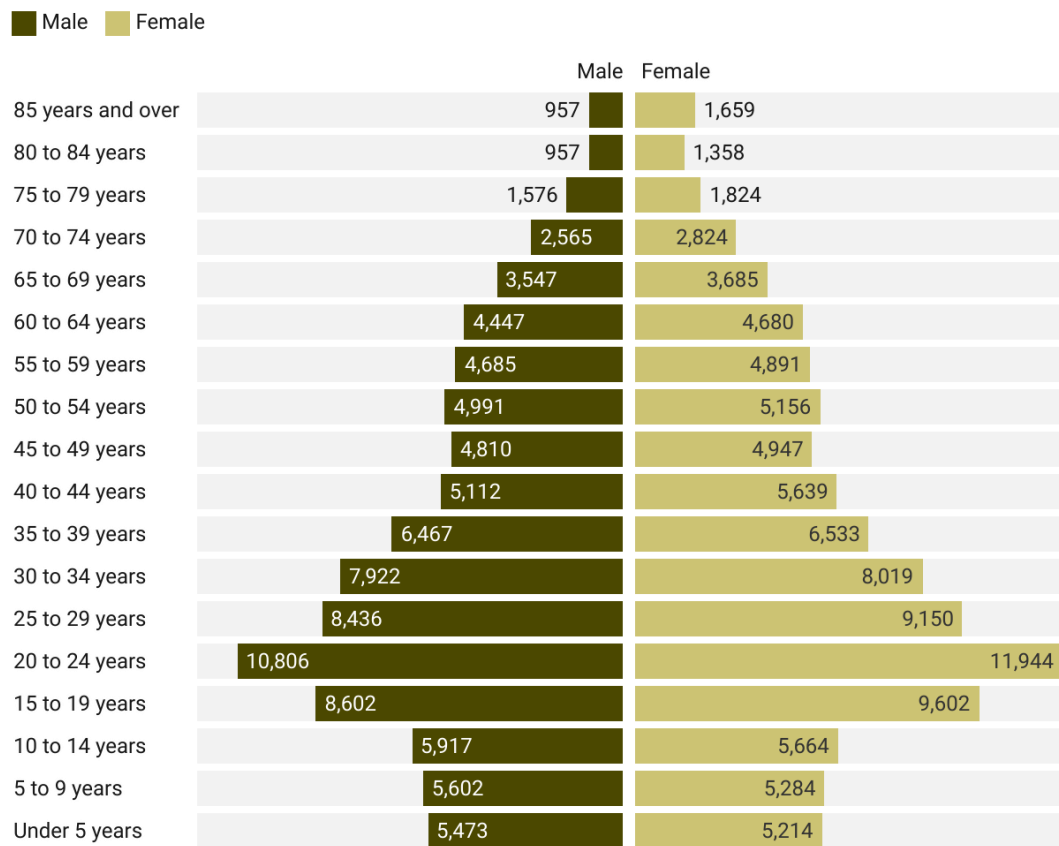
Source: US Census, 2020 ACS 5-Year Estimate

Of the 64,190 households living in Providence in 2020, 34% were households with individuals living alone, including population of 65 and over. This figure is up 2% since 2010. The remaining family households are divided between married (31%), cohabitating nonfamily household (10%) and single parent with child (25%).

**Age and Race**

The median age in the city in 2020 was 31.2 years. The largest five-year age cohort is 20 to 24-year-olds (11.9% of the overall population). Residents aged sixty-five and older increased by 35.3% between 2010 and 2020, while the younger 5 to 19-year-old cohort declined by 7.7% (See Figure A.2 Providence Total Population, 2020).

Figure A.2 Providence Total Population, 2020



Source: US Census, 2020 Decennial Census

The Providence Hispanic population increased by 19% between 2010 and 2020. This demographic now accounts for 43.9% of the city's total population. The city's Non-Hispanic White population decreased by 8% since 2010, currently making up 32.4% of the overall population. Non-Hispanic Black and African American residents decreased by 4.3% while the Asian, Hawaiian and Pacific Islander population grew by 3.2% (see Table A.2 Race Composition Changes Between 2010 and 2020).

Table A.2 Race Composition Changes Between 2010 and 2020

Race	Census count 2020	% of Total Population	Change 2010-2020
Hispanic	83,815	43.9%	19.1%
Non-Hispanic White	61,917	32.4%	-8.1%
Non-Hispanic Black or African American	22,917	11.7%	-4.3%
Non-Hispanic Asian alone	11,359	5.9%	1.6%
Non-Hispanic two or more races	8,276	4.3%	31.0%
Non-Hispanic some other race	2,167	1.1%	20.3%
Non-Hispanic Indian/Native	905	0.5%	--
Non-Hispanic Hawaiian or Pacific Islander	66	0.03%	1.6%

Source: US Census, 2020 Decennial Census, 2016-2020 American Community Survey

### Immigration & Linguistic Isolation

The 2020 foreign-born population—residents who are citizens by naturalization and those who are not citizens—was 33% of all residents in Providence. Of these 63,313 foreign-born residents, two thirds are not citizens. Between 2012 and 2022 Rhode Island became the initial home for settlement for 4,378 refugees, with more than 40% of them being unaccompanied minors (See Table A.3 Refugee Arrivals to Rhode Island).

**Table A.3 Refugee Arrivals to Rhode Island 2012-2022**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Total	130	171	188	370	606	438	321	542	152	567	893	4,378
Afghanistan					17	1	4				212	234
Angola				2								2
Bhutan	58	38	13	2	4	1						116
Burma	53	15	30	9	2							109
Burundi		15	7	21		11	2	4	5	1		66
Cambodia											9	9
Colombia			14	29	2	1	3		5			54
Cuba				1	1							2
Dem. Rep. Congo		23	27	37	118	45	55	70	25	24	37	461
Djibouti						1						1
El Salvador					1	1	1					3
Eritrea	2	23	20	11	4	4	9	2				75
Ethiopia		2				1						3
Guatemala					1					3	7	11
Honduras					1							1
Iran	11		2					1				14
Iraq		25	37	33	22	22	3		1	5		148
Liberia	2	9	1	2		2	1		11			28
Nepal	1		1									2
Pakistan			3									3
Russia									3			3

Rwanda		4		3					2			9
Somalia	3	17	33	35	48	57	1					194
Syria					116	52		6	5	14	19	212
Ukraine						5	7	6	3			21
Unaccompanied Children				185	269	234	235	453	92	520	609	2,597

Source: DORCAS international

According to the US Census 32% of Providence residents speak English less than “very well”. 13% of Providence households are considered linguistically isolated, meaning that all members of the household have some degree of difficulty with the English language. The Providence Public School system is home to nearly 60% of students who speak a language other than English as their first language (see Table A.4 First Language of Providence Students, 2020).

**Table A.4 First Language of Providence Students, 2020**

First Language	Elementary	Middle - High
Subgroup with no data	3%	4%
Arabic	< 1%	< 1%
Chinese	< 1%	< 1%
English	39%	38%
French	< 1%	< 1%
Haitian Creole	< 1%	< 1%
Italian	< 1%	< 1%
Khmer	< 1%	< 1%
Portuguese	< 1%	< 1%
Spanish	32%	39%
Language not listed	3%	2%
Speak multiple languages at home	19%	13%

Source: Providence School Department 2020

Among the working age population (18-64), 3% of all Providence residents responded that they spoke English “not well or not at all” (See Table A.5 Providence Population Age 18-64 by Language Spoken at

Home and English Difficulty). Among the Spanish-speaking population of this age group, 26.4% have English difficulties while the 3.3% of those speaking an Asian/Pacific Island language and 4.3% of those speaking an Indo-European language. About 30% of the working age population report speaking at least some English at home.

**Table A.5 Providence Population Age 18-64 by Language Spoken at Home & English Difficulty**

Language Spoken at Home	Pop Age 18-64	Pct with English Difficulties
English	64,235	59.80%
Spanish	44,897	26.40%
Other languages	11,881	10.20%
Indo-European Languages	7,193	4.30%
Asian and Pacific Island Languages	5,643	3.30%

Source: US Census, 2016-2020 American Community Survey

Between 1980 and 1990, Providence grew in population by 2.5%, the City's first positive growth since 1940. Between 2010 and 2020, the population grew by 7.2%, the second highest growth in the last four decades, after 1990-2000. By breaking this growth down by race, we see the difference in change between the White and non-White populations. While the overall population continued to grow over the decades, the racial breakdown shows that the percent of Non-White residents is increasing, as the percentage of White residents is on a four-decade decline (See Table A.6 Change in Population).

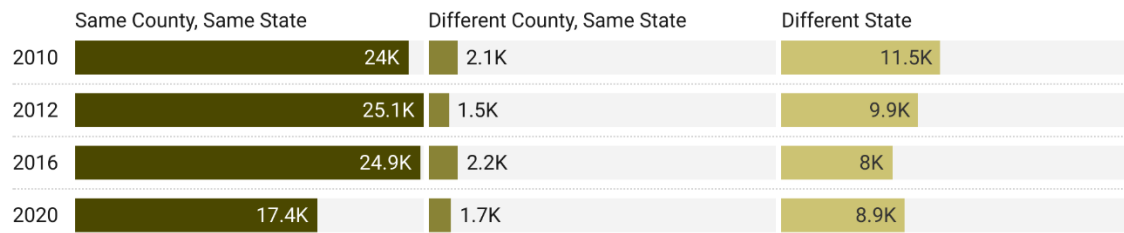
**Table A.6 Change in Population**

Year	1990	2000	2010	2020	Change 1990-2020	Change 2000-2010	Change 2010-2020
Population	160,728	173,618	178,062	190,934	8.0%	2.5%	7.2%
White	75.0%	54.5%	49.8%	37.7%	-27.3%	-8.7%	-24.2%
Non-White	25.0%	45.5%	50.2%	62.3%	81.9%	10.5%	24.0%

Source: US Census, 2020 Decennial Census

Population growth from 2010 to 2020 can also be broken down into three different groups: individuals who moved into Providence city limits from somewhere else in Rhode Island, individuals who moved into Providence city limits from somewhere else in Providence County, and individuals who moved into the city from a different state. From Figure A.3 Population Moving Into the City of Providence 2010-2020 below, we understand that the majority of residents who moved into the city of Providence over the past decade have come from Providence County, followed by residents who moved from a different state, and lastly residents who moved to the city from another county inside of Rhode Island.

Figure A.3 Population moving into the City of Providence, 2010-2020

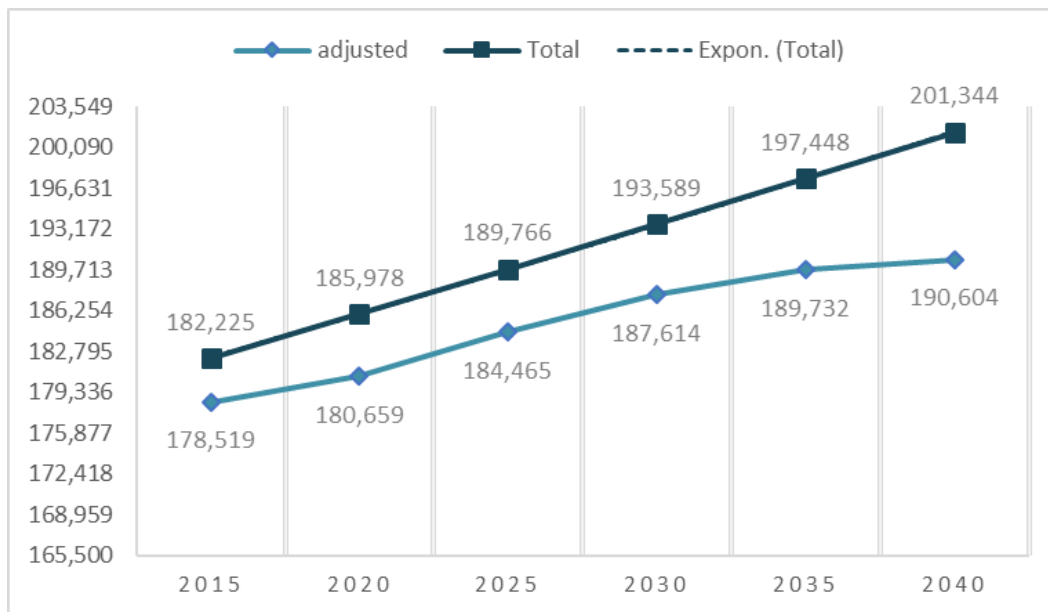


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Source: US Census, 2010 and 2020 Decennial Census

The most recent population projection completed by the Rhode Island Division of Statewide Planning in 2013 predicts the population for the city of Providence will be 190,604 (*adjusted*) by 2040 (Figure A.4 Population Projection, 2020-2040). However, these numbers should be updated to reflect current trends.

Figure A.4 Population Projection, 2020 -2040



Source: Rhode Island Division of Statewide Planning

## Income

Median household income in 2020 was \$49,065—an overall increase of 10% from 2010, when adjusting for inflation (see Table A.7 Providence Median Household Income in 2020 Dollars, 2000-2020).

Providence household incomes have steadily increased over the past twenty years, but at a slightly slower pace than statewide median income. Table A.7 depicts a more significant increase in income since 2000.

**Table A.7 Providence Median Household income in 2020 Dollars, 2000-2020**

Year	Median (in real dollars)	% Change (adjusted to 2020 dollars)
2000	\$26,867	--
2012	\$37,237	7.9%
2020	\$49,065	10.7%

Source: US Census, 2010 and 2020 Decennial Census

Table A.8 Percent of Providence Families in National Income Brackets, 1989-2019 conveys the difference between the distribution of Providence incomes and the distribution of incomes nationwide. The percentage of households in the middle-income bracket stayed the same in 2009 and 2020 at 42.2%. Three decades prior, Providence's middle class was almost identical to the national standard. In the same time span, the share of families in the low-income bracket rose to 29.6% of all families. The share of families in the high-income bracket increased almost 8%, a similar increase for the period from 2009 to 2020.

Income ranges are defined as follows:

- Lower income: less than \$40,000
- Middle income: \$40,000-\$75,000
- Higher income: more than \$75,000

**Table A.8 Percent of Providence Families in National Income Brackets, 1989-2019**

National Bracket	Year	Providence Bracket Share
Lowest Income (Lowest 20%)	1989	30.7%
	1999	39.3%
	2009	27.5%
	2019	29.6%
Middle Income (Middle 60%)	1989	55.0%
	1999	48.6%
	2009	42.2%



	2019	42.2%
High Income (Top 20%)	1989	14.3%
	1999	12.1%
	2009	20.2%
	2019	28.2%

Source: 2020 Decennial Census

Due to the manner in which the Census treats income, race, and ethnicity, it is possible to compare the income of Hispanic households to White households but not to households of other races, as the Census income survey of all other races does not distinguish Hispanic from Non-Hispanic head of household (See Table A.9 Percent of Providence Households by Income Range and (available) Race/Ethnicity, 2020).

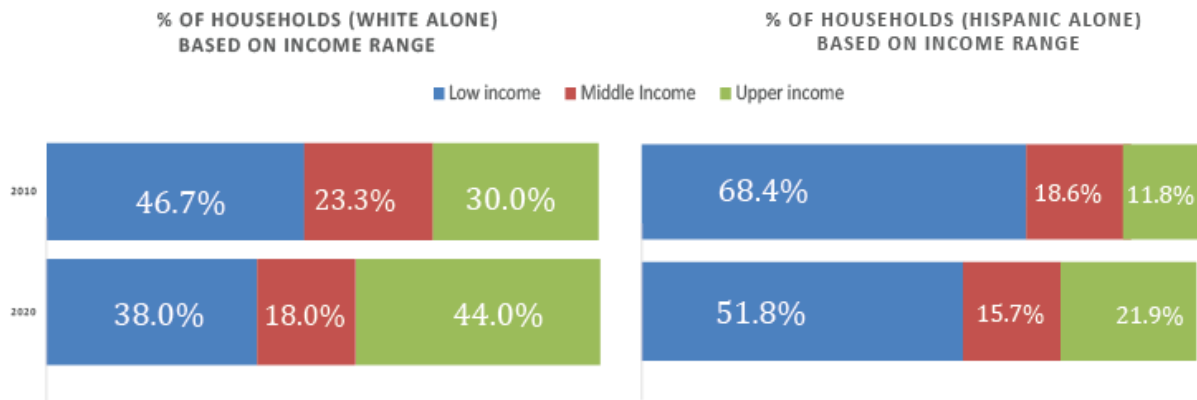
**Table A.9: % of Providence Households by Income Range & (available) Race/Ethnicity, 2020**

Race and Ethnicity of Households			
	All	Non-Hispanic White	Hispanic Any Race
Number of Households:	72,767	33,171	26,452
Income Range			
Less than \$20,000	20.6%	15.6%	27.7%
\$20,000 to \$29,999	8.0%	6.7%	9%
\$30,000 to \$39,999	6.0%	5.8%	6.1%
\$40,000 to \$49,999	5.3%	6.2%	5.6%
\$50,000 to \$59,999	6.7%	6.1%	6.9%
\$60,000 to \$74,999	7.8%	5.4%	10.9%
\$75,000 to \$99,999	12.9%	15%	9.2%
\$100,000 to \$149,999	16.7%	19%	12.3%
\$150,000 or more	16.1%	19%	12.7%

Source: US Census, 20015-2020 American Community Survey

The number of households earning between \$40,000 –\$75,000 has decreased, while the number of households earning less than \$40,000 or more than \$75,000 has increased (see Figure A.5 Percent of Providence Households by Income Range and (available) Race/Ethnicity, 2020). The decrease in households in the middle-income range is comparable to peer cities.

Figure A.5: % of Providence Households by Income Range & (available) Race/Ethnicity, 2020



Source: US Census, 2020 American Community Survey

*Poverty, Working Poor and Public Assistance*

Providence’s overall poverty rate decreased by about 4% between 2009 and 2020, such that under 22% of residents were living in poverty in 2020. There was a minor (1.1%) decrease in the poverty rate in Providence from 2019 – 2020 (See Table A.10 ‘Poverty Rate in Providence, 1989-2020’).

Table A.10 Poverty Rate in Providence, 1989-2019

Year	Rate
1989	23.0%
1999	29.1%
2009	26.3%
2019	22.6%
2020	21.5%

Source: US 2020 Decennial Census

**Education, Language and Workforce Training**

*Educational Attainment among Providence Residents*

The Providence adult population has steadily become more highly educated over the past ten years: close to 32% of all residents aged 25 years or older now have a 4-year college degree or higher (See Table A.11 Educational Attainment for Providence Population Age 25 and over, 2012-2020). Despite this increase, 8% of the adult population is still without a high school diploma or equivalent.

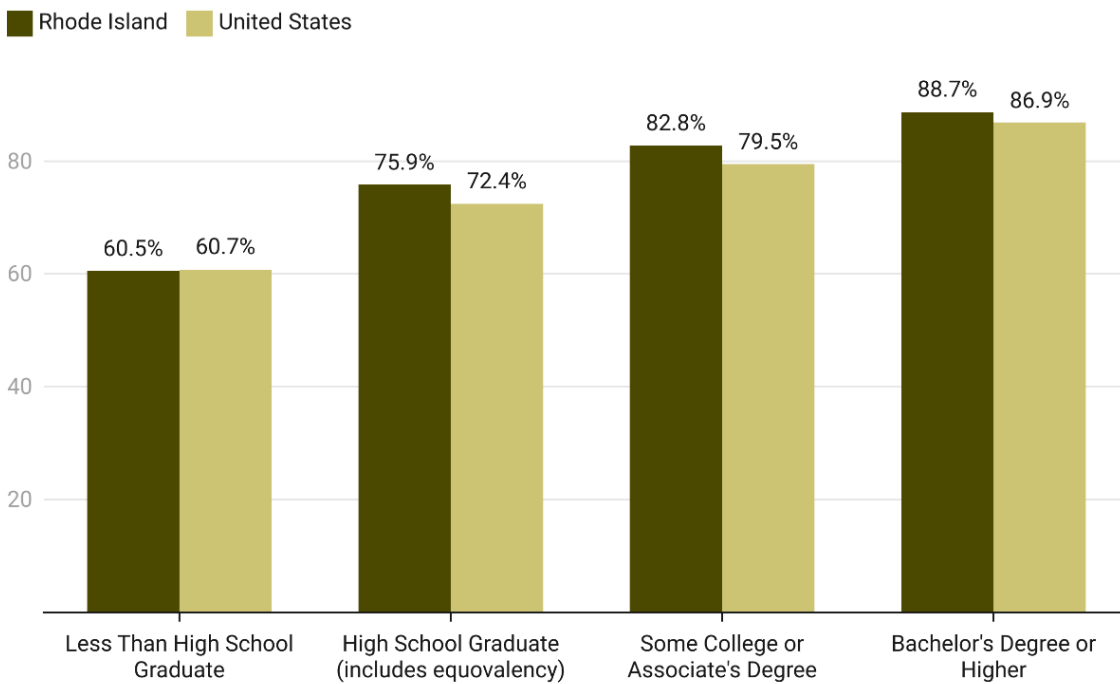
**Table A.11 Educational Attainment for Providence Population Age 25 or over, 2012-2020**

Highest Attainment	Year	Share
Did Not Graduate High School	2012	10%
	2014	13%
	2016	9%
	2018	7%
	2020	8%
High School Graduate	2012	25%
	2014	24%
	2016	29%
	2018	36%
	2020	31%
Some College or associate degree	2012	16%
	2014	16%
	2016	16%
	2018	15%
	2020	14%
College Graduate or Advanced Degree	2012	27%
	2014	30%
	2016	31%
	2018	30%
	2020	32%

Source: US Census education attainment 2012-2020

The rate of labor force participation among working-age adults with various levels of education offers insight as to who is finding employment and who is not (See Figure A.6 Labor Force Participation Rates by Education Level 2020 (R.I. and U.S)). Rhode Island rates of labor force participation closely resemble those of the nation as a whole, with 60% of high school dropouts as active labor force participants. This is more than a 10% increase from 2010.

Figure A.6 Labor Force Participation Rates by Education Level, 2020



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Source: US Census Labor force participation, 2020

## Business and Jobs

### Introduction

The employment and incomes of Providence residents are examined through the characteristics of the working age population, including their occupations, education level, language skills, and commuting patterns. The strength and composition of the employment market, along with transportation options and workforce training, are also major determinants of job selection and realized earnings. As home to several colleges and universities, the city has great potential to foster a formidable workforce of creative and high-skilled workers. However, with high rates of poverty and high school dropout, challenges remain to improve adult education and public-school achievement in order to raise the earning potential of the current and future labor force.

### Labor Force Participation and Unemployment

The labor force participation rate is the age of working-age people (age 16 to 64) who are either currently employed or are unemployed and looking for work. The participation rate has held steady over the previous decade at around 60% while the growth in the labor force has consistently increased. (see Table A.12 Providence Labor Force Size and Participation Rate, 1980-2020).

**Table A.12 Providence Labor Force Size and Participation Rate, 1980-2020**

Year	Number in Labor Force	Participation	Growth in Labor force
1980	72,471	57.9%	--
1990	76,328	60.5%	3,857
2000	76,833	57.7%	505
2010	89,381	63.4%	12,548
2020	90,275	61.8%	894

Source: US Census, 1980-2020 American Community Survey

The unemployment rate is the percentage of the labor force that is currently unemployed. The annual average unemployment rate represents the mean of twelve-monthly unemployment calculations. In the calendar year 2019, an average of almost 4,000 members, or 4.4% of the Providence labor force, were unemployed (see Table A.13 Annual Average Unemployment Rate (unadjusted) in Providence, 1997-2019). The city's unemployment rate is in a steady decline after seeing its peak during the great recession. The unemployment rate increased significantly in 2020 during the COVID-19 pandemic to 11.2% but has since then dropped to 4.0% in 2022. These changes mimic national unemployment patterns.

**Table A.13 Annual Average Unemployment Rate (Unadjusted) in Providence, 1990-2022**

Year	# in the Labor Force	Number Unemployed	Unemployment rate
2022	88,650	3,537	4.0
2021	89,244	5,830	6.5
2020	90,275	10,051	11.2
2019	89,534	3,930	4.4
2018	89,300	4,505	5.0
2017	88,844	4,810	5.4
2016	86,319	5,369	6.2
2015	86,660	6,115	7.1
2014	87,164	7,864	9.0
2013	87,075	9,227	10.6

2012	87,556	9,970	11.4
2011	88,049	10,979	12.5
2010	88,773	11,184	12.6
2009	79,839	10,819	13.6
2008	78,924	7,241	9.2
2007	78,893	4,973	6.3
2006	79,594	5,211	6.5
2005	78,535	5,036	6.4
2004	77,617	4,922	6.3
2003	78,194	5,412	6.9
2002	76,799	4,822	6.3

Source: R.I. DLT-Local Area Unemployment Statistics

The worker count is the subset of the labor force that is employed at the time of survey. The number of employed Providence residents has increased by 17,000 over the last five decades, with a total of 83,741 in 2020. This is a 6.7% increase from the previous decade of 78,093 workers.

**Table A.14 Employed Providence Residents aged 16 and over, 2020**

Year	Number of Workers	% Change
1970	74,849	-
1980	65,839	-12.0%
1990	69,320	5.2%
2000	69,676	0.5%
2010	78,093	12.0%
2020	83,741	7.2%

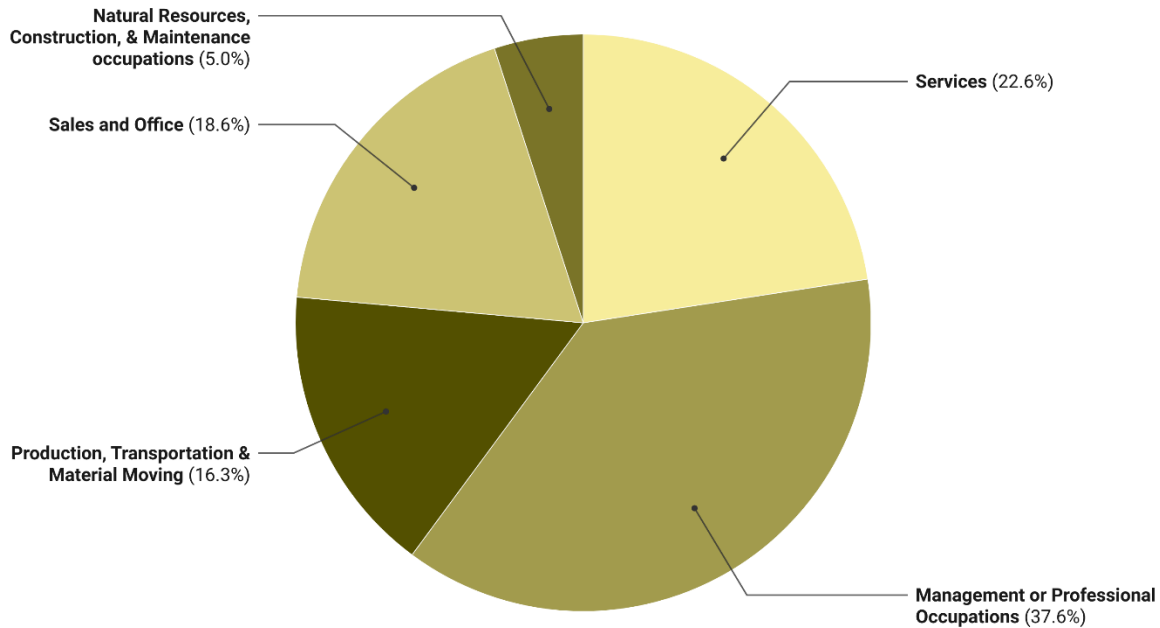
Source: US Census, 2020 American Community Survey

### Employment of Providence Residents

According to the 2020 Census, over one-third of Providence's working residents are employed in the management or professional occupations, while more than 20% are in services. (See Figure A.7 Employment by Occupation for Working Providence Residents Age 16 and over, 2020.) The remaining

40% is distributed among sales and offices; transportation, production, and material moving; and natural resources, construction, and maintenance occupations.

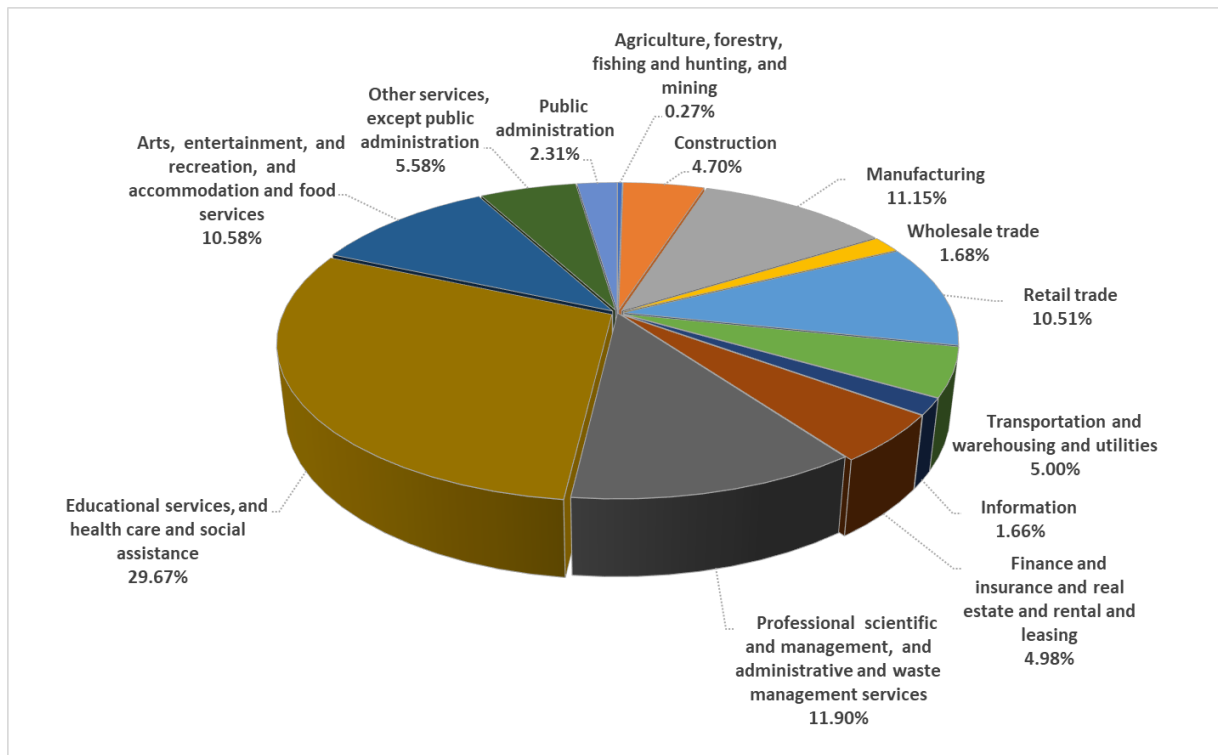
**Figure A.7 Employment by Occupation for Working Providence Residents age 16 & over, 2020**



Source: US Census, 2020 American Community Survey

In terms of industries, nearly 30% of employed residents work in Education, Health, and Social Services (see Figure A.8 Employment by Industry for Working Providence Residents Age 16 and over, 2020). The next most common industry of employment is Professional, Scientific, Management, Administrative and Waste Management Services with 11.9% of all working Providence residents, followed by Manufacturing at 11.1%.

Figure A.8 Employment by Industry of Working Providence Residents Aged 16 and over, 2020



Source: US Census, 2006-2010 American Community Survey

### Jobs and Industries Located in Providence

Between 2010 and 2020, Providence has seen employment decline in 10 industries. The biggest decline was in the Information industry, which experienced a 61.4% decrease in average employment. The City of Providence maintains almost 23% of all jobs Rhode Island during 2020 (see Table A.15 NAICS Industry Divisions, 2010-2020). In terms of NAICS industry divisions by state share, Educational Services is the most heavily concentrated industry in Providence, with 63.1% of statewide employment located in the city. Providence also claims at least 30% of statewide employment in two other industries, Health Care & Social Assistance (35.1%) and Professional and Technical services (31.8%). Additionally, Providence claims at least 25% of statewide employment in the following industries: Administrative Support & Waste Management (27.4%), Management of Companies & Enterprises (27.4%). Given its share in overall employment, Providence has a relatively low portion of the jobs in several industries such as Arts, Entertainment, & Recreation (7.7%), Retail Trade (13.3%), Construction (15.9%) Manufacturing (7.6%), and Transportation & Warehousing (18.6%), Providence saw employment decline in seven industry divisions (not including Government), highlighted by the fall in Information (-61.4%) and in Manufacturing (-32.0%).



Table A.15 NAICS City wide industry divisions 2020

Industry	City wide 2010	City wide 2020	Change since 2010	State Share
Utilities		482	----	----*
Construction	1,964	2,532	28.9%	15.9%
Manufacturing	4,484	3,050	-32.0%	7.6%
Wholesale Trade	2,131	2,645	24.1%	16.7%
Retail Trade	6,641	6,109	-8.0%	13.0%
Transportation & Warehousing	637	1,616	153.7%	18.6%
Information	3,379	1,303	-61.4%	13.0%
Finance & Insurance	4,810	4,154	-13.6%	41.6%
Real Estate & Leasing	1,367	1,328	-2.9%	23.6%
Professional & Technical Services	6,072	6,648	9.5%	31.8%
Management of Companies & Enterprises	1,524	2,553	67.5%	27.4%
Administrative Support & Waste Mgmt.	7,260	6,412	-11.7%	27.7%
Educational Services	11,747	12,106	35.1%	63.1%
Health Care & Social Assistance	25,724	27,811	8.1%	35.6%
Arts, Entertainment, & Recreation	953	583	-38.8%	7.7%
Accommodation & Food Services	8,035	7,094	-11.7%	16.9%

Source: RI DLT city wide industry division 2020

Due to the difficult nature of identifying data of a specific employer, the employment number in the Utilities industry has been removed for the year 2010. The Rhode Island Department of Labor and Training (DLT) has prepared projections of how statewide employment will change within occupational

categories over the decade of 2020-2030 (estimates are not available at the city level). Jobs within Food Preparation and Serving Related Occupations (29.6%) and Personal Care and Service Occupation (22.1%) are expected to grow around twice the current rate of overall employment. The largest occupational category in 2020, Office and Administrative Support, is projected to remain steady at its current employment rate.

**Table A.16 Statewide Occupational Outlook by major occupational group, 2020- 2030 (Top 20)**

SOC Code	Occupational Title	Employment 2020	Employment 2030	% Change
11-0000	Management	22,776	25,949	13.9%
13-0000	Business and Financial Operations	35,061	39,041	11.4%
15-0000	Computer and Mathematical	16,244	18,864	16.1%
17-0000	Architecture and Engineering	8,461	9,295	9.9%
19-0000	Life, Physical, and Social Science	3,956	4,359	10.2%
21-0000	Community and Social Services	9,387	10,534	12.2%
23-0000	Legal	6,047	6,728	11.3%
25-0000	Education, Training and Library	31,400	33,804	7.7%
27-0000	Arts, Design, Entertainment, sports, and media	9,522	10,822	13.7%
29-0000	Healthcare Practitioners and Technical	37,057	39,446	6.4%
31-0000	Healthcare Support	24,460	28,206	15.3%
33-0000	Protective Service	11,724	13,317	13.6%
35-0000	Food Preparation and Serving Related	38,214	49,509	29.6%
37-0000	Building and Grounds Cleaning and Maintenance	19,781	22,182	12.1%
39-0000	Personal Care and Service	13,255	16,178	22.1%
41-0000	Sales and Related	45,953	49,584	7.9%
43-0000	Office and Administrative Support	61,475	61,262	-0.3%
45-0000	Farming, Fishing, and Forestry	778	867	11.4%

47-0000	Construction and Extraction	20,716	23,930	15.5%
49-0000	Installation, Maintenance, and Repair	16,787	18,771	11.8%
51-0000	Production	27,993	28,828	3.0%
53-0000	Transportation and Material Moving	29,953	35,654	19.0%

Source: RI DLT-2020 Opportunities: Rhode Island's Occupational Outlook for 2020

### Commuting

At the time of the Census, 52% of all Providence's employed residents reported that they work in the capital city. Another 28% were working elsewhere in Providence County, and 20% worked outside of Providence County (See Table A.17 Work Location and Means of Commute for Working Providence Residents Aged 16 and over). 65% of workers report commuting to work by automobile, while the next most common mode is walking to work (8.1%). Public transportation as a means of commute registered at 5.4%.

**Table A.17 Work Location & Means of Commute for Working Providence Residents aged 16+**

Location of Work	%
In Providence City	52%
In Providence County	28%
Outside of Providence County	20%
Mode of Transit	%
Drove or carpooled	65%
Walked	8.1%
Public Transportation	5.4%
Bicycle	1.1%
Other Means	1.9%
Worked at Home	7.2%

Source: US Census, 2016-2020 American Community Survey

Table A.18 New England States Employment

All Private Employment			
New England States	2010	2020	% Change
Connecticut	1,468,291	1,631,510	11.1%
Maine	488,932	610,600	24.8%
Massachusetts	2,967,877	3,566,000	20.1%
New Hampshire	568,043	659,220	16.1%
Rhode Island	413,584	491,000	18.7%
Vermont	264,766	293,280	10.7%

Source: Bureau of Labor Statistics, County Business Patterns

Table A.19 Statewide Industrial Employment Outlook, 2018-2022

NAICS code	Sector title	2018	2022	absolute change	% Change
11	Agriculture, Forestry, Fishing & Hunting	871	1,093	222	25.5%
21	Mining	185	178	-7	-3.8%
22	Utilities	1,140	1,362	222	19.5%
23	Construction	19,223	21,006	1,783	9.3%
33-33	Manufacturing	40,333	40,172	-161	-0.4%
42	Wholesale Trade	48,659	16,302	-32,354	-66.5%
44-45	Retail Trade	10,493	47,256	36,763	350.4%
48-49	Transportation & Warehousing	5,927	11,655	5,728	96.6%
51	information	25,929	5,726	-20,203	-77.9%
52	Finance & insurance	6,363	26,190	19,827	311.6%
53	Real Estate, Rental & Leasing	13,324	6,428	-6,896	-51.8%

55	Management of companies & enterprises	29,591	29,738	147	0.5%
56	administrative & waste services	20,145	11,068	-9,077	-45.1%
61	educational services	80,040	29,145	-50,895	-63.59%
62	Health Care	9,512	20,472	10,960	115.22%
71	Arts, entertainment & food services	49,644	78,521	28,877	58.17%
81	Other services except public admin	17,994	3,427	-14,567	-80.95%
92	Government	60,206	11,302	-48,904	-81.23%

Source: RI DLT-2018 Opportunities: Rhode Island's Occupational Outlook for 2022.

**Table A.20 Office Vacancy Rates, 2020**

Area	Vacancy Rate
Northern RI	13.7%
Westbay	11.0%
East Bay	11.5%
Suburban Providence	10.4%
Aquidneck island	8.0%

Source: CBRE-New England

A little over half (54%) of Providence's downtown office space is Class-B (Table A.21 Downtown Office Supply by Office Class, 2020).

**Table A.21 'Downtown Office Supply by Office Class, 2020**

Class	Square Feet	Vacancy rate	% of Total
Class-A	2,420,826	12.84%	38%
Class-B	3,449,337	17.01%	54%
Class-C	504,108	5.50%	8%

Total	6,374,271	14.52%	100%
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Source: CBRE-New England

Between 2010 and 2020, Downtown Providence went from having roughly 4,462,953 square feet of occupied Class A and B multi-tenant office supply to about 4,973,910 square feet of occupied space, an increase of 477,799 square feet of occupied office space (Table A.22 Downtown Class A and B Multi-Tenant Office Supply, 2010-2020).

**Table A.22 Downtown Class A and B Multi-Tenant Office Supply, 2010-2020**

Office Square Footage	2010	2020	Change from 2010 - 2020
Total	5,490,932	5,870,163	379,231
Occupied	4,496,111	4,973,910	477,799

Source: CBRE-New England

A comparison of the availability and lease rates of office space in various areas of Downtown Providence and other areas of Rhode Island are shown in Table A.23 Downtown Providence Office Market 2020 and Table A.24 Suburban Providence Office Market 2020.

**Table A.23 Downtown Providence Office Market 2020**

Districts	Total SF	Avail. SF	Vacancy	Absorption	Avg. Lease Rate
Capital Center	782,615	175,873	22.5%	-7,080	\$36.65
Financial	2,079,603	280,324	13.5%	27,675	\$28.08
Westminster	617,360	33,775	5.5%	-4,000	\$22.08
South Main	134,207	1,725	1.3%	0	\$21.56
Randall Sq.	201,663	30,117	14.9%	-10,344	\$23.03
Empire	562,581	12,897	2.3%	-600	\$23.84
Promenade	1,138,336	211,820	18.6%	-78,122	\$23.95
Jewelry (Richmond)	857,906	178,837	20.9%	-69,504	\$31.72
Total Market	6,374,271	925,368	14.5%	-141,975	

Source: CBRE-New England

Table A.24 Suburban Providence Office Market 2020

Districts	Total SF	Avail. SF	Vacancy	Absorption	Avg. Lease Rate
Northern RI	2,059,127	281,203	13.7%	13,836	\$18.57
West Bay	4,000,889	441,089	11.0%	186,880	\$19.51
East Bay	1,233,761	142,189	11.5%	5,795	\$17.12
Suburban Providence	1,157,858	120,574	10.4%	-32,404	\$19.07
Aquidneck Island	1,090,360	87,660	8.0%	11,419	\$15.71
Total Market	9,541,995	1,072,715	11.2%	185,526	

Source: CBRE-New England

Asking rents throughout the region are shown in Table A.25 Average Asking Rent per SF with Comparison Areas, 2020

Table A.25 Average Asking Rent per SF with Comparison Areas, 2020

Area	Asking Rent per sq. ft.
Suburban Rhode Island	\$16.46
Providence City	\$22.81
Suburban Hartford	\$18.63
Hartford City	\$19.92
Suburban Boston	\$19.11
Cambridge	\$39.22
Boston City	\$69.50

Source: CBRE-New England

## Housing

### Housing Units

The 2020 Census counted 75,257 housing units in the city of Providence, a 6% increase from 2010. By far the largest unit type increase was the no-bedrooms, which increased by nearly 47% (See Table A.26 Housing Units by Type).

**Table A.26 Housing Units by Type**

	2010	2020	Percent Change
<b>No Bedroom</b>	2,760	2,822	2.25%
<b>1 Bedroom</b>	11,881	16,288	37.09%
<b>2 Bedroom</b>	27,156	28,776	5.97%
<b>3 or More Bedroom</b>	31,095	29,705	-4.47%

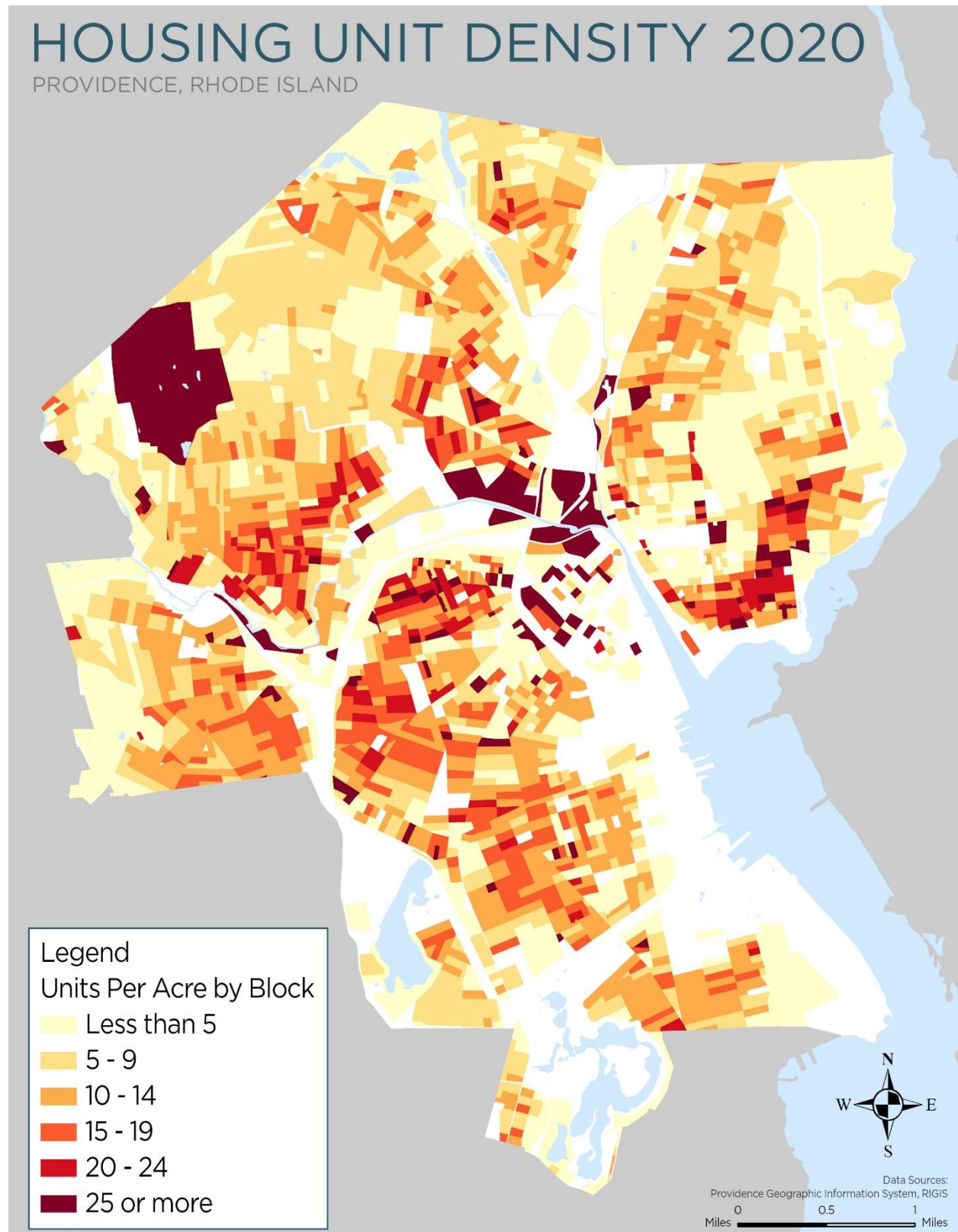
Source: US Census, 2010 and 2020 Decennial Census

### Housing Density

The housing density in Providence is 6.39 units per acre of land, or 4,088 units per square mile. The density ranges from areas with no housing to 412 housing units per acre (see Map A.1 Housing Density). Of the 3,099 Census blocks in Providence, 2,347 have at least one unit of residential housing. When density is calculated using only residential zoned acres density increases to 9.99 housing units per acre, or 24.7 housing units per block. There are six blocks in the city with density over 100 units per acre.



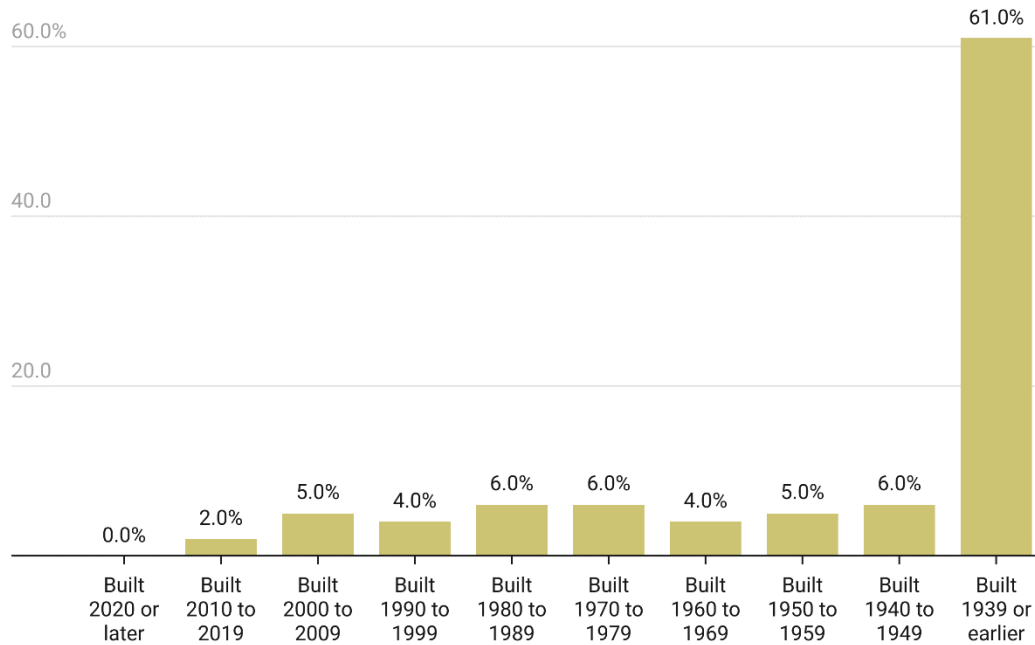
Map A.1 Housing Density in Providence Rhode Island



**Housing Stock: Age & Quality**

The majority of structures built in the City of Providence are over eighty years old (See Figure A.9 Percent of Structures Built by Timeframe). This potentially has an impact on housing costs (heating, repairs) and at-risk property indicators, such as fire risk and lead-based paint. (See Table A.27 At-Risk Property Indicators).

**Figure A.9 Percent of Structures Built by Timeframe**



Created with Datawrapper

Source: US Census, 2006-2010 American Community Survey

**Table A.27 At-Risk Property Indicators**

	2008	2009	2010	2020
Environmental Tickets	2,939	2,641	2,349	3,026
Foreclosures	1,508	754	514	--
Structure Fires	318	270	283	366

Source: City of Providence, Depts. of Public Works, Fire, Planning and Development

## Housing Occupancy and Vacancy

### Homeownership

The overall homeownership rate in 2020 was 35% of all occupied housing units—a significant 23% decrease from 2010. At the same time, renter occupancy increased by 94%, with 52% of households renting their homes (see Table A.28 Housing Units, Percentage by Occupancy, Type, & Vacancy, 2010--2020) According to the 2020 Census, ownership vacancy was at 1.6% while rental vacancy was at 6.1%.

**Table A.28 Housing Units, Percentage by Occupancy, Type and Vacancy, 2010-2020**

	2010	2020	Percent change
Owner Occupied	36,146	23,309	35.5%
Renter Occupied	20,891	46,268	121.4%
Vacant	8,812	5,660	35.7%

Source: US Census 2020 Decennial Census

**Table A.29 Residential Condominium Sales, 2017-2020**

Year	Rhode Island	Providence
2017	2,169	307
2018	2,300	366
2019	2,314	357
2020	2,279	358

Source: Rhode Island Realtors Association

Median residential sales for single family homes have increased from the 1990s to 2020, in all parts of the city (See Table A.30 Median Single-Family Residential Sales Price 1985-2010). The City of Providence has more than recovered from the dramatic decline in sale prices during the recession of the early 2000s, with many residents experiencing a housing affordability crisis. Median sales prices in Providence (excluding the East Side) doubled between 2010 and 2020. East Side housing prices increased by more than 50% in the same time period but have consistently remained higher than the citywide average.

Table A.30 Median Single-Family Residential Sales Price 1990-2022

	Rhode Island	Providence	East Side of Providence
1990	\$125,000	\$85,000	\$185,000
1991	\$121,000	\$86,500	\$170,285
1992	\$117,000	\$84,900	\$182,000
1993	\$115,000	\$76,100	\$169,000
1994	\$115,000	\$74,000	\$206,000
1995	\$115,000	\$69,000	\$190,000
1996	\$116,600	\$68,500	\$185,000
1997	\$118,000	\$69,000	\$205,000
1998	\$122,600	\$72,000	\$190,000
1999	\$126,000	\$75,000	\$248,500
2000	\$135,976	\$83,000	\$294,000
2001	\$156,000	\$97,925	\$359,500
2002	\$188,150	\$121,354	\$385,000
2003	\$230,000	\$147,750	\$392,625
2004	\$264,700	\$185,000	\$475,000
2005	\$282,900	\$210,000	\$510,000
2006	\$282,500	\$212,475	\$502,000
2007	\$275,000	\$197,000	\$468,075
2008	\$234,900	\$123,500	\$486,000
2009	\$199,000	\$85,000	\$440,000
2010	\$200,000	\$115,000	\$432,000
2011	\$195,000	\$100,000	\$426,000
2012	\$190,000	\$90,000	\$449,100
2013	\$205,000	\$105,000	\$439,500
2014	\$215,000	\$122,750	\$460,000
2015	\$225,000	\$130,000	\$480,000
2016	\$239,900	\$150,000	\$493,000
2017	\$255,000	\$168,000	\$570,000
2018	\$270,000	\$190,000	\$590,000
2019	\$285,000	\$204,400	\$625,000
2020	\$319,900	\$230,000	\$660,000

Source: RI Realtors Association

## Rental Market

Fair market rents, as determined by HUD, have increased steadily across the board from 2016 to 2020 for studio to four bedrooms. (See Table A.31 Fair Market Rent Increase by Bedroom Size). Fair Market Rent is defined by HUD as “the 40<sup>th</sup> percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market,” generally meaning it is the median of local market rents, not the average rent one would expect to pay in the market.

**Table A.31 Fair Market Rent Increase by Bedroom Size**

	2016	2017	2018	2019	2020
Studio	\$655	\$732	\$748	\$786	\$794
1 Bedroom	\$801	\$827	\$849	\$889	\$898
2 Bedroom	\$972	\$994	\$1,014	\$1,060	\$1,075
3 Bedroom	\$1,206	\$1,244	\$1,271	\$1,32	\$1,340
4 Bedroom	\$1,452	\$1,485	\$1,508	\$1,565	\$1,591

Source: HUD

In 2020, according to HousingWorks RI, the average 2-bedroom rent citywide was \$1,781—up from \$1,111 in 2010. When adjusted for inflation, this is a 37% increase in average rents in 10 years.

## Housing Affordability

According to an analysis completed by Rhode Island Housing (RIH), Providence has 10,704 units of housing affordable to people of low or moderate income. This amounts to 14.9% of the total number of dwelling units in the city. Approximately 50% of the affordable units serve families, 41% serve elderly, and 8% serve people with disabilities.

More than 40% of Providence households are housing cost burdened, with 47% of renters and 40% of homeowners paying more than 30% of their income on housing. Table A.32 Housing Cost Burden identifies both renter and owner households spending between 30% and 35% of income on housing and households spending more than 35% of income on housing.

Housing costs have increased at a faster rate than household income between 2010 and 2020—income has increased by just under 11% while rents have increased by 37% and the cost of homeownership has more than doubled in much of the city.

**Table A.32 Housing Cost Burden**

Type	HH's	Type	HH's	Total
Owner occupied with housing cost burden great than 30%	1,966	Owner occupied with housing cost burden greater than 35%	6,521	8,487
Renter occupied with housing cost burden greater than 30%	3,270	Renter occupied with housing cost burden greater than 35%	14,421	17,691

Source: HUD

### Public and Assisted Housing

The Providence Housing Authority (PHA) owns, manages, and maintains 2,606 units of public housing for low-income individuals and families within 12 developments and 244 scattered sites citywide. In addition, PHA administers more than 2,700 Housing Choice Vouchers (including special vouchers such as Veterans Administration Supportive Housing/VASH, Mainstream, Emergency) that allow some of the most vulnerable populations to lease units in the private rental market. PHA is committed to project-basing up to 30% of its HCV Program voucher authority to support the preservation and creation of new affordable housing for low-income households. The PHA's Public Housing Program portfolio includes over 260 buildings of various size and use dedicated to public housing for families, elderly as well as disabled residents. As the largest landlord of Providence, over 12,000 residents secure an affordable home through the agency. With over 85% of residents below 50% AMI, PHA also provides a wide array of on-site resident services that promote family economic self-sufficiency and healthy aging in place. Additional partners and policies ensure the security and safety of PHA residents and neighborhoods. As of FY 2024, over 72% of public housing residents identify as Latino, 25% Black, 2% American Indian/Native Alaskan, 2% Asian, and 22% of residents have a disability.

### Homelessness

Given the high housing cost-burden for many in Providence, homelessness continues to be a significant issue. In order to address this problem, the state has 2,014 beds in emergency shelters, 538 beds in transitional housing, and 2,537 beds in permanent supportive housing. While the size of the homeless population has yet to be determined, the last Point in Time count conducted by the Rhode Island Coalition to End Homelessness estimated that 67% of the homeless population were individuals and 33% were persons in families statewide. (See table 33. Point in Time Count summary of Homeless Population).

**Table A.33. Point in Time Count summary of Homeless Population**

Point in Time Count, January 25, 2023		
Persons in Families	595	32.9%
Individuals	1214	67.1%
Unaccompanied Youth (13-17)	1	0.1%

Source: Point in Time Count 2023, The Rhode Island Coalition to End Homelessness

It is clear that many families are at serious risk of homelessness. A 5-year trend analysis from the Rhode Island Coalition to End Homelessness shows a 15% increase in people experiencing homelessness. The largest increase is in persons unsheltered and in emergency shelters. Currently, there are 5,236 families with an income of less than 30% LMI that pay 50% of their income on housing.

## Mobility

### Bus

The Rhode Island Public Transit Authority (RIPTA) provides bus service throughout the state, and a significant portion of RIPTA service is in the urban core, especially in Providence. RIPTA provides frequent bus service on numerous routes within Providence, especially the R-Line running along North Main Street and Broad Street, passing Providence Station and the bus hub in Kennedy Plaza as part of the Downtown Transit Connector. Other corridors with frequent bus service currently include Elmwood Avenue, Broadway, Cranston Street, Smith Street, South Main Street, Angell Street, and Waterman Street. Besides RIPTA service, Providence is also served by intercity bus lines, including curbside stops downtown and service to the Peter Pan Bus Station close to the Pawtucket Line on Cemetery Street.

### Rail

American passenger rail is most frequent on the Northeast Corridor between Washington, D.C., and Boston. Providence Station is served by MBTA Commuter Rail running between Boston South Station and Wickford Junction, Amtrak Northeast Regional service between Boston South Station and Norfolk, VA, and Amtrak Acela service between Boston South Station and Washington, D.C. There is also a rail spur from this Northeast Corridor rail line to the Port of Providence, which sees moderate levels of freight rail traffic.

### Walking

Except for the lowest-density residential areas, Providence is served by sidewalks on both sides of the street and most major street crossings have marked crosswalks. Downtown and adjacent neighborhoods are areas of high walkability. Recreational walking is popular especially along Blackstone Boulevard, in Roger Williams Park, and in many other open spaces throughout the city.

### Bicycling

Providence's Urban Trail network includes separated bicycle facilities on Broad Street; along the waterfront in Fox Point; Downtown on Empire Street, Chestnut Street, Clifford Street, and Fountain Street; and segments of the Woonasquatucket River Greenway between Olneyville and the City line with Johnston. Since 2018, the City has permitted shared micromobility services provided by private



companies governed by extensive City regulations to create flexible mobility options for residents and visitors.

The city received a federal grant in 2023 through the USDOT Safe Streets and Roads for All program to improve urban trail connections and pedestrian safety. These projects will be implemented between 2024 and 2028. The Green and Complete Streets Advisory Council, made up of community members and established by ordinance in 2021, makes recommendations to the city for improving safety for walking and bicycling. Through these processes and through the Vision Zero resolution passed by City Council in February 2024, areas of high traffic stress are identified through both crash data and community input.

### Driving

The city owns and maintains over 800 lane miles of roadway, making up 15% of Providence's total land area. The Rhode Island Department of Transportation maintains limited-access highways Interstate 95, Interstate 195, U.S. Route 6, and R.I. Route 10, as well as various other state routes throughout the city.

One of the most common ways to measure driving is through Vehicle Miles Traveled (VMT) which provides useful information by itself and on a per-capita basis. Traffic models often forecast continuous growth in VMT, while the reality is usually more complex. Detailed in Table A.34, Rhode Island saw a more modest year-over-year growth in VMT than the country as a whole between 2014 and 2018 (1.095% vs. 1.73%) but only a slightly lower year-over-year increase in per-capita VMT over the same time period (1.015% vs. 1.03%). Both Rhode Island and the nationwide VMT numbers were lower during the height of the COVID-19 pandemic and had not stabilized into any recognizable trends by the most recent year of data. Interestingly, Rhode Island saw a decrease in total VMT in 2019 before the start of the pandemic, which mirrors some other cities that have seen flat VMT or reductions in recent years.

**Table A.34: Annual Vehicle Miles Traveled in Rhode Island and the United States**

Year	Total Vehicle Miles Traveled (VMT)		Per Capita VMT	
	RI (million)	US (trillion)	RI	US
<b>2014</b>	7667	3.026	7,279	9,633
<b>2015</b>	7833	3.095	7,434	9,780
<b>2016</b>	7927	3.174	7,517	9,965
<b>2017</b>	8001	3.212	7,576	10,007
<b>2018</b>	8008	3.240	7,579	10,035
<i>Annual growth from 2014 baseline</i>	<i>1.095%</i>	<i>1.730%</i>	<i>1.015%</i>	<i>1.030%</i>
<b>2019</b>	7581	3.262	7,171	10,046
<b>2020</b>	6864	2.904	6,489	8,891
<b>2021*</b>	7526	3.132	6,892	9,500
<i>*2021 VMT is the latest data available and reflects ongoing impacts from the COVID-19 pandemic</i>				

Sources: U.S. Bureau of Transportation Statistics, RI Long Range Transportation Plan

### Freight

Significant "final mile" freight traffic occurs by truck in Providence as it does throughout the country. The Port of Providence is New England's second-largest deep-water port and serves as a distribution



center for the whole region. It is managed by ProvPort, Inc, whose website states “Ships from around the world utilize the deep water federal channel, bringing products in from Central and South America, Europe, East Asia, Russia, Africa, Australia and New Zealand... bulk products pass through the port, utilizing the intermodal opportunities presented by the interface of two major highways (Interstates 95 and 195), the deep water seaport, and a railway capable of supporting double stack service.”

The RI Freight Plan adds that “the Port of Providence is an important regional hub, particularly for the state’s leading export commodity, scrap metal. This commodity arrives from Massachusetts and Connecticut, as well as other nearby states. It is then shipped to Canada, Turkey, China, and other countries, providing regional connectivity to the rest of the world.”

One pipeline carries natural gas under the Providence River into Providence at Collier Point.