Barrington Monastery Reuse Project

Barrington, RI
January 5, 2022

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

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EXECUTIVE SUMMARY

Study Findings

Multi-family housing developed on the Carmelite Monastery site is market supportable.

The quantitative and qualitative analysis performed demonstrates that there is more than adequate market unmet market demand for multi-family housing, in general, and age-restricted multi-family rental housing, in particular.

While this analysis focuses on active adult (AA) multi-family residential uses, inclusive of affordable housing units, there is also a demonstrated need for non-age restricted multi-family and single-family attached and detached housing which is small and scale and modest in price (e.g., "Missing Middle" housing). However, given the total acreage of the monastery site (approximately 7.2 acres), multi-family residential development is the most practical residential development option from an economic standpoint (the density of units which can be developed is far greater than what single-family detached development could yield). Further, if affordable housing is to be accommodated on site, as is the desire of the town of Barrington, multi-family rental housing is the most logical manner in which to achieve this goal.

Area outdoor recreational amenities are abundant; however, the site could provide additional space.

The market study identifies that there is an abundance of park and water recreational amenities in relatively close proximity (within a one-mile radius) to the monastery site. However, the site's location right off the Providence River with attractive view sheds of the water, suggests some form of passive park space (e.g., gardens and/or picnic areas) could be incorporated within or adjacent to a residential development. However, a site design incorporating such amenities would necessarily need to be compatible with a private residential development.

Background: Reuse Analysis

On June 16, 2026, voters authorized the Town of Barrington to purchase and "preserve" the former Carmelite Monastery property at a cost of $3.5 million. Constructed in 1957, the building had served as small dorm-style apartments for nuns. The parcel totals 7.16 acres, according to the Assessor's property card and the site is located outside the flood zone, with no apparent wetlands.

The planning process will consider a range of options, including multi-family and active adult housing and incorporating affordable units, community facility space, and open space. "Preserve" means the building must remain; however, it can be renovated and expanded to accommodate a change of use.
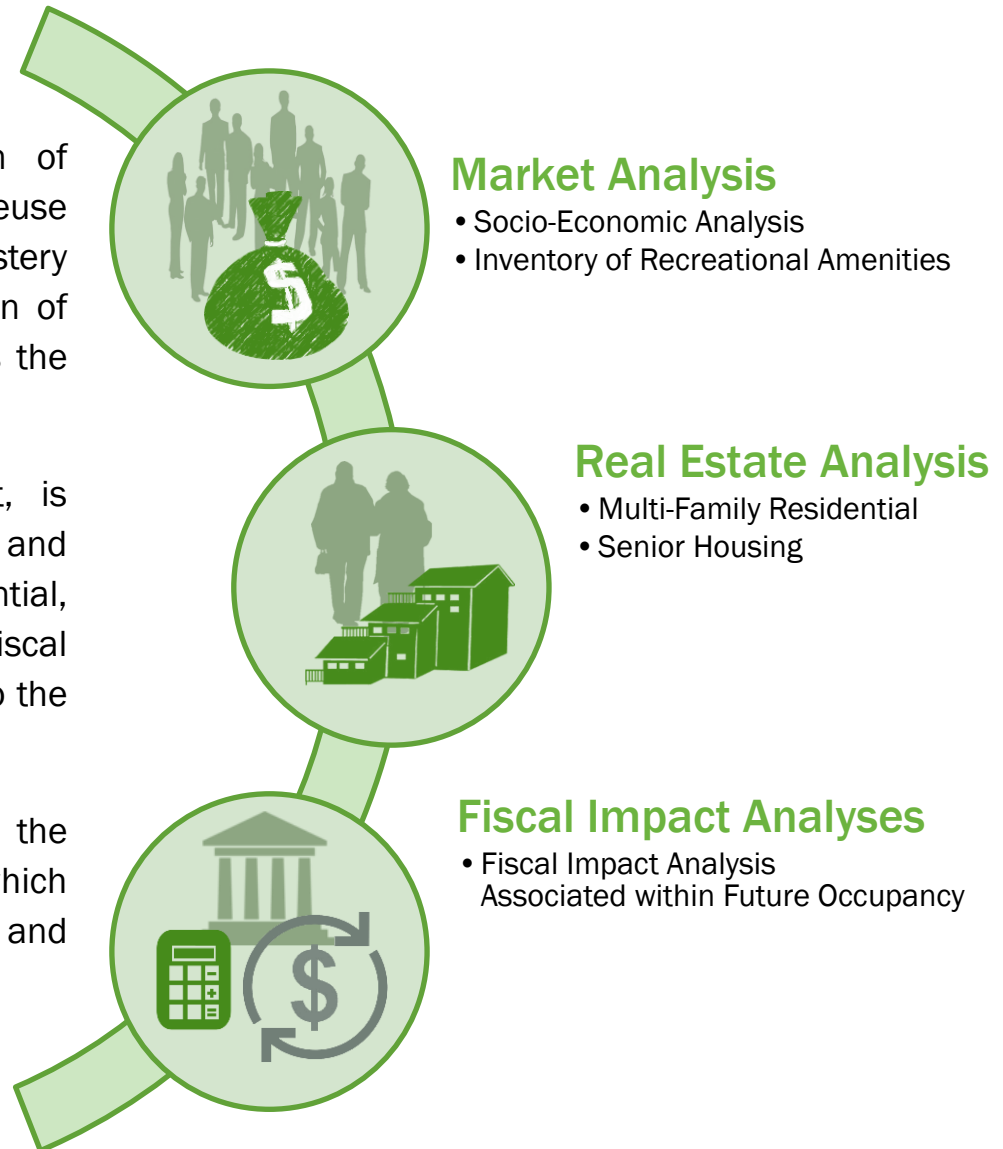

PHOTO: Lila Delman Real Estate

Background: Reuse Analysis (continued)

4ward Planning was retained by the Town of Barrington to evaluate market-receptive reuse opportunities for the former Carmelite Monastery property located at 25 Watson Ave in the Town of Barrington, Rhode Island (henceforth known as the "project site").

The scope of work, illustrated to the right, is specifically designed to identify **(a)** the highest and best residential reuse (e.g., multi-family residential, senior housing) for the site; **(b)** the associated fiscal impacts of the identified highest and best use to the Town of Barrington.

The above elements are intended to provide the Town of Barrington with a sound foundation on which to determine the most market-receptive and financially feasible reuse for the site.

Market Analysis
- Socio-Economic Analysis
- Inventory of Recreational Amenities

Real Estate Analysis
- Multi-Family Residential
- Senior Housing

Fiscal Impact Analyses
- Fiscal Impact Analysis
  Associated within Future Occupancy

Methodology: Study Areas

The geographic areas studied include:

- **Town of Barrington:** the base area

- **Bristol County, RI:** When data for the Town is not available, data is sometimes provided for the County instead.

- **30-Minute Primary Market Area (PMA):** the 30-minute drive-time contour from the Carmelite Monastery property

- **Providence-Warwick, RI-MA Metropolitan Statistical Area (Providence MSA):** the secondary market area, which contains towns and cities from all five counties in Rhode Island (Bristol, Kent, Newport, Providence, and Washington Counties) and one county in Massachusetts (Bristol County)

- **Rhode Island:** for comparative purposes
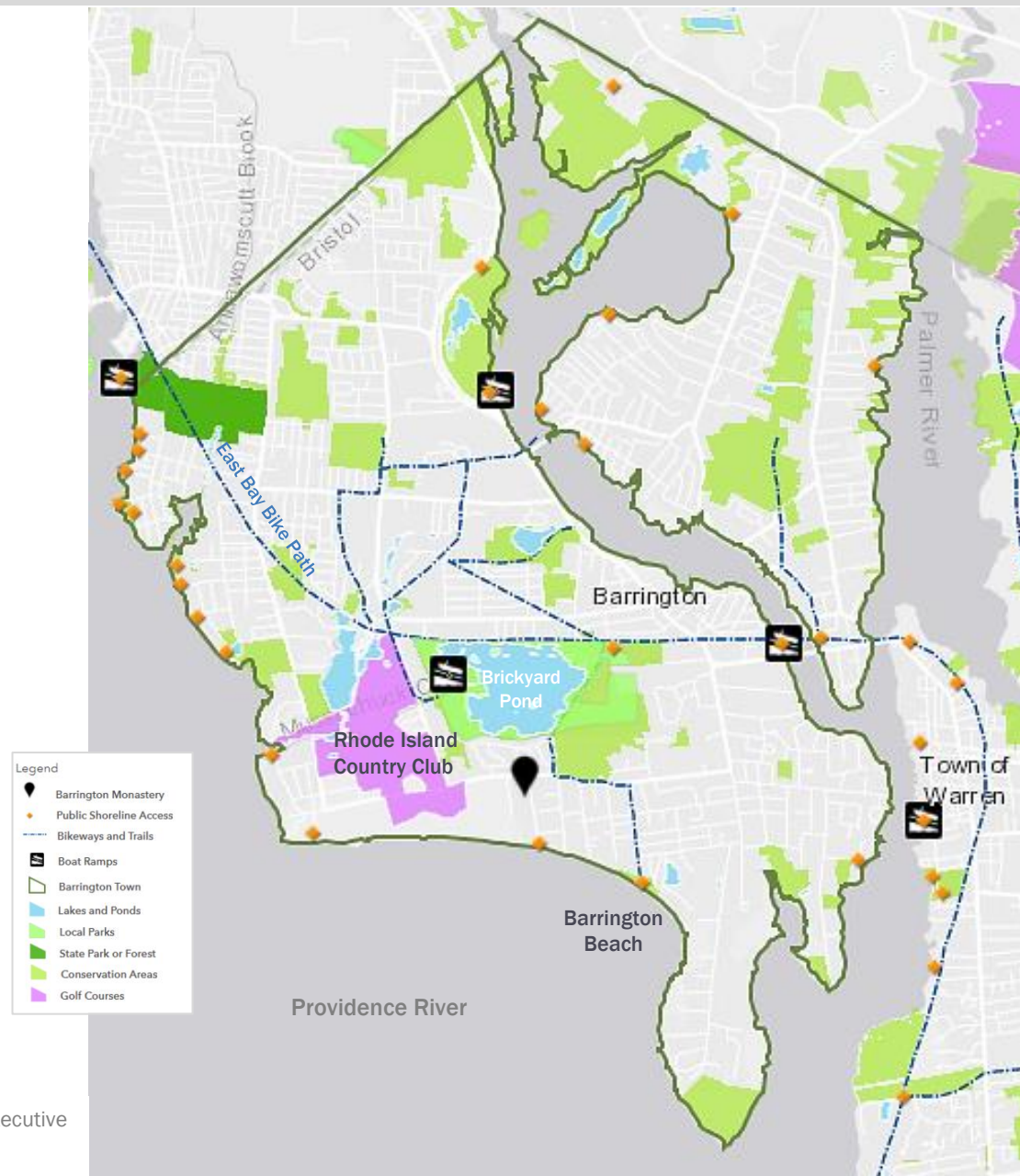
- **United States:** for comparative purposes
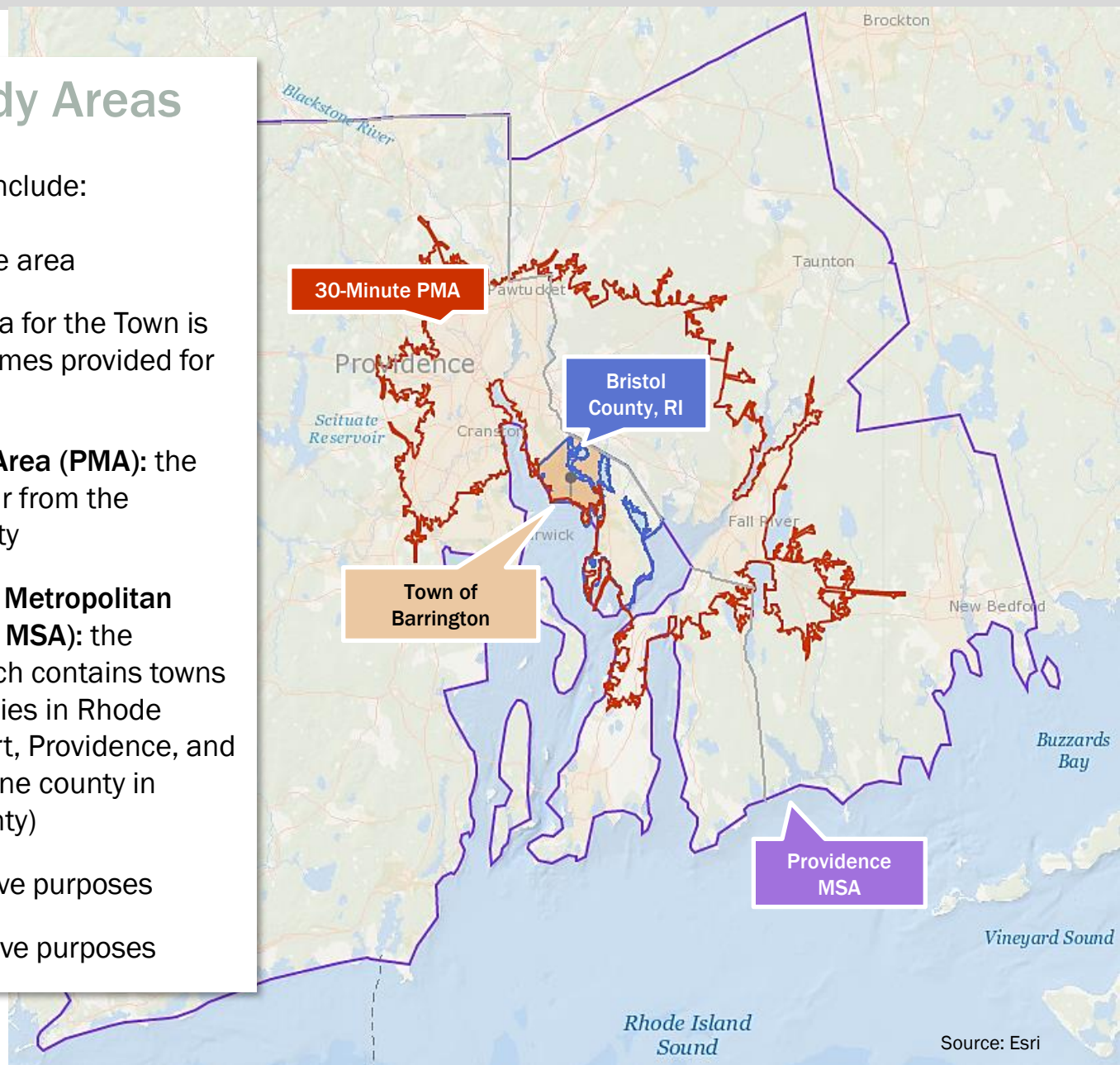
Source: Esri

Background:
Recreational Amenities

The map to the right (and the map on the following page), illustrates outdoor recreational amenities in the Town of Barrington according to data provided by Esri, the Rhode Island Geographic Information System, and the Massachusetts Executive Office of Energy and Environmental Affairs. The project site is located close to a wide variety of outdoor park and water recreation opportunities (e.g., Rhode Island Country Club, Veterans Memorial Park, East Bay Bike Path, Barrington Beach, Brickyard Pond, Echo Lake), which provide recreational opportunities for persons of all ages. Creation of additional outdoor recreational space may not be necessary.

Source: Rhode Island Geographic Information System, Massachusetts Executive Office of Energy and Environmental Affairs, Esri

Background: Recreational Amenities (continued)

1-Mile Radius

Barrington River

Barrington

Church St

Maple Ave

Anoka Ave

Princes Hill A

Hilltop A

Eton Rd

Surrey Rd

Riverside Dr

Waseca Ave

East Bay Bike Path

Echo Dr

N Lake Dr

Staples
Barrington
Shopping
Center

Echo
Lake

Brickyard
Pond

Veterans
Memorial
Park

Rumstick Rd

Washington Rd

Rhode Island
Country Club

Jenn

Cha

Rhode Island
Country Club

Nayatt Rd

Watson Ave

Clarke Rd

Bluff Rd

Water Way

Bay Rd

Governor Bradford Dr

Rumstick Rd

Wirth

Nayatt Rd

Fales Ave

Chachapacassett Rd

Quin

Legend

- Barrington Monastery
- Public Shoreline Access
- Bikeways and Trails
- Boat Ramps
- Barrington Town
- Lakes and Ponds
- Local Parks
- State Park or Forest
- Conservation Areas
- Golf Courses

Providence River

Barrington
Beach

Barrington
Beach

Beach Rd

Source: Rhode Island Geographic Information System, Massachusetts Executive Office of Energy and Environmental Affairs, Esri

Takeaways: Market & Real Estate Analysis

Lack of housing choice and high cost is likely a barrier for younger households looking to rent and seniors looking to downsize.

According to data provided by Esri, 92 percent of Barrington's existing housing stock is characteristic of traditional single-family detached structures, and 86 percent of all occupied housing units are owner-occupied. Furthermore, the share of one- and two-person households in Barrington combined (65 percent) is larger than the share of studio, and one- and two-bedroom units, combined (40 percent). In other words, there is a mismatch between housing unit size and household size among Barrington households. Allowing for and encouraging the development of smaller housing units in Barrington could help relieve the existing shortage of smaller housing units, relative to household size. These units could also allow seniors to downsize without leaving their neighborhoods.

While there has been more multi-family housing permitted in recent years, Barrington's existing housing stock provides limited housing options for younger residents looking to rent, due to economic need or life preference, or to purchase starter homes (smaller, affordable homes for first-time buyers). Unsurprisingly, Barrington has relatively low shares of residents between ages 25 and 44 or households earning less than $100,000 annually. The lack of rental housing and high median sale price in Barrington are likely barriers for retaining or attracting these younger households.

Largely due to existing pent-up demand from primary workers who commute into the PMA (47 percent of PMA workers) and replacement of physically obsolescent housing, by 2031, there will be an estimated net housing demand for approximately 7,960 residential units in the PMA. By 2031, assuming between three and five percent of this demand could be met locally, the project site could potentially accommodate between 240 and 400 units, predicated on zoning. Promoting the development of multi-unit "missing middle" housing types at the project site (duplexes, fourplexes, and bungalow courts) could alternatively offer a wider range of housing options and prices, allowing a wider socio-economic mix of households to remain in Barrington.

Takeaways: Market & Real Estate Analysis (continued)

New active adult housing could help meet demand for an aging baby boomer population.

The current median age in Barrington (47 years) is considerable older than the national median (39 years), reflective of Barrington's relatively large baby boomer population (26 percent of the total population). Given relatively flat population and household growth expected to continue through 2026, near-term housing demand will be more influenced by population shifts rather than growth. Unsurprisingly, a major theme of the *2015 Barrington Comprehensive Community Plan* is "meeting the needs of an aging population."

The emerging active adult (AA) housing segment closely resembles traditional multi-family properties but is targeted to persons 55 years or older. Given nearby amenities and the close proximity to Providence, accommodating AA housing within the project site could satisfy existing and future demand from the aging baby boomer population (currently ages 57 and older) in the Providence metro. <u>There is currently no existing nor planned AA **rental** housing in the Barrington area, suggesting a niche opportunity for such a product</u>.

The Villages on Mount Hope Bay, Horton Estates, and Hunters Hill are three existing active adult communities in the PMA, targeted to adults 55 years and older. Completed in 2010, Horton Estates in Rehoboth, Massachusetts is a 55-plus community consisting of 66 single-family condominiums with some deed-restricted affordable units. The Villages on Mount Hope Bay in Tiverton, the most recently completed active adult development in the PMA, features 230 luxury waterfront condominiums and townhomes. Hunters Hill, located in Dighton, Massachusetts and nearing its second phase of development, will feature 140 single-family homes in a gated golf community. The Town of Dighton permits the development of 25 Hunters Hill units per year. Units at both the Villages on Mount Hope Bay and Hunters Hill are in high demand. Currently being planned, the Zion Bible Institute project in Barrington is expected to add another 200 to 225 units, mostly targeted to seniors (for-sale cottages, townhouses, and condos in multifamily buildings). Although there are few existing active adult units in the region, some of the existing pent-up housing demand in the PMA may be met by these pipeline projects.

SOCIO-ECONOMIC TRENDS

4WARD PLANNING

Key Findings: Socio-Economic Analysis

Aging population is favorable for new age-targeted housing

The median age in Barrington (47 years) is considerably older than the nation's median (39 years), reflective of Barrington's relatively large baby boomer population (representing 26 percent of the total population). Given relatively flat population and household growth expected to continue through 2026, near-term housing demand will be more influenced by population shifts rather than growth. The aging of Barrington's baby boomer population (now ages 57 and older) is favorable for new housing targeted to persons ages 55 and older.

Lack of housing choice and high cost is a barrier for younger households

Conversely, Barrington has relatively low shares of residents between ages 25 and 44, representing young workforce and college graduates, and early-stage families. These younger age cohorts typically represent housing demand for renter-occupied properties (due to economic need or life preference) or starter homes (smaller, affordable homes for first-time buyers). The lack of rental housing and high median sale price in Barrington are likely barriers for retaining or attracting these younger households.

High share of households earning over $200,000

In 2020, Barrington has a median household income of approximately $139,030, compared to $53,090 and $69,930 in the PMA and MSA, respectively. Notably, over 29 percent of Barrington households have annual household incomes over $200,000. Barrington has block groups with some of the highest median household incomes in the PMA and, thus, contributes to relatively higher local housing costs.
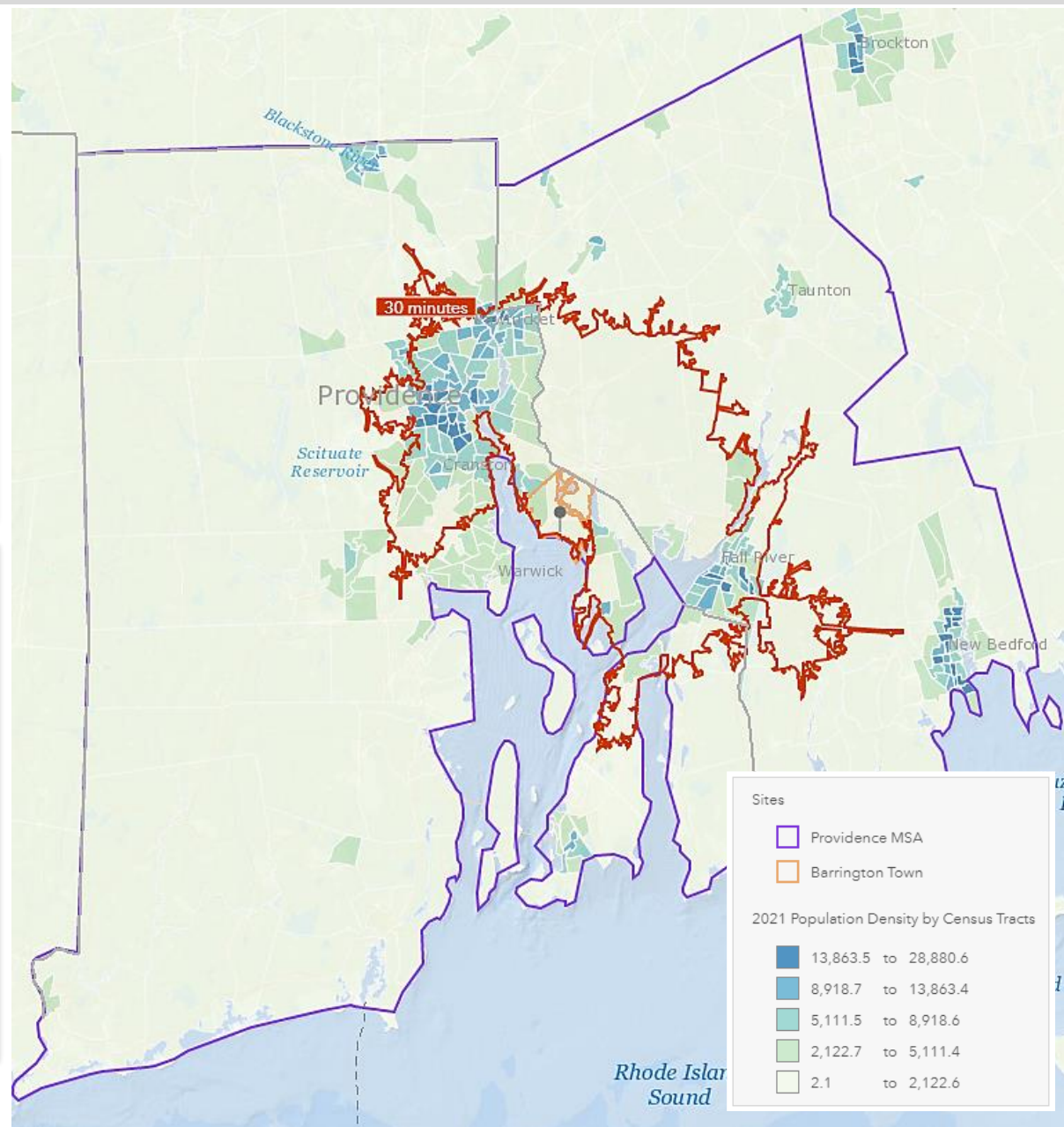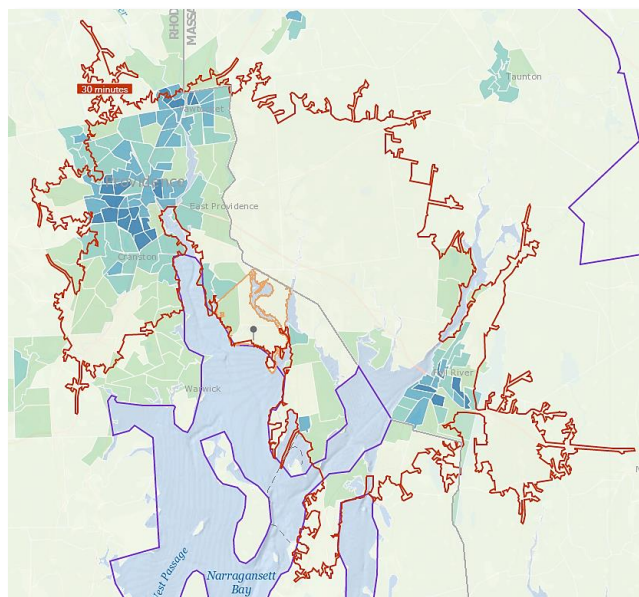
Methodology: Socio-Economic Analysis

The following tasks focus on identifying socio-economic trends associated with adults ages 55 and older (the target market), multi-family senior residential housing inventory market trends, and near-term demand drivers for potential senior multi-family residential housing at the Carmelite Monastery property.

Utilizing a combination of published government data (U.S. Census) and proprietary analysis software (Esri Community Analyst), 4ward Planning compared socio-economic trends for the base, primary, and secondary market areas. The town of Barrington serves as the base study area, while the primary market area (PMA) is defined as a 30-minute drive-time from the Carmelite Monastery site (a PMA, typically, represents the catchment area from which 70 percent or more of consumer patronage originates or from where consumer demand is drawn). Providence MSA is herein classified as the secondary market area, representing a relatively large catchment area from which the site could prospectively compete for new residents and/or office-using businesses. Specifically, demographic trends associated with population (ages 55 and older), households (formed by persons ages 55 and older), and associated household income levels are analyzed. Demographic data provided by ESRI are displayed for 2010, 2021 (estimated), and 2026 (projected).

Socio-economic data in this report are largely based on current-year estimates and five-year projection data provided by Esri, a private supplier of geo-based demographic data. Released in June 2021, Esri adjusted socio-economic projections due to the pandemic, where appropriate (e.g., adjusting household formation, household income, housing tenure, and consumer expenditures, in particular), as these variables are prone to change abruptly following a significant economic shock. Although impacts may take years to transpire, the pandemic is likely to have long-term socio-economic impacts due to shifts such as births, deaths, and population migration.

Population Density

As illustrated to the right and below, population density in Barrington and the PMA is relatively low compared to the MSA, where it reaches as high as 28,880 persons per square mile. Barrington is likely desirable for people looking to live in the suburbs while remaining close to Providence.


Source: Esri; 4ward Planning Inc., 2021

Sites

☐ Providence MSA

☐ Barrington Town

2021 Population Density by Census Tracts

■ 13,863.5 to 28,880.6

■ 8,918.7 to 13,863.4

■ 5,111.5 to 8,918.6

■ 2,122.7 to 5,111.4

☐ 2.1 to 2,122.6

Near-Term Population Change

Changes in population and households can influence local housing demand. While the rate of population growth in the nation has been slowing for decades, population growth in Barrington and the Providence MSA has been relatively flat. According to Esri, the Town of Barrington is expected to continue experiencing relatively flat population growth through 2026 (changing by a projected 0.0 percent per year). Total population within the PMA is expected to increase by approximately 6,910 residents (0.2 percent per year) over the same period.

Annualized Percentage Change, Total Population
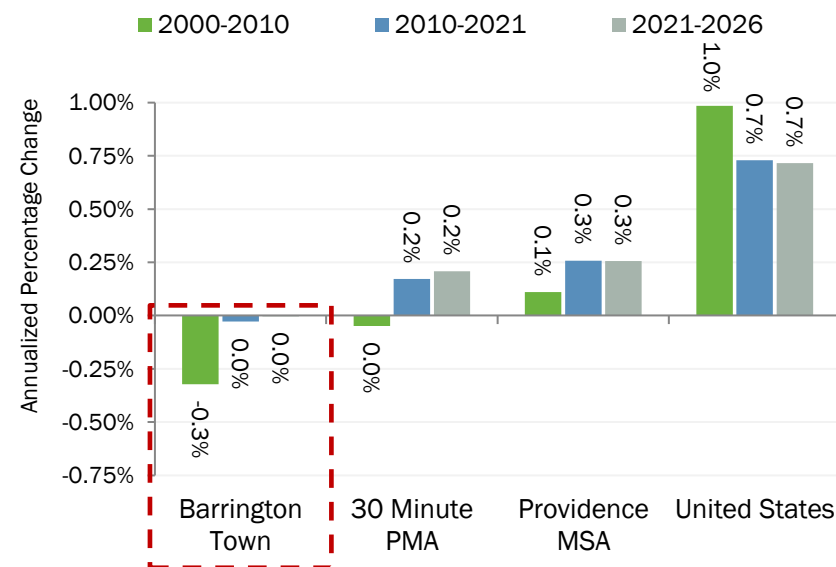
Population by Geography

	2000	2010	2021	2026	Net Change (2021-2026)
Barrington Town	16,819	16,276	16,225	16,222	-3
30-Minute PMA	654,348	651,191	663,500	670,411	6,911
Providence MSA	1,582,997	1,600,512	1,645,833	1,666,874	21,041
United States	281,421,906	309,121,785	333,934,112	345,887,495	11,953,383

Source: US Census Bureau; Esri; 4ward Planning Inc., 2021

Population Change: Bristol County

Total population change is influenced by natural increases (births and deaths) and net migration (international and domestic). According to data provided by the U.S. Census Bureau, from April 1, 2010, to July 1, 2019, the number of deaths remained higher than the number of births within Bristol County, resulting in some net negative natural population decline (-1,505 residents). Although, the County lost 251 residents over the nine-year timeframe due to domestic migration, it gained 423 residents due to international migration, resulting in a slight overall net positive total migration (172 residents). Common reasons for moving include housing, employment, or personal reasons.
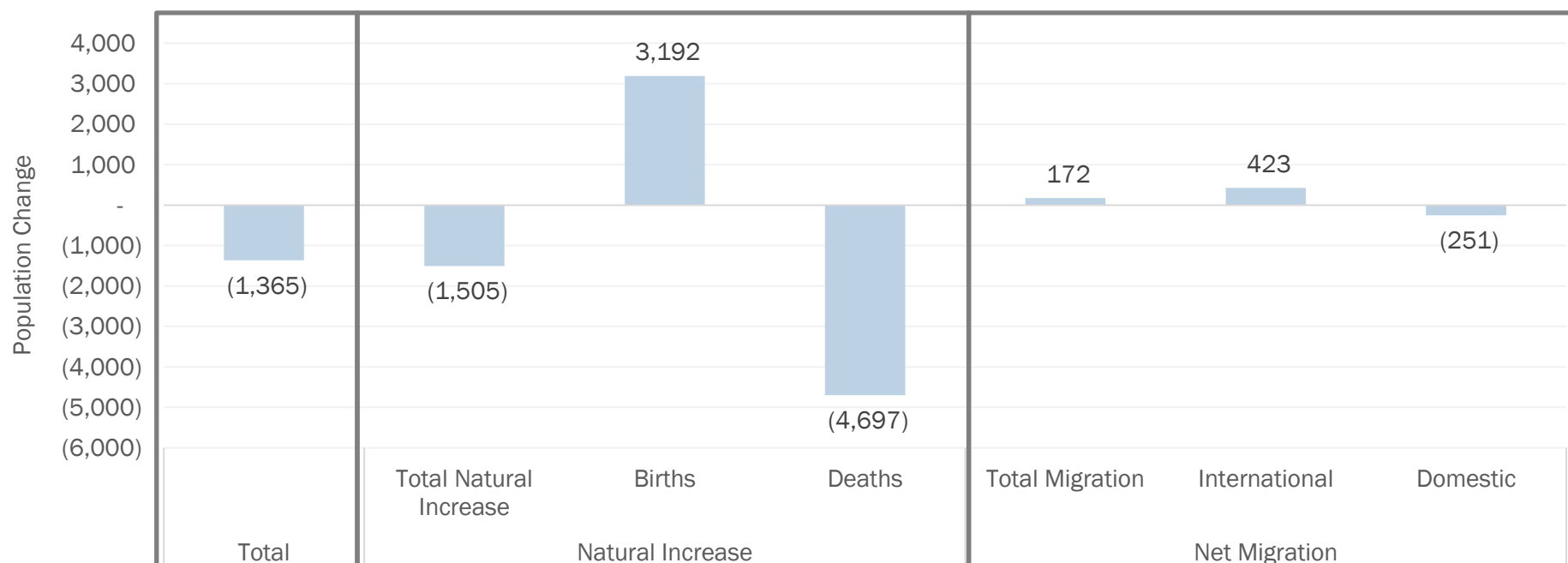

Source: US Census, Estimates of the Components of Resident Population Change: April 1, 2010 to July 1, 2019; 4ward Planning Inc., 2019

Intercounty Migration: Bristol County

Long-distance moves (moves across county boundaries) are more likely to be made for work-related reasons, while short-distance moves are more likely to be made for housing-related reasons. As illustrated in the map and table below, from 2015 to 2019, the largest inflow of residents moving to Bristol County (211 persons) moved from neighboring Newport County. Conversely, the largest outflow of residents leaving Bristol County (959 persons) moved to neighboring Providence County. Since the Covid-19 pandemic is still unfolding, it is difficult to assess its impacts on mobility. Working from home is likely at record-high levels right now, and if even a small portion of this shift proves to be permanent, it could mean fewer people moving for job-related reasons as well. Consequently, most of the demand for housing units in Barrington will originated from local area persons.

Inter-County Movers:
Bristol County 2015-2019

County	State	Persons
Top Net Positive (Inflow)		
1 Newport County	Rhode Island	211
2 Norfolk County	Massachusetts	111
3 Bristol County	Massachusetts	92
4 Barrow County	Georgia	90
Top Net Negative (Outflow)		
1 Providence County	Rhode Island	(959)
2 Charlottesville City	Virginia	(87)
3 New Castle County	Delaware	(79)
4 St. Lucie County	Florida	(62)

Migration by County
- 45 to 211
- 1 to 44
- No net movers
- -86 to -1
- -959 to -87
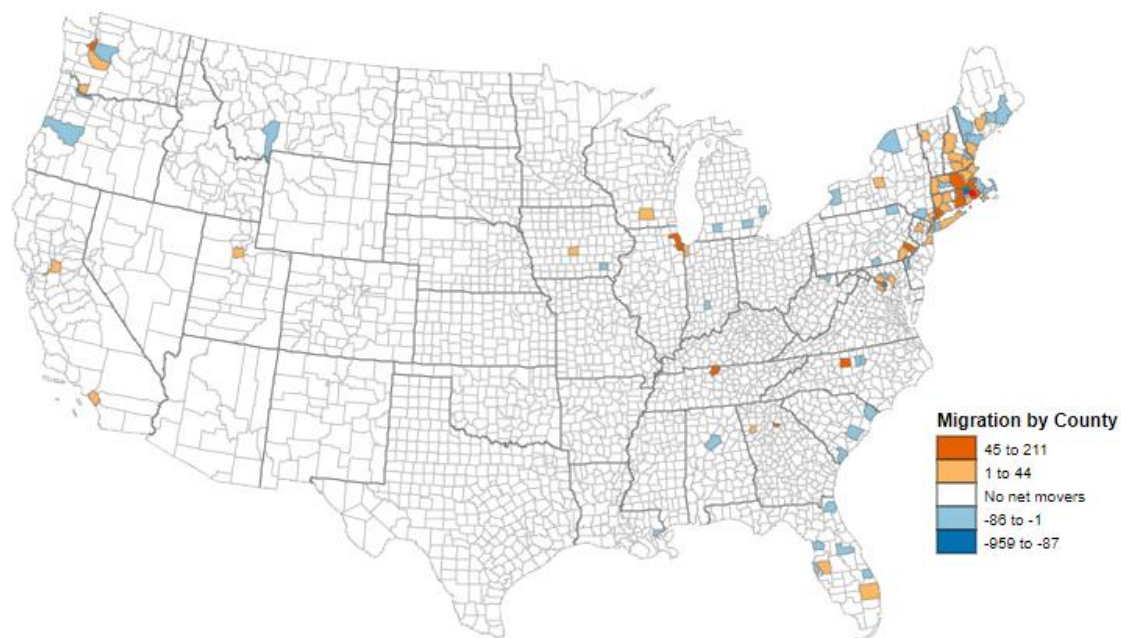
Source: U.S. Census Bureau, Census Flow Mapper; 4ward Planning Inc., 2021

Household Formation

Near-term household formation drives demand for housing. As illustrated in the table below, from 2021 to 2026, Barrington is projected to continue experiencing positive, but relatively flat, household growth (growing by 0.1 percent per year). As illustrated in the chart to the right, Esri expects the increase of non-family household formation (top right) in all geographies to be slightly stronger than the rates of family household growth (bottom right). The PMA is expected to increase by approximately 2,770 households over the next five years.

The identified metrics suggests smaller housing units (e.g., apartments and bungalow type of housing units) are appropriate.
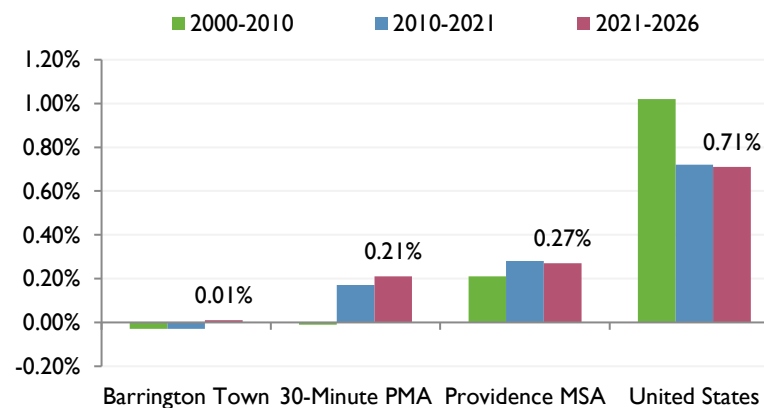
Household Formation Trends

Households by Geography

	2000	2010	2021	2026	Net Change (2021-2026)
Barrington Town	6,011	5,980	5,976	5,980	4
30-Minute PMA	256,306	255,786	261,012	263,779	2,767
Providence MSA	613,835	626,475	646,523	655,304	8,781
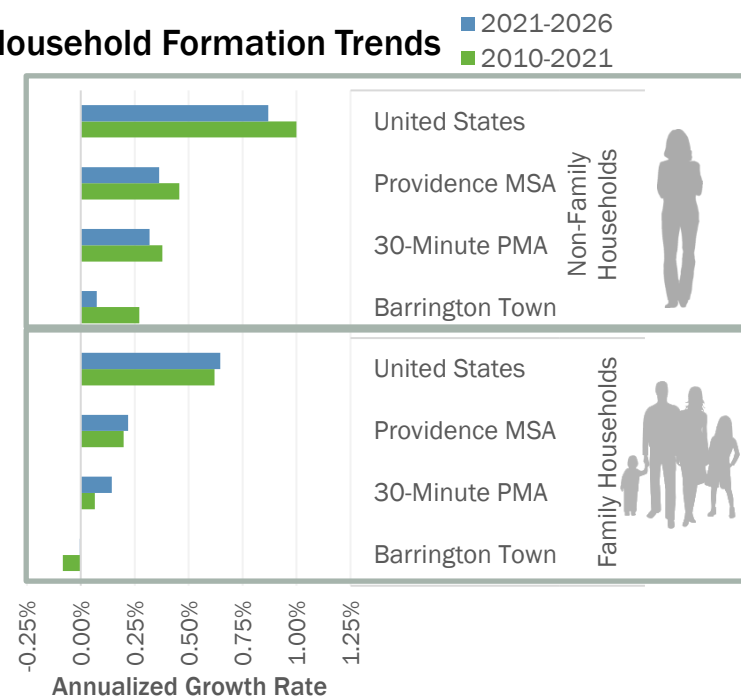
**Annualized Household Change**

Source: US Census Bureau; Esri; 4ward Planning Inc., 2021

Age Distribution

As illustrated in the chart below to the left, the median age in Barrington (47 years) is greater than the median age for the MSA (42 years) and nation (39 years), reflective of Barrington's relatively large share of persons ages 55 and older - a favorable metric for new housing targeted or restricted to seniors. Conversely, as illustrated in the chart below to the right, Barrington has relatively low shares of persons between ages 25 and 44, representing young single workers and early-stage families. These younger age cohorts typically represent housing demand for renter-occupied properties (due to economic need or life preference) or starter homes (smaller, affordable homes for first-time buyers). The lack of rental housing and high median sale price in Barrington are likely barriers for retaining and attracting these younger households.

Median Age Trends
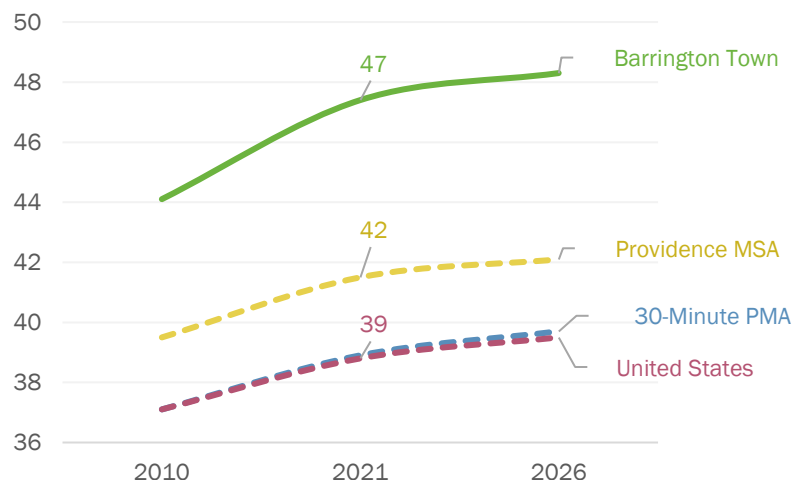
## Age Distibution, 2021
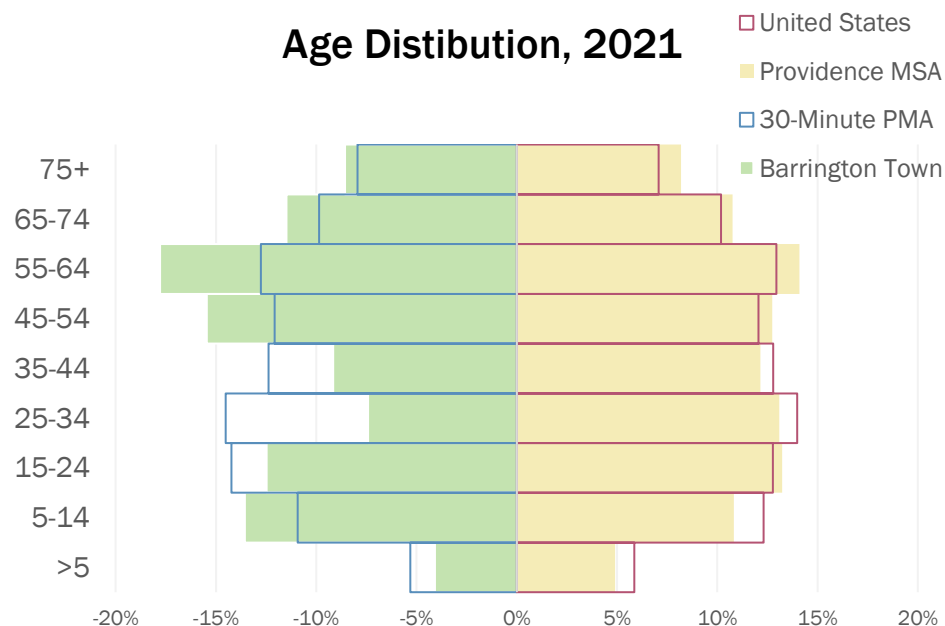
Source: Esri; 4ward Planning Inc., 2021

Median Age:
PMA

The map to the right illustrates median age by block group within the PMA. As exhibited in the map, the area surrounding the monastery has a relatively high median age, as compared to the block groups within the city of Providence.

2021 Median Age by Block Groups

▮	50.4 to 68.7
▮	43.2 to 50.3
▢	36.8 to 43.1
▮	30.2 to 36.7
▮	19.9 to 30.1

Barrington Monastery
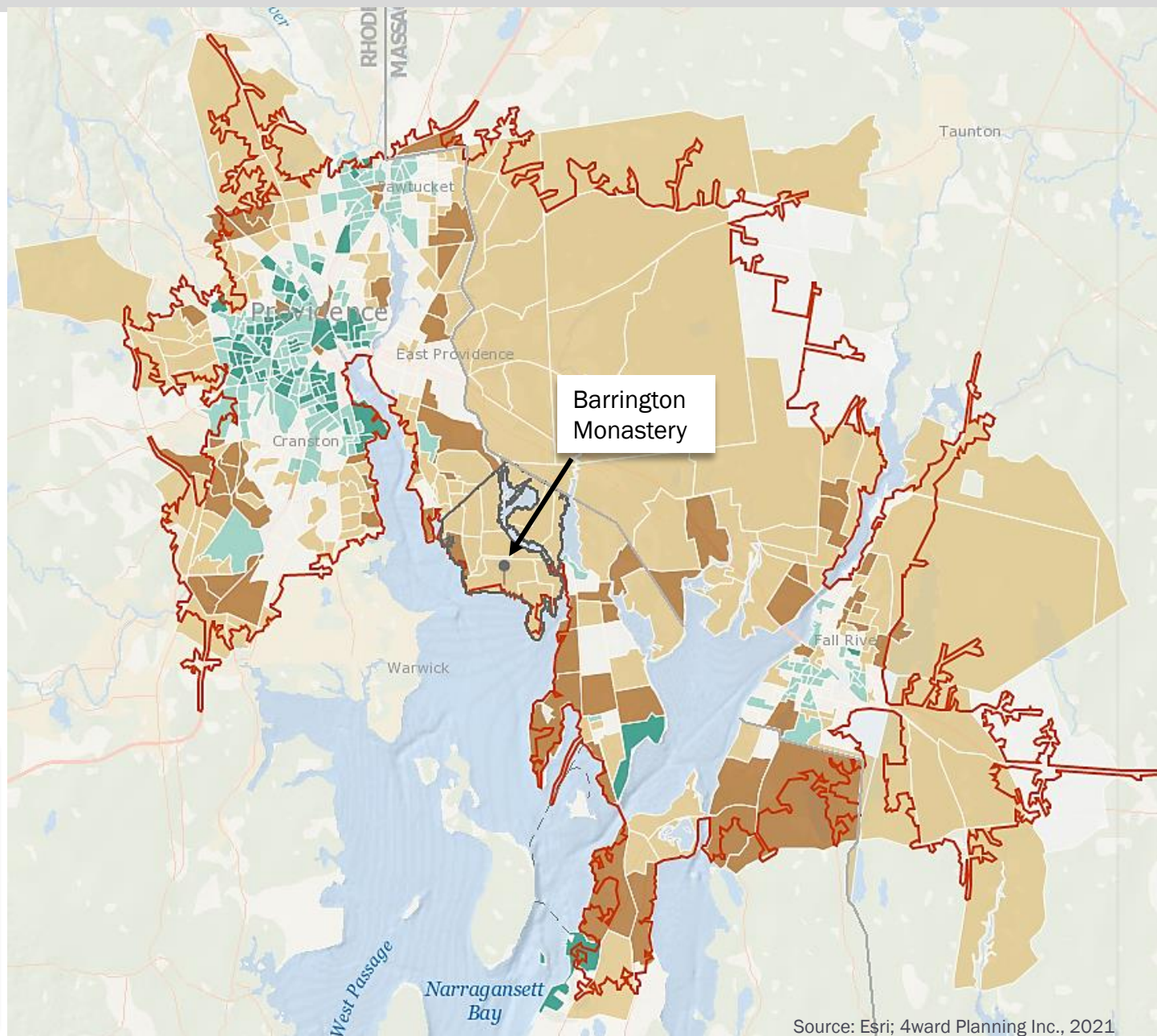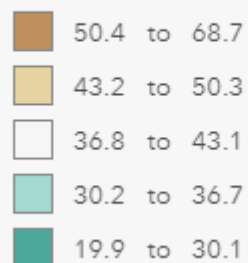
Source: Esri; 4ward Planning Inc., 2021

Age Cohort Growth Patterns

Barrington is expected to experience the fastest population growth among adults ages 55 and older (composed of mostly retired individuals) and, to a lesser degree, adults ages 25 to 44 (representing young single workers and early-stage families). These two age groups, generally, are associated with distinct housing preferences: the 25- to 44-year-old age cohort will prefer rental units or starter homes, while the 55 and older cohort will generally prefer to either age in place or downsize into smaller homes with more amenities, conveniences, or services located near friends or family. In either case, smaller housing units will be most in demand.

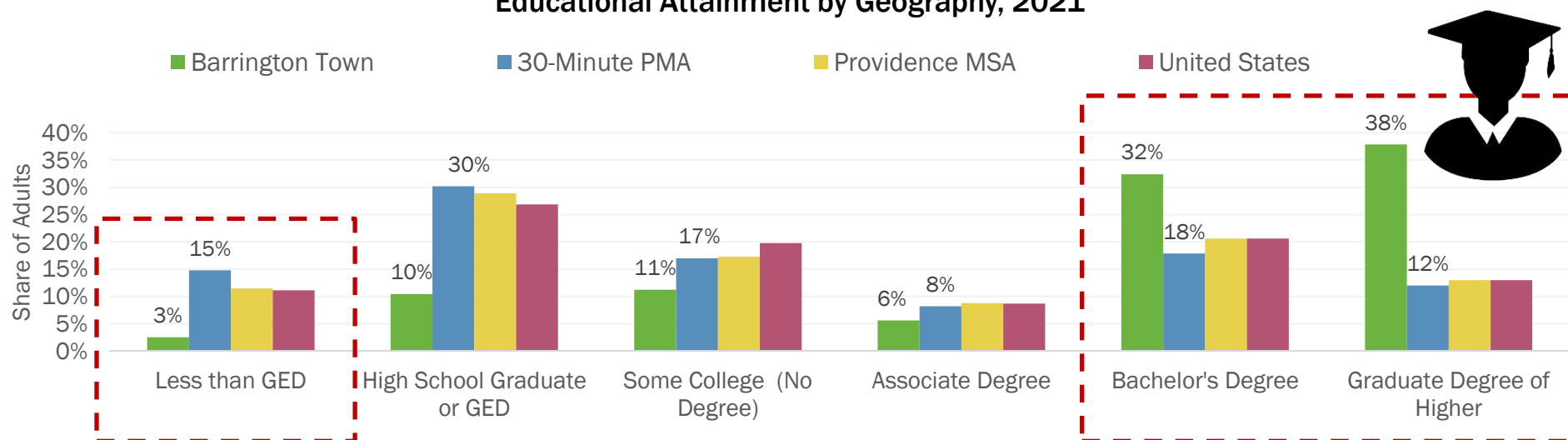**Annualized Age Distribution Change, 2020-2025**
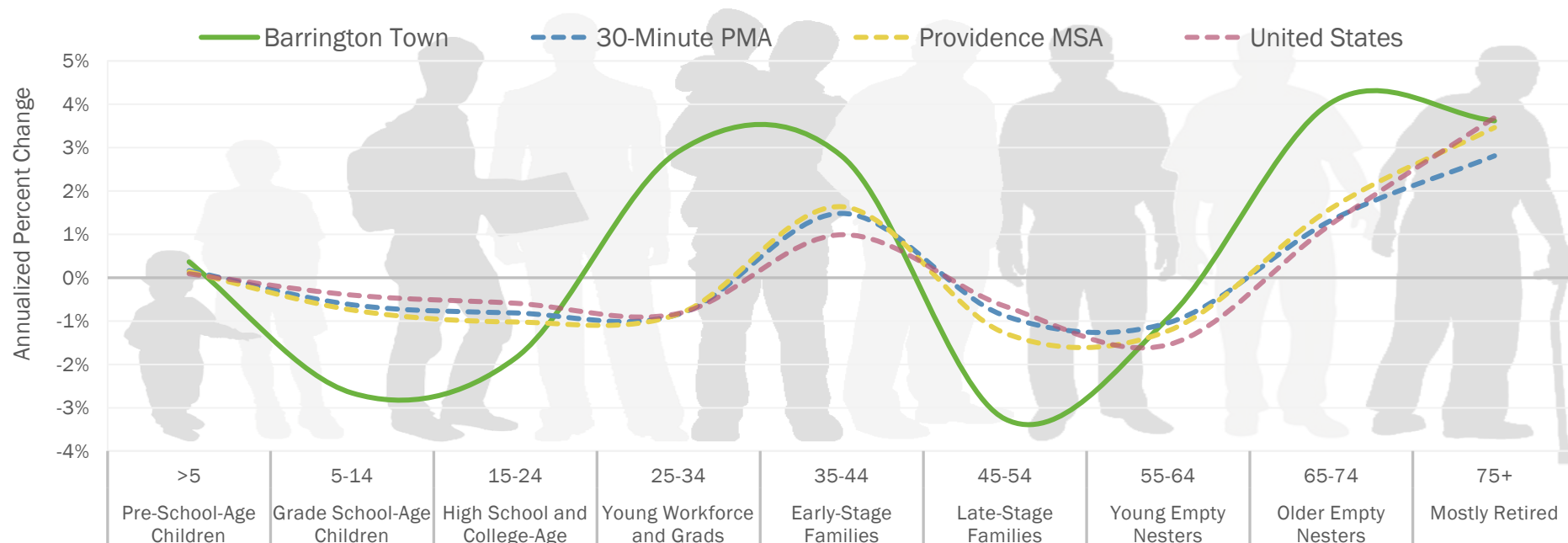
Source: US Census Bureau; Esri; 4ward Planning Inc., 2021

Educational Attainment

Educational attainment can be a critical driver of long-term income, job, and population growth for a given area. As illustrated in the chart below, the level of educational attainment in Barrington is higher than those in the PMA and MSA. For example, the share of adult residents ages 25 and older holding a bachelor's degree or higher level of education in Barrington is markedly greater than that in the PMA (70 versus 40 percent, respectively), while the share of residents in Barrington holding a high school degree or lower level of education is much less than that in the PMA (13 versus 45 percent, respectively). The higher educational attainment level exhibited within Barrington suggests residents likely have greater income and homeownership levels – a demographic characteristic which is strongly correlated with market rate age-restricted housing.

Educational Attainment by Geography, 2021

Legend: ■ Barrington Town ■ 30-Minute PMA ■ Providence MSA ■ United States

Y-axis: Share of Adults (0% to 40%)

Category	Barrington Town	30-Minute PMA	Providence MSA	United States
Less than GED	3%	15%		
High School Graduate or GED	10%	30%		
Some College (No Degree)	11%	17%		
Associate Degree	6%	8%		
Bachelor's Degree	32%	18%		
Graduate Degree of Higher	38%	12%		

Source: Esri; 4ward Planning Inc., 2021

Median Household Income

Educational attainment is typically strongly and positively correlated with earnings, with households and persons with higher levels of educational attainment associated with higher incomes. Given Barrington's higher levels of educational attainment, it is unsurprising that its median household income is higher than that of the PMA. As shown in the chart to the right, in 2020, Barrington has a median household income of approximately $139,030, compared to $53,090 and $69,930 in the PMA and MSA, respectively. As illustrated below, over 29 percent of Barrington households have annual household incomes over $200,000. The lack of lower income households in Barrington is likely due to the dearth of rental housing or affordable workforce housing options.

Income, 2021

■ Barrington Town   ■ 30-Minute PMA
■ Providence MSA   ■ United States

$139,030

$66,930

Median Household Income, 2021

■ Barrington Town   □ 30-Minute PMA   □ Providence MSA   □ United States

| Income Range	Barrington Town
Less than $15k	3.2%
$15k-$24.9k	3.7%
$25k-$34.9k	4.0%
$35k-$49.9k	2.8%
$50k-$74.9k	9.7%
$75k-$99.9k	10.3%
$100k-$149.9k	19.4%
$150k-$199.9k	18.2%
$200k or greater	28.7%
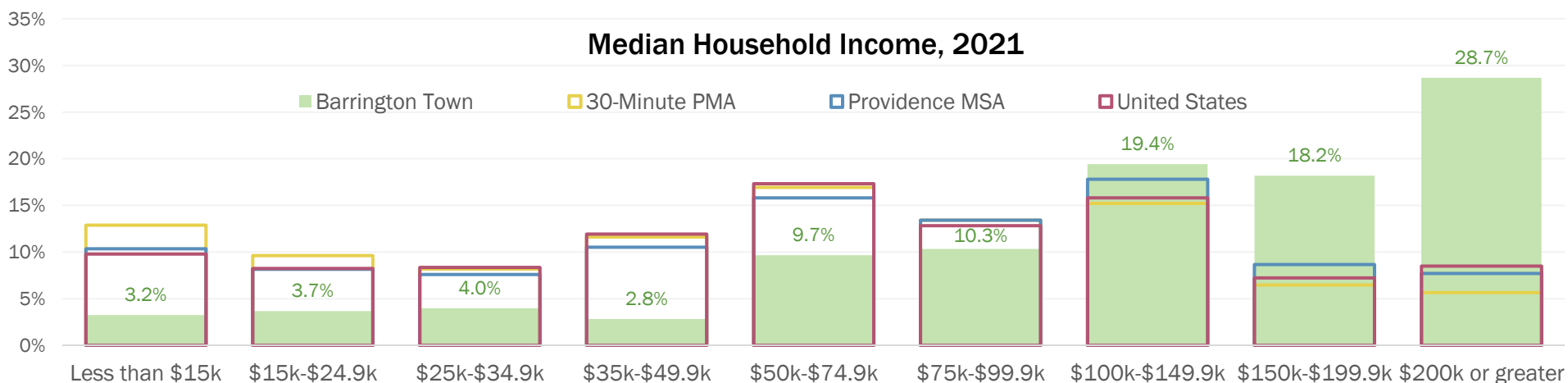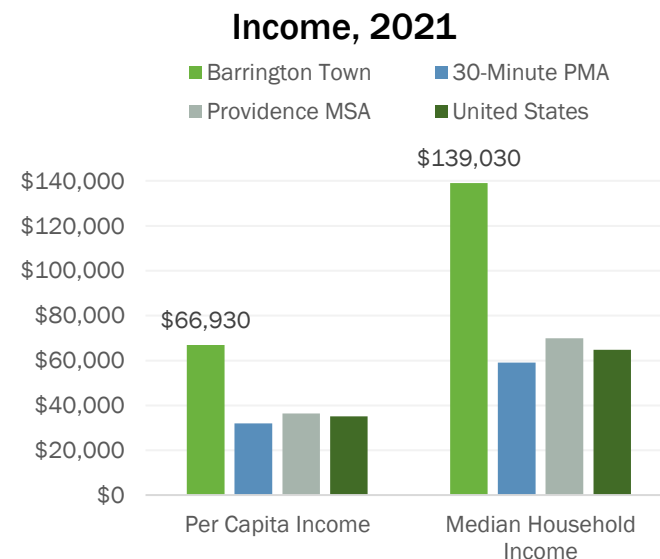
Sources: US Census Bureau; Esri; 4ward Planning Inc., 2021

Median Household Income (continued)

The map to the right illustrates median household income by block group within the PMA. Barrington has block groups with some of the highest median household incomes in the PMA.

Barrington Monastery

2021 Median Household Income

|	
▇	$142,604 to $200,001
▇	$93,180 to $142,603
▇	$65,749 to $93,179
▇	$41,161 to $65,748
▇	$0 to $41,160
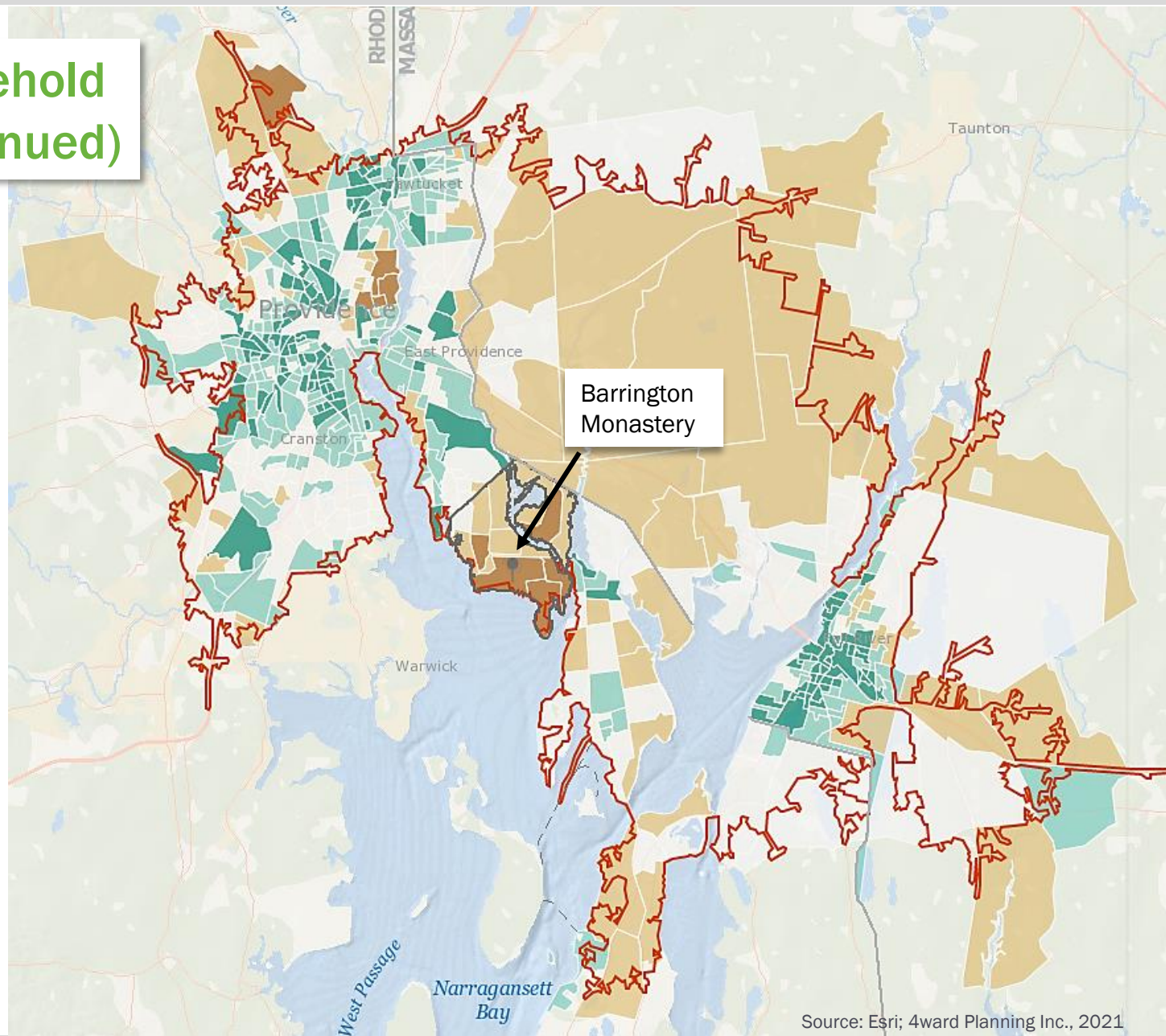
Source: Esri; 4ward Planning Inc., 2021

Household Expenditures

Esri combines the latest Consumer Expenditure Surveys from the Bureau of Labor Statistics (BLS) to estimate a current Spending Potential Index (SPI). The SPI compares the average amount spent locally for a product to the average amount spent nationally. An index of 100 reflects the average, while an SPI of 60 means that the area spends 40 percent less than the national average on that good or service. Reflective of a higher median household income, average 2020 household expenditures within Barrington are relatively high compared to average household expenditures on a range of goods and services in the PMA and MSA. According to Esri's SPI index, the average household in Barrington spends between 170 to 240 percent more than the average national household on a range of goods and services.

Household Expenditure Index by Geography, 2021
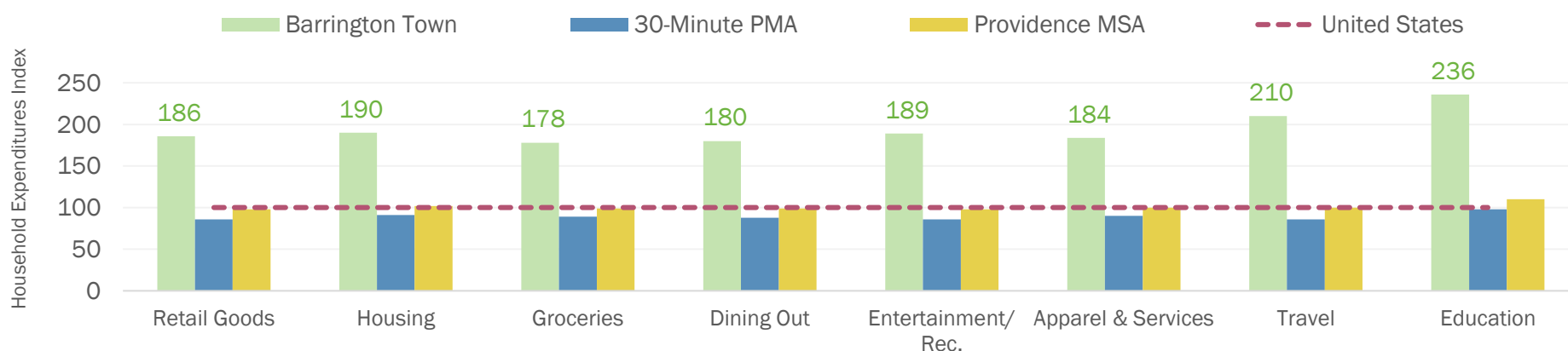
Source: Esri; 4ward Planning Inc., 2021

REAL ESTATE ANALYSIS

4WARD PLANNING

Background: Comprehensive Plan

A Major Theme of the *2015 Barrington Comprehensive Community Plan* (amended 2019) is "meeting the needs of an aging population." The Plan includes the following goals, objectives, and policies for senior housing:

- *Goal HN-1:* Expand supply of senior housing to meet growing demand of retiring Baby Boomers and the needs of residents with disabilities.
- *Objective HN-1.1*: Completion of at least 50 units within a senior residential community or communities by 2020.
- *Policy HN-1.1.1*: Identify sites that are appropriate for a variety of housing types for seniors.
- *Policy HN-1.1.2*: Reduce barriers to senior housing through amendments to the Zoning Ordinance and related regulations.
- *Policy HN-1.1.3*: Support the development of housing for residents with physical and mental disabilities that encourage independent living.

In addition, the Plan recognizes the need for affordable housing and making progress toward the State's 10 percent Low- and Moderate-Income Housing production goal. The Plan provides for senior housing (Senior Residential Village) at the former Zion Bible Institute property, including a set of "Developer Guidance" in Appendix II. The Comprehensive Plan does not specifically address the future use of the Carmelite Monastery property, which is zoned Residence 40 (single-family detached housing on 40,000-square-foot lots) and designated on the Future Land Use Map as "Residential-Low Density." It is anticipated that the planning process for the Carmelite site will produce draft amendments to the Comprehensive Plan that provide for the future rezoning of the site, to include amendments to the Housing & Neighborhood element, the Land Use element (including the Future Land Use Map), and the development of a new appendix that outlines Developer Guidance for the Carmelite site.

Methodology: Housing Supply and Demand Analysis

Using a combination of published government data (e.g., U.S. Census Building Permits Survey) and proprietary analysis data, 4ward Planning identified multi-family senior residential inventory and market trends within the MSA. Factors profiled include (dependent upon data availability) multi-family senior residential building permit activity, vacancy rates, absorption, and rental rates. This analysis will exclude assisted living, dementia care, and nursing home facilities. Further, the analysis identifies, where possible, whether the senior housing facility is fully market-rate or a combination of market and affordable.

The following tasks are focused on identifying near-term senior multi-family rental housing demand within the PMA and feasibility for successfully developing senior multi-family rental within the Carmelite Monastery property. 4ward Planning conducted up to four interviews with operators of area senior housing in the Providence submarkets to "ground truth" data findings and gain their perspective on the present and future development potential within the PMA. Interviewees were queried regarding observed market trends for recently developed senior rental housing, including absorption pace, and rental rates, and renter-occupancy rates.

Based on the observed real estate trends and interview findings, 4ward Planning conducted a cursory supply/demand analysis, identifying prospective unmet demand for multi-family senior rental housing within the PMA and the likely absorption for senior units developed within the Carmelite Monastery property.

Multi-Family Residential

Key Findings: Residential

Limited housing options

According to data provided by Esri, 92 percent of Barrington's existing housing stock is characteristic of traditional single-family detached structures and 86 percent of all occupied housing units are owner-occupied. While there has been more multi-family permitted in recent years (e.g., duplexes, triplexes, fourplexes, and apartments with more than five units), Barrington's existing housing stock provides limited housing options for younger residents looking to rent or older residents looking to downsize into smaller homes.

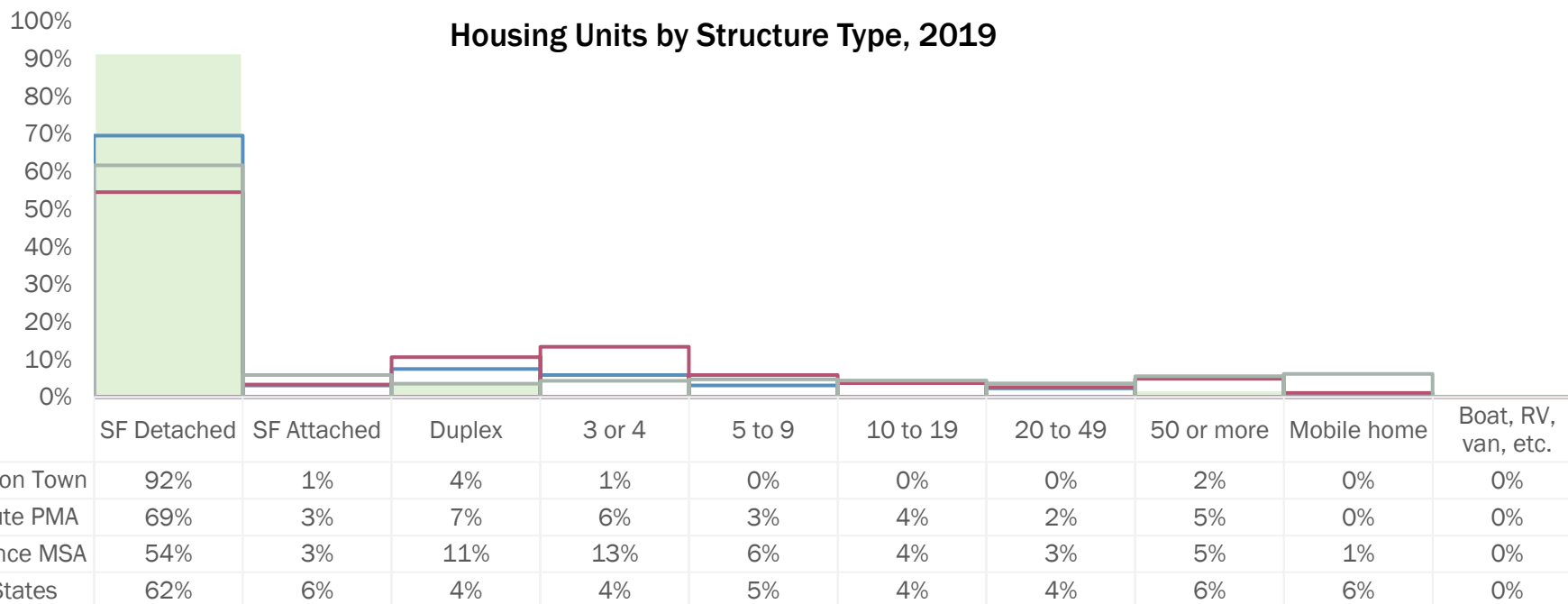## Existing shortage of smaller housing units

The share of one- and two-person households in Barrington combined (65 percent) is larger than the share of studio, and one- and two-bedroom units, combined (40 percent). In other words, there is a mismatch between housing unit size and household size among Barrington households. Allowing for and encouraging the development of smaller housing units in Barrington could help relieve the existing shortage of smaller housing units, relative to household size.

Missing Middle Housing opportunities

"Missing Middle Housing" consists of multi-unit housing types (such as duplexes, fourplexes, and bungalow courts) that provide diverse housing choices and generate enough density to support transit and locally serving commercial amenities. Promoting the development of Missing Middle Housing in Barrington could allow a wider range of families to achieve homeownership by offering a broader variety of housing options and prices. These units also allow seniors to downsize without leaving their neighborhoods.

Housing Choice: Unit Type and Bedroom Size

According to 2019 American Community Survey (ACS) data provided by Esri, 92 percent of Barrington's housing stock is characteristic of the traditional single-family detached home. As a result, Barrington has relatively low shares of multi-unit housing types such as duplexes, triplexes, fourplexes, or other multi-family buildings with more than five units. Multi-family housing in buildings with more than two units represent just seven percent of all housing units in Barrington. Given the increase in demand from retiring baby boomers, these "Missing Middle Housing" types (detailed on a following page) should be encouraged.
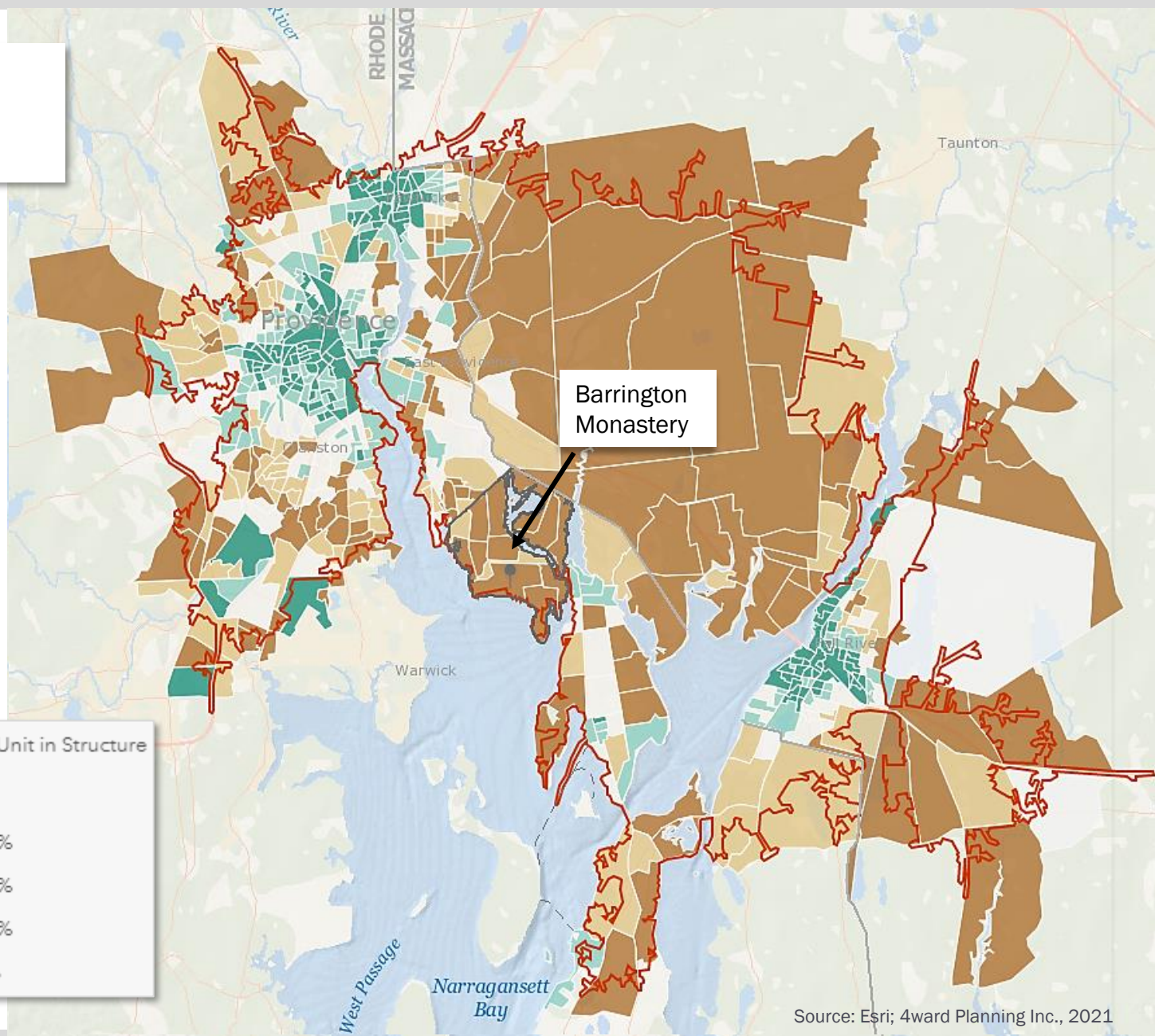
Housing Units by Structure Type, 2019

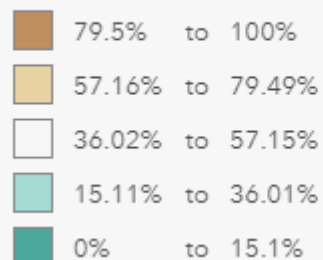|	SF Detached	SF Attached	Duplex	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile home	Boat, RV, van, etc.
Barrington Town	92%	1%	4%	1%	0%	0%	0%	2%	0%	0%
15 Minute PMA	69%	3%	7%	6%	3%	4%	2%	5%	0%	0%
Providence MSA	54%	3%	11%	13%	6%	4%	3%	5%	1%	0%
United States	62%	6%	4%	4%	5%	4%	4%	6%	6%	0%

Source: U.S. Census Bureau, Esri, 4ward Planning Inc., 2021

Single-Family Detached

The map to the right illustrates the share of single-family detached housing by block group within the PMA. As exhibited in the map, the greatest concentration of single-family detached units are east and south of Providence.

Barrington Monastery

2019 Housing: 1 Detached Unit in Structure

■	79.5% to 100%
■	57.16% to 79.49%
□	36.02% to 57.15%
■	15.11% to 36.01%
■	0% to 15.1%

Source: Esri; 4ward Planning Inc., 2021

Housing Choice: Missing Middle Housing by Typology

"Missing Middle Housing"* consists of multi-unit housing types (such as duplexes, fourplexes, and bungalow courts) that provide diverse housing choices and generate enough density to support transit and locally serving commercial amenities. Although many of these are a common feature in pre-war building stocks, these housing types have become much less common (hence the "missing"). Promoting the development of Missing Middle Housing in Barrington could help create greater choice, while still blending into existing single-family neighborhoods. Missing middle housing options enable a wider range of families to achieve homeownership by offering a broader variety of housing options and prices. These units also allow seniors to downsize without leaving their neighborhoods. For example, accessory dwelling units can offer multi-generation households privacy while all living on the same property.

*The term was coined by architect and urban planner Daniel Parolek, Principal and Founder of Opticos Design, Inc.
Source: Opticos Design, Inc

Housing Pipeline: Barrington

The charts below illustrate housing permit trends for Barrington based on data provided by the U.S. Census Bureau. From 1980 to 2020, 1,350 housing units were permitted, with 84 percent of these units characteristic of single-family housing. Notable developments include the 126-unit Bay Spring Assisted Living facility built in 1999 and the Sweetbriar affordable housing development built in 2008, and the completed 46-unit Palmer Pointe affordable apartment development built in 2019. However, there has been a greater diversity of housing permitted in recent years (e.g., duplexes, triplexes, fourplexes, and apartments with more than five units), compared to the type of housing built in the 80s and 90s. Nonetheless, the graphic below demonstrates that additional single-family attached and multi-family units are needed.

Housing Permit Trends: Barrington

■ Single-Family ■ 2-unit ■ 3- and 4-unit ■ 5+ unit

126-unit Bay Spring Assisted Living facility
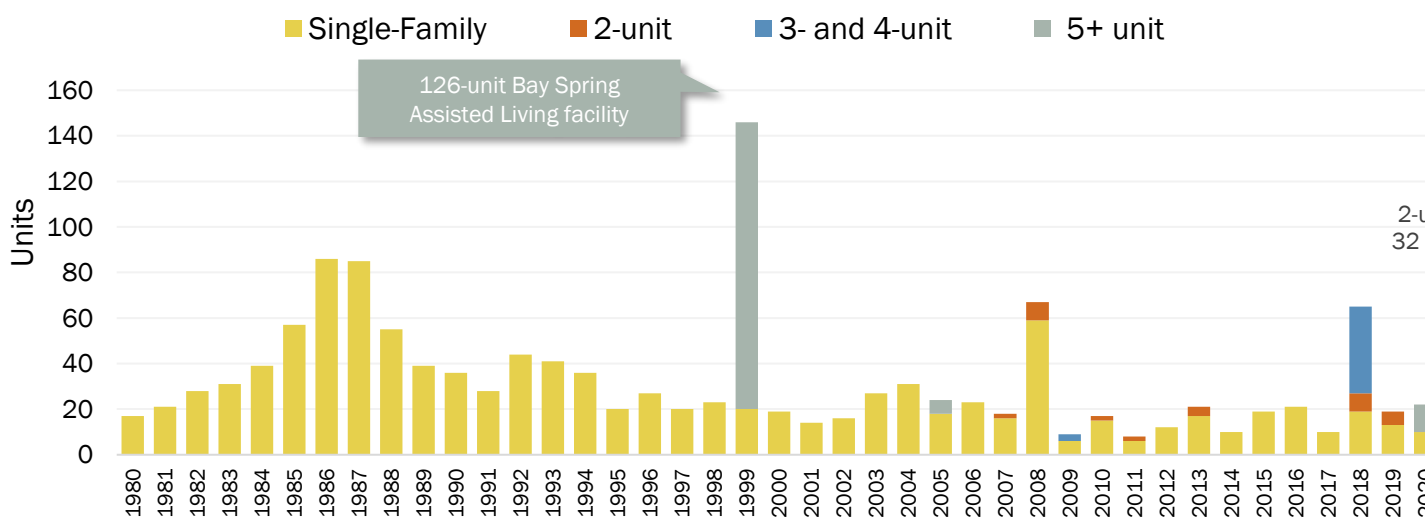
Housing Permit Trends: Barrington (1980-2020)

5+ unit, 144 , 11%

3- and 4-unit, 41 , 3%
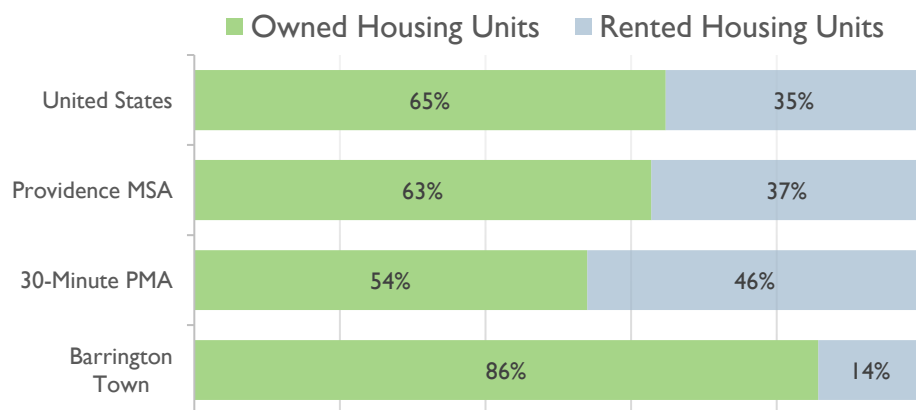
2-unit, 32 , 2%

Single-Family, 1,134 , 84%
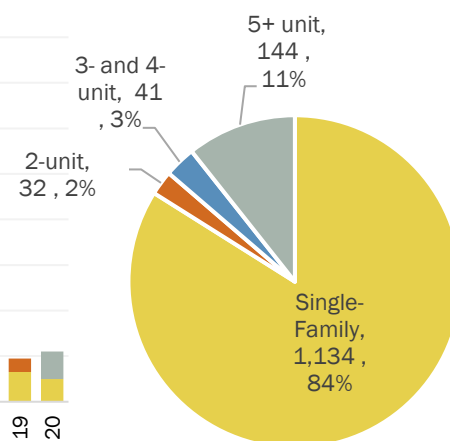
Source: U.S. Census Bureau, State of the Cities Data Systems (SOCDS) Building Permits Database, 2021
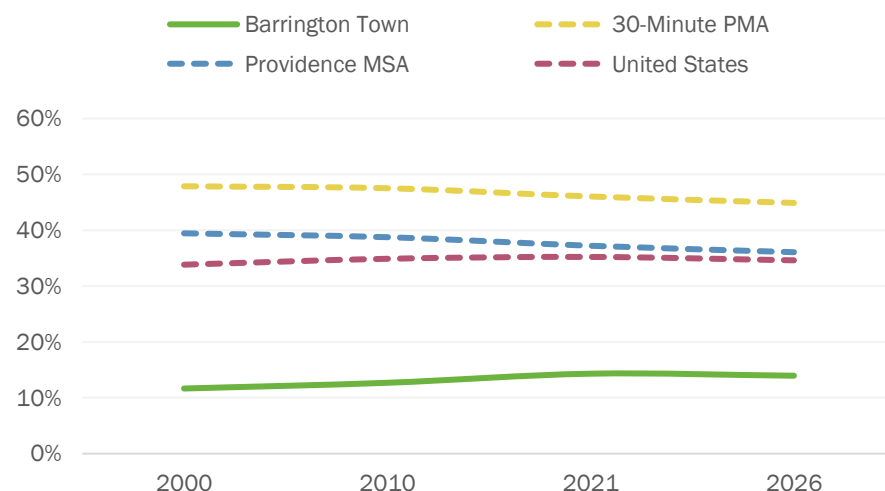
Housing Tenure

Housing tenure refers to whether a housing unit is owner- or renter-occupied. A healthy housing market is one that has a sufficient supply of units to satisfy the needs of households looking to own and rent. Although renting is most common among young adults, nearly everyone rents at some point in their lives - whether by choice or necessity. As illustrated below, in 2021, just 14 percent of all occupied housing units in Barrington were renter-occupied, a share much lower than those found in both the PMA and MSA (46 and 37 percent, respectively). The extremely low share of rental housing in Barrington is likely a barrier for younger households needing to rent, given their financial circumstances and not yet stable career path. Further, many older empty nesters seeking to downsize are as likely to rent than own, given the expense and time associated with owning a home. Our interviews with local real estate professionals confirmed these findings.

Housing Tenure as Share of Total Occupied Units, 2021

■ Owned Housing Units ■ Rented Housing Units

	Owned	Rented
United States	65%	35%
Providence MSA	63%	37%
30-Minute PMA	54%	46%
Barrington Town	86%	14%

Share Renter-Occupied Housing

— Barrington Town   - - - 30-Minute PMA
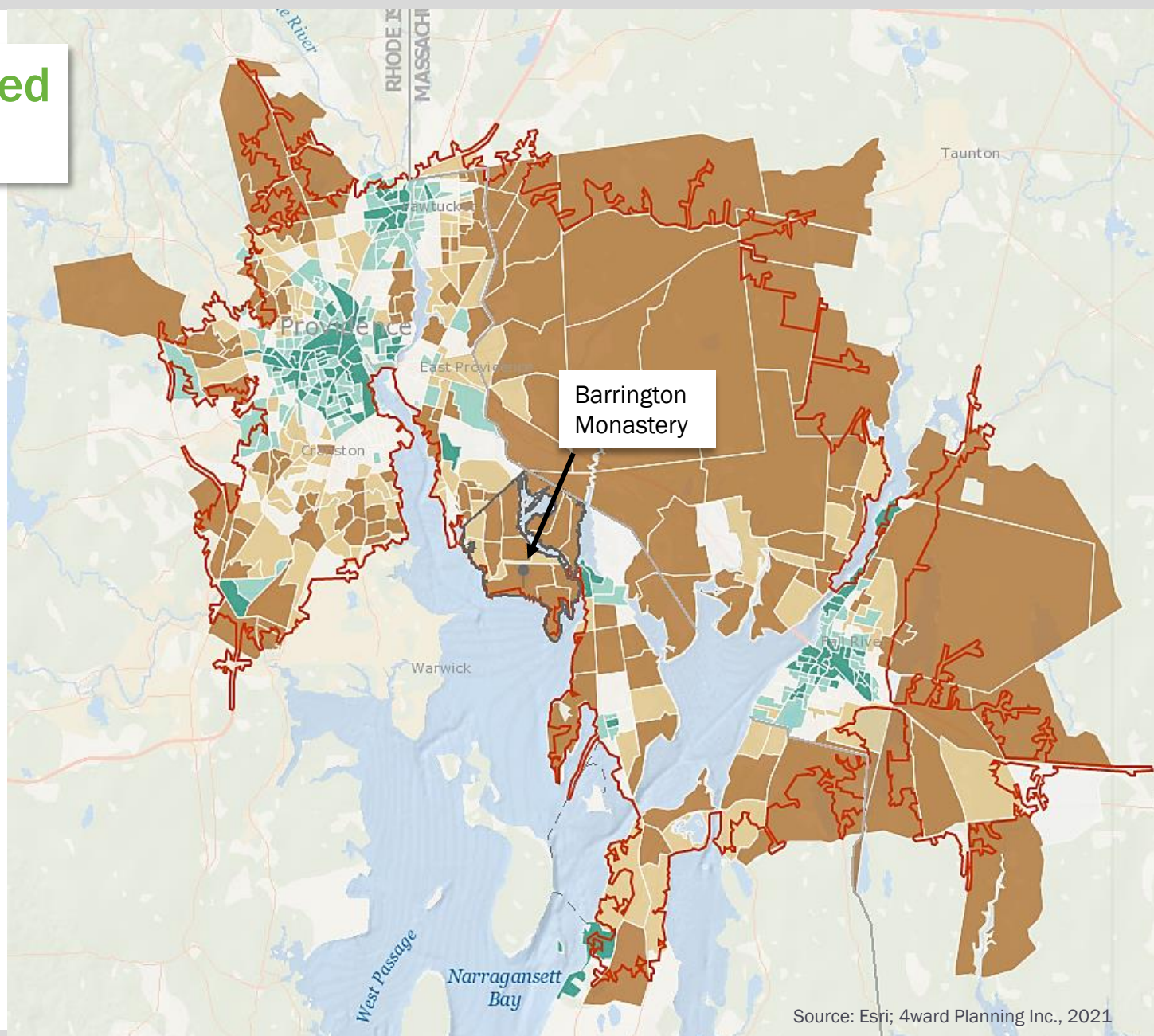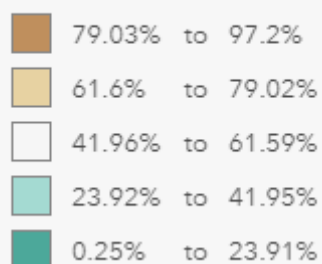- - - Providence MSA   - - - United States

Source: Esri; 4ward Planning Inc., 2021

Owner-Occupied Homes

The map to the right illustrates the share of owner-occupied housing by block group within the PMA. The area containing and surrounding the monastery have some of the highest owner-occupancy rates in the region.

Barrington Monastery

2021 Owner Occupied HUs (%)

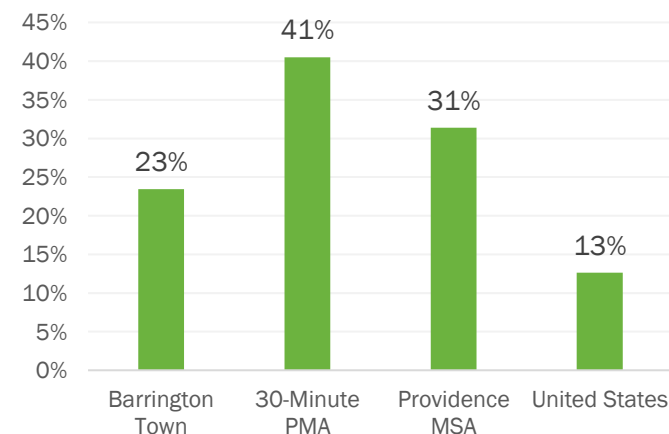|	
■	79.03% to 97.2%
■	61.6% to 79.02%
□	41.96% to 61.59%
■	23.92% to 41.95%
■	0.25% to 23.91%

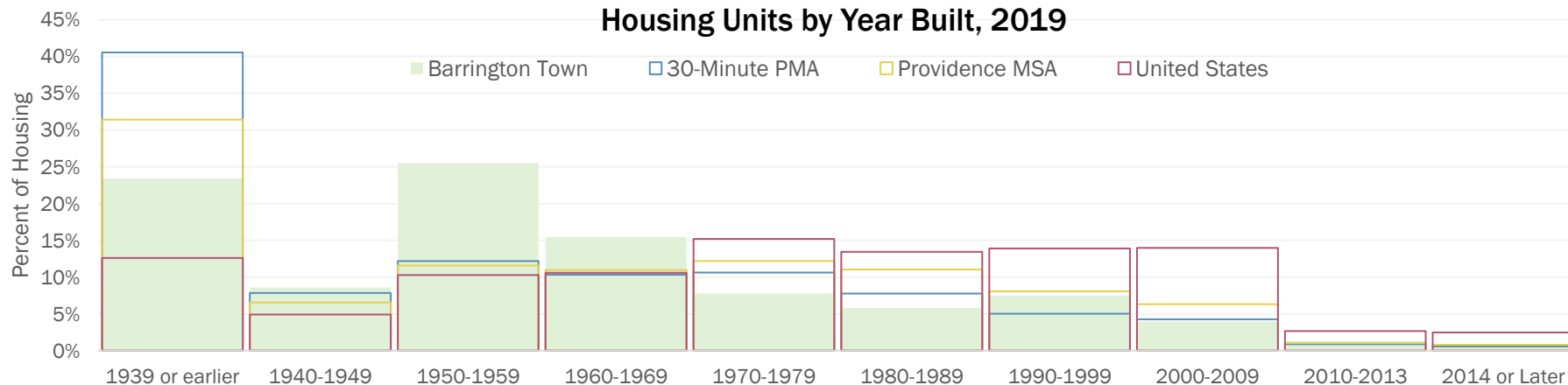Source: Esri; 4ward Planning Inc., 2021

Housing Stock Characteristics

The age of housing units is used to analyze the condition of housing stock in terms of physical needs and historical significance. While housing built before current building codes may present potential hazards from faulty wiring or lead-based paint, older homes can also indicate historical significance which may lend to desirable community character. Compared to the PMA, Barrington's housing stock is relatively young. For example, within Barrington, approximately 23 percent of all housing units were built before 1940 - compared to 41 percent within the PMA – suggesting less rehabilitation is likely necessary within Barrington.

Share of Housing Built 1939 or Earlier

Barrington Town	30-Minute PMA	Providence MSA	United States
23%	41%	31%	13%

Housing Units by Year Built, 2019

Legend: Barrington Town, 30-Minute PMA, Providence MSA, United States

Y-axis: Percent of Housing

X-axis: 1939 or earlier, 1940-1949, 1950-1959, 1960-1969, 1970-1979, 1980-1989, 1990-1999, 2000-2009, 2010-2013, 2014 or Later

Source: Esri

Housing Vacancy By Tenure

In general, a vacancy rate of between four and seven percent is indicative of a relatively healthy housing market. Although the average housing vacancy rate in Bristol County is above a healthy range (8.7 percent in 2019), this vacancy rate includes seasonal and other vacant units (units which are vacant due to a sale or leasing transition, repairs being conducted, or for personal reasons of the owner). The vacancy rate for owner- and renter-occupied units within the County was much lower (at 1.2 percent and 5.6 percent, respectively, in 2019). Bristol County's overall vacancy rate, however, is relatively low when compared to the MSA. As part of its housing strategy, Barrington should inventory vacant units to determine the share of units needing repair in order to make them marketable for rent or sale. Given the lack of affordable housing in Barrington, such a strategy could yield a critical number of units at a relatively affordable investment.

Vacancy Rate Trends by Housing Tenure, 2019
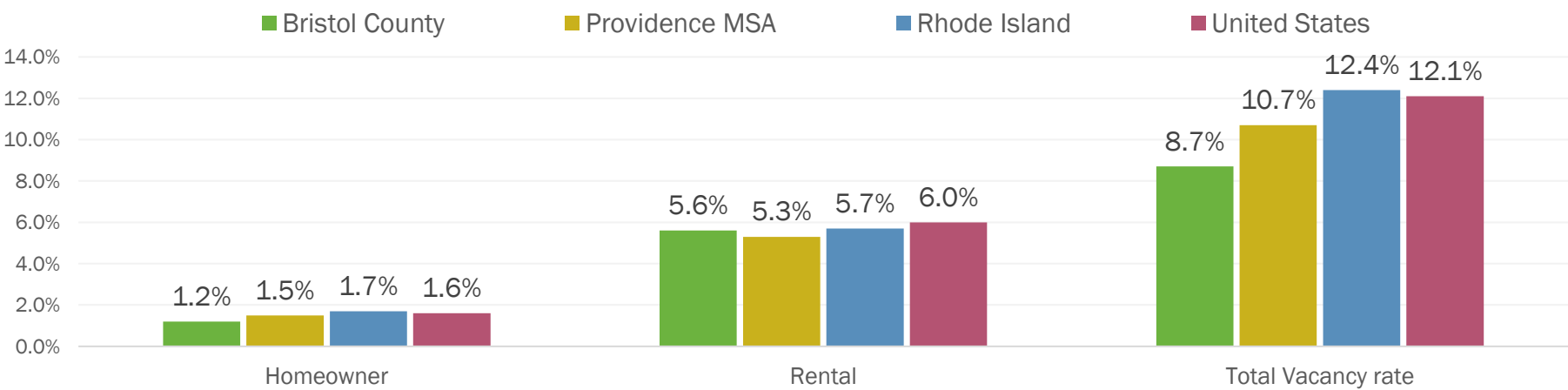
Note: Rental and homeowner vacancy rates do not include "other vacant" or "seasonal" units in the calculation of vacancy rates.
Source: American Community Survey 1-Year Estimates; 4ward Planning Inc., 2021

Detailed Housing Vacancy: Barrington

The U.S. Census classifies vacant units into housing market classifications. For example, rental units are separated into vacant units offered "for rent," and those "rented, not occupied" (e.g., rent has been paid, but new renter has not moved in). Likewise, for-sale units are separated into vacant units offered "for sale only," and those "sold, not occupied" (e.g., unit has recently been sold but the new owner has not moved in). "For seasonal, recreational, or occasional use" units are vacant units used only in certain seasons or other occasional use. "Migrant units" (none in Barrington) are vacant units intended for migratory workers. If a vacant unit does not fall into any of the above classifications, it is classified as "other vacant" (e.g., owner that does not want to rent or sell; or house is being used for storage, being foreclosed upon, or being repaired or renovated). The share of "other vacant" in Bristol County (41 percent of all vacant units) is slightly higher than that in the MSA (38 percent). These "other vacant" units could represent foreclosed or unattended properties.
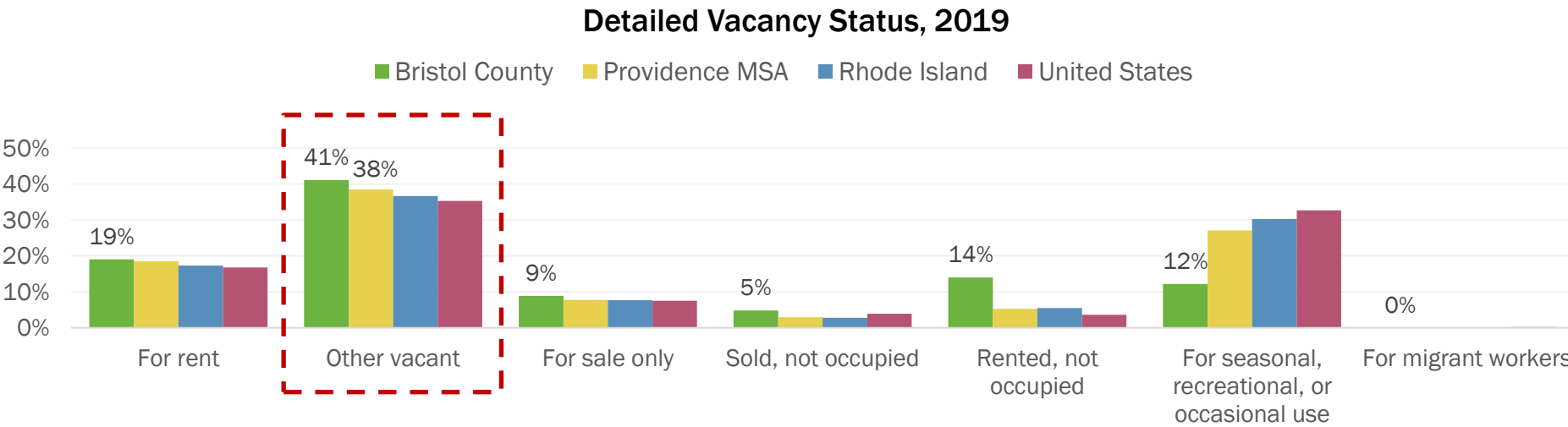
Detailed Vacancy Status, 2019

Source: American Community Survey 1-Year Estimates; 4ward Planning Inc., 2021

Housing Choice: Barrington

The share of one- and two-person households in Barrington combined (65 percent) is larger than the share of studio, and one- and two-bedroom units, combined (40 percent). Conversely, the share of three-person households in Barrington (16 percent) is much smaller than the share of three-bedroom units (39 percent). In other words, there appears to be a mismatch between housing unit size and household size among Barrington households. Allowing for and encouraging the development of smaller housing units (accessory dwelling units, tiny homes, studio and one-bedroom units) in Barrington could help relieve the existing shortage of smaller housing units, relative to household size, particularly among non-family households (e.g., downsizing seniors or widowed persons; and recently returning college graduates). Nevertheless, our interviews with local real estate professionals suggest that most people looking for housing in Barrington want two- to three-bedroom units.
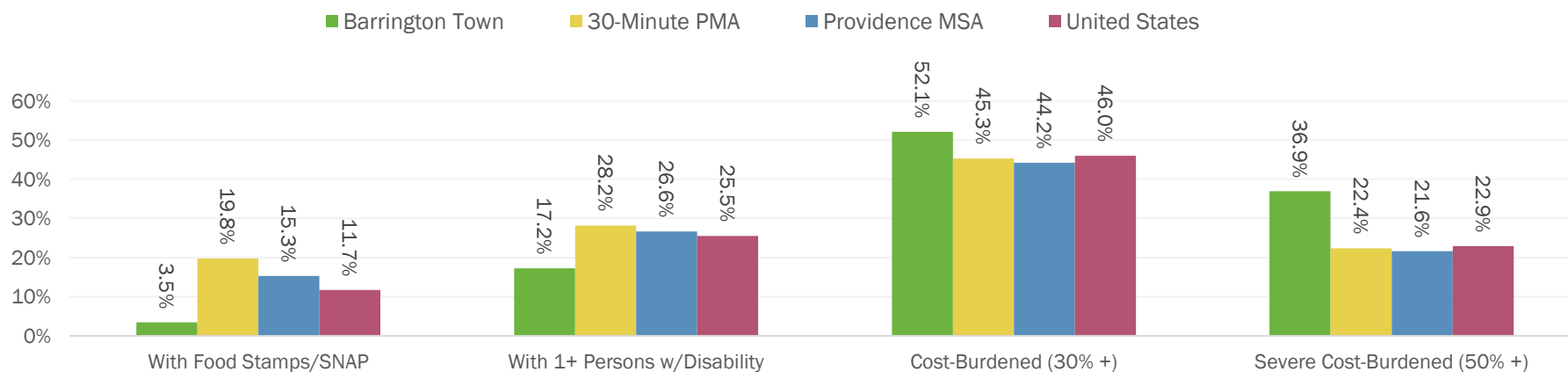
Household Size vs. Unit Size, 2019
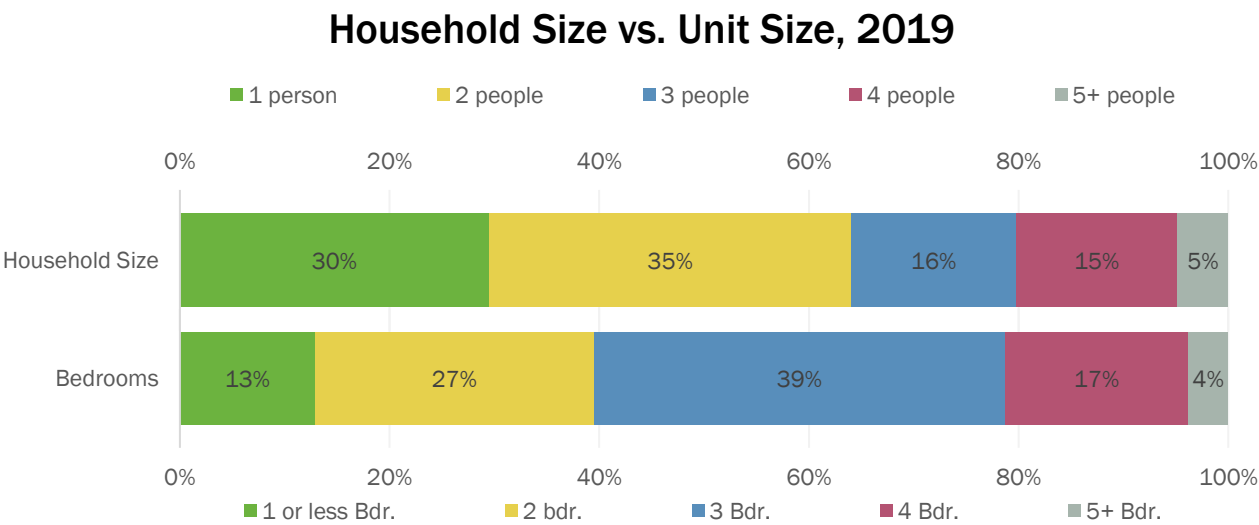
Source: 2019 ACS 1-Year Estimates, B11016; DP04

Housing Affordability: Vulnerable Households

According to 2019 American Community Survey data provided by Esri, 3.5 percent of Barrington residents receive nutrition assistance via food stamps/SNAP (Supplemental Nutrition Assistance Program), compared to 19.8 percent in the PMA. Seventeen percent of Barrington residents live with one or more persons with a disability, compared to 28 percent in the PMA. The U.S. Housing and Urban Development Department (HUD) states households that spend more than 30 percent of their incomes on housing are considered "cost-burdened" and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Severe rent cost-burden is defined as paying more than 50 percent of one's income on rent. According to HUD's definitions, in 2019, approximately 52 percent of households in Barrington are cost-burdened and 37 percent are severely cost-burdened. The share of severe cost-burdened households in Barrington is higher than those in the PMA, MSA, and nation (ranging between 21 and 23 percent), suggesting an acute housing affordability issue within the town.

Share of Vulnerable Households by Geography, 2019

Legend: ■ Barrington Town ■ 30-Minute PMA ■ Providence MSA ■ United States

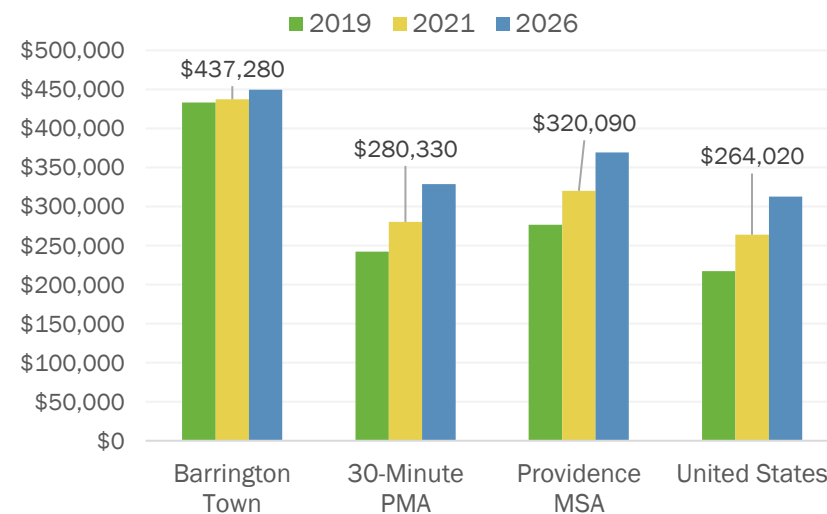|	Barrington Town	30-Minute PMA	Providence MSA	United States
With Food Stamps/SNAP	3.5%	19.8%	15.3%	11.7%
With 1+ Persons w/Disability	17.2%	28.2%	26.6%	25.5%
Cost-Burdened (30% +)	52.1%	45.3%	44.2%	46.0%
Severe Cost-Burdened (50% +)	36.9%	22.4%	21.6%	22.9%

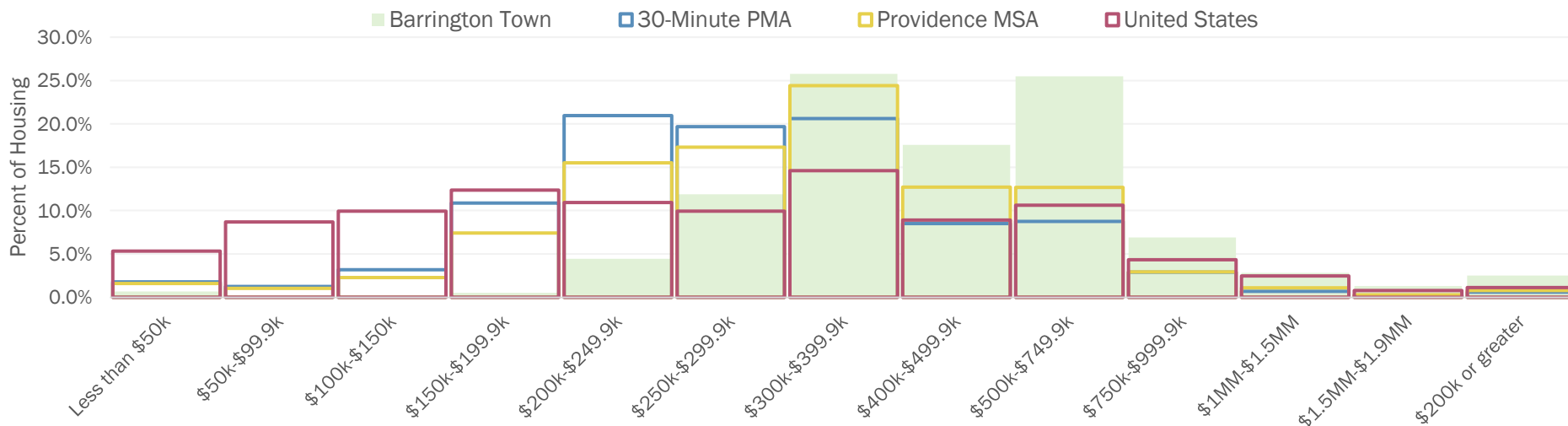Sources: US Census Bureau; Esri; 4ward Planning Inc., 2021

Housing Value

As illustrated in the table at right and based on U.S. Census data, Barrington's 2021 median housing value ($437,280) is higher than that in the PMA ($280,330) and the MSA ($320,090). Compared to all other geographies, Barrington has higher shares of housing units valued above $300,000. Median housing value, as defined by the Census, is based on survey responses where owners estimate at what price there house would sell if placed on the market.

Median Home Value

Legend: ■ 2019 ■ 2021 ■ 2026

- Barrington Town: $437,280
- 30-Minute PMA: $280,330
- Providence MSA: $320,090
- United States: $264,020

Housing Value of Owner Occupied Units, 2021

Legend: Barrington Town, 30-Minute PMA, Providence MSA, United States

(Categories: Less than $50k, $50k-$99.9k, $100k-$150k, $150k-$199.9k, $200k-$249.9k, $250k-$299.9k, $300k-$399.9k, $400k-$499.9k, $500k-$749.9k, $750k-$999.9k, $1MM-$1.5MM, $1.5MM-$1.9MM, $200k or greater)
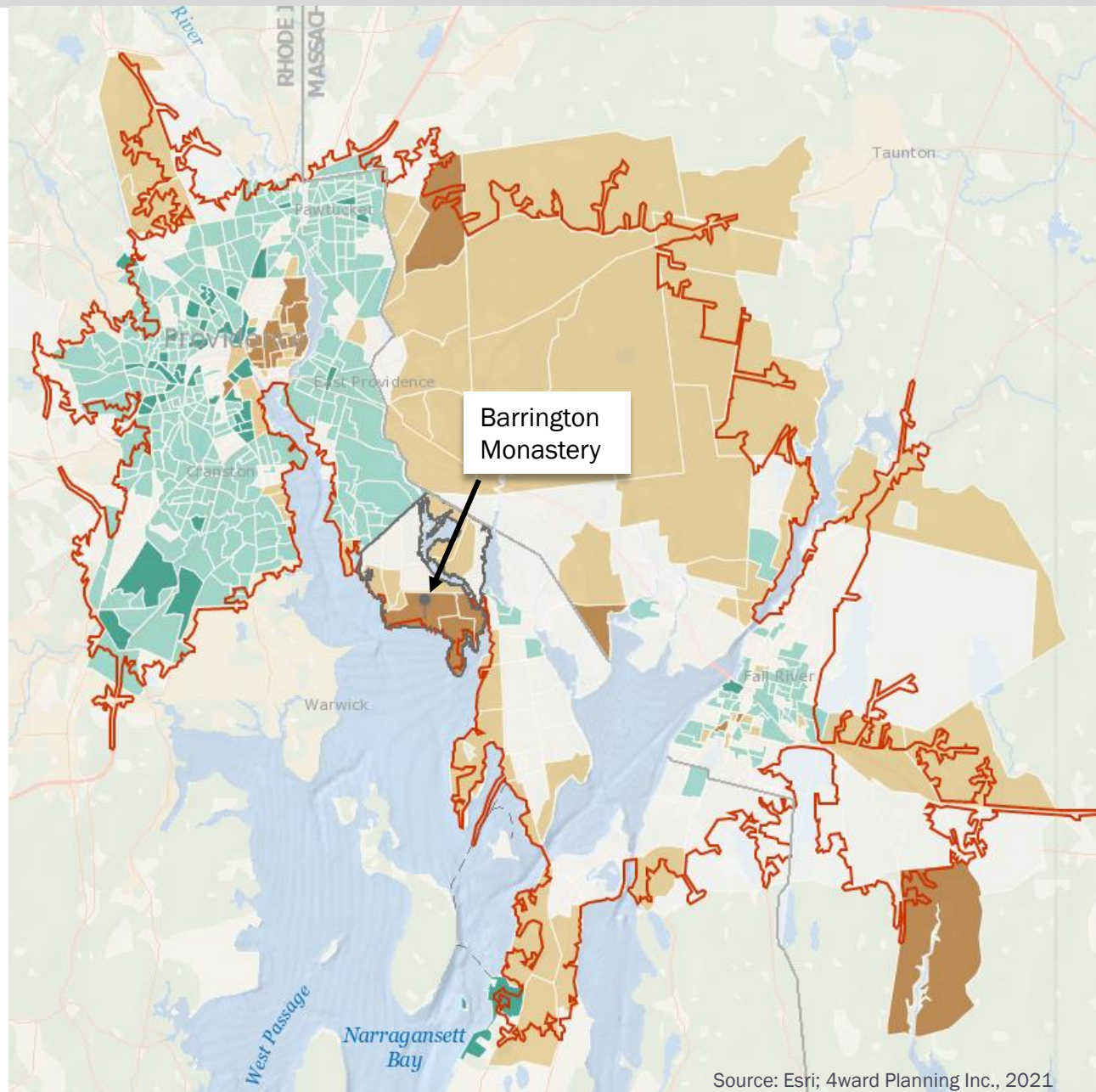
Source: Esri

Median Home Value

The map to the right illustrates the median home value by block group within the PMA. As indicated, the monastery property sits within an area of the region having one of the highest median home values – reflective of the area's relatively high median household income.

Barrington Monastery

2021 Median Home Value by Block Groups

▢	$542,938 to $927,083
▢	$380,805 to $542,937
▢	$279,698 to $380,804
▢	$189,991 to $279,697
▢	$0 to $189,990

Source: Esri; 4ward Planning Inc., 2021

Home Sale Trends: Barrington

According to November 2021 data provided by Redfin, a provider of real estate data, Barrington home prices were up 12.0 percent compared to the previous year, selling for a median price of $605,000. On average, homes in Barrington have recently sold after having been listed for 50 days on the market compared to 29 days in 2020. There were 35 homes sold in November 2021, up from 33 the previous year. Barrington's housing market is fairly competitive, with some homes receiving multiple offers and selling for about three percent below the asking list price. Fueled by low mortgage rates and positive consumer sentiment as the economy recovers from the COVID-19 health crisis, Barrington's real estate market is experiencing growing demand coupled with limited supply. According to the 2021 Housing Fact Book published by HousingWorks RI, a household would need an annual income of $136,650 to affordably purchase a median-priced home in Barrington (which is just above the Town's median household income of $139,030). Our interviews with local real estate professionals confirmed these findings.

Median Sale Price Trends
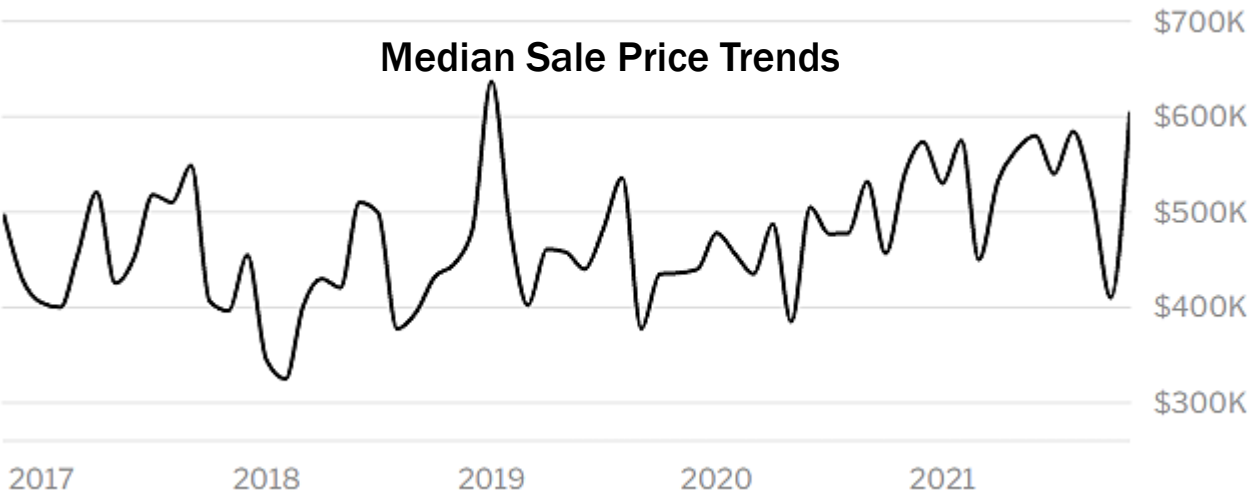
Source: Redfin, as of October 2021

Barrington Housing Market Trends
Median Sale Price $605,000 +12.0% year-over-year
# of Homes Sold 35 +6.1% year-over-year
Median Days on Market 50 +72.4% year-over-year
Sale-to-List Price 97.8% +1.6% year-over-year

Gross Rent Trends: Rhode Island

Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) if paid by the renter. Each year, RIHousing compiles data on average rental costs, statewide and for each municipality, to track changes in the rental housing market. From 2016 to 2020, average rents were relatively constant, increasing by 0.6 percent per year in Rhode Island and by 0.3 percent in neighboring towns of Bristol and Warren. However, it is assumed that due to increased demand for rental units over the past 22 months in most metro areas, the percent increase in rental rates, locally, has been far higher than in past years.

Gross Rent Trends by Bedroom: Rhode Island, 2011-2020
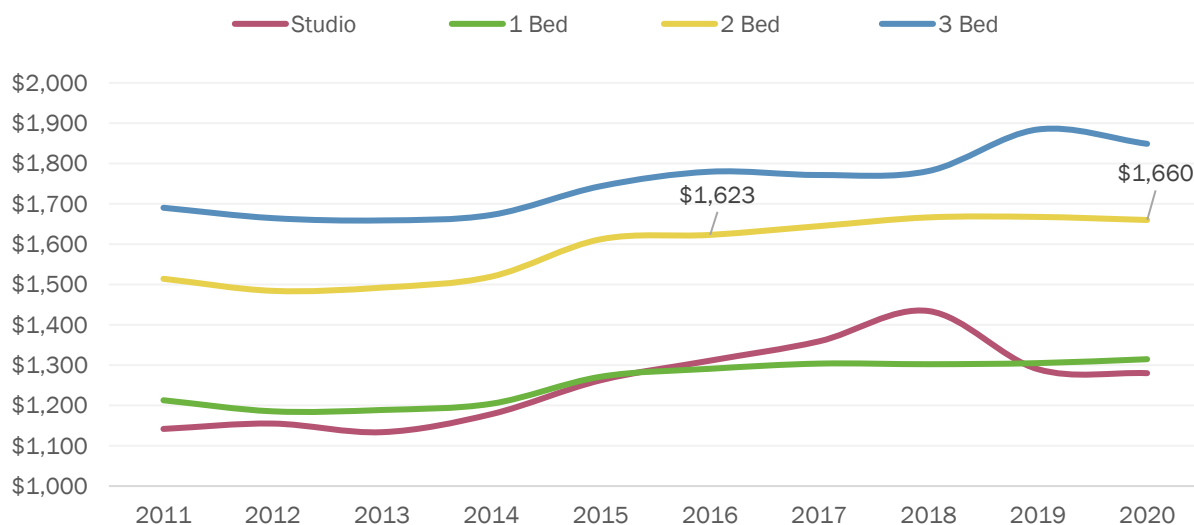
Gross Rent: 2-Bedroom Unit

	2016	2020	% Change 2016 - 2020
Barrington	$1,295	NA*	-
Bristol	$1,365	$1,372	0.1%
Warren	$1,936	$1,973	0.5%
Average Bristol County Towns*	$1,532	$1,673	0.3%
Average RI	$1,623	$1,660	0.6%

* Due to small sample size 2020 data is not available for the Town of Barrington and not included in the county averages.
Source: RIHousing, RIHousing Rent Survey, 2020

Housing Affordability

While median household income in Barrington ($139,030) may be relatively high, 13.7 percent of all households earn less than $50,000, and depending on household size, these very low-income households could easily fall within the HUD income limits based on 50 percent area median income. Additionally, 23.4 percent of Barrington households earn less than $75,000, and depending on household size, these households would fall within the HUD low-income limits based on 80 percent area median income. The table below is modeled on the U.S. Department of Housing and Urban Development (HUD) 2021 median household-income estimate for a four-person household within the town of Barrington ($86,500), more generally referred to as area median income or AMI. Affordable rents and mortgage payments assume affordable housing costs represent 30 percent of median family income.

	Median Family Income[1]	One Person HH	Two Person HH	Three Person HH	Four Person HH	Five Person HH
80 Percent of Median Household Income (Low-Income)						
Barrington, RI	$86,500	$48,450	$55,400	$62,300	$69,200	$74,750
30 Percent of HH Income	$25,950	$14,535	$16,620	$18,690	$20,760	$22,425
Monthly Rent/Mortgage Payment	$2,163	$1,211	$1,385	$1,558	$1,730	$1,869

	Median Median Income[1]	One Person HH	Two Person HH	Three Person HH	Four Person HH	Five Person HH
50 Percent of Median Household Income (Very Low-Income)						
Barrington, RI	$86,500	$30,300	$34,600	$38,950	$43,250	$46,750
30 Percent of HH Income	$25,950	$9,090	$10,380	$11,685	$12,975	$14,025
Monthly Rent/Mortgage Payment	$2,163	$758	$865	$974	$1,081	$1,169

1 Represents a median household-income for four-person households within the town of Barrington, RI.
Source: FY2021 Rhode Island Income Limits for Low- and Moderate-Income Households

Supply/Demand Analysis: Key Demand Scenario Assumptions

Net Household Formation from 2021 to 2031 Based on Esri's Household Growth Forecasts

Households within the 30-Minute PMA are projected to increase by 5,415 from 2021 to 2031 (by 0.2 percent per year).

Employment Growth Based on Average Annual Growth Rate of 0.4 Percent over 2019 Base Employment

Based on 2019 primary worker data provided by the U.S. Census Bureau and average 2018 to 2028 industry employment growth rate projections provided for the state by the Rhode Island Department of Labor and Training, primary workers within the PMA are expected to increase by 11,900 from 2021 to 2031 (0.4 percent per year).

Five of Every 100 PMA Workers Would Trade Commute for Adequate Housing Choice

Currently, approximately 47 out of every 100 primary workers commute from outside the PMA. It is assumed that five out of every 100 of these workers would trade their commutes to liver close to their jobs, if adequate housing choice was available.

Housing inventory expected to grow at 0.2 percent per year

Housing within the PMA is projected to increase by 6,620 units from 2021 to 2031 (0.2 percent per year).

PMA will Maintain a Natural Average Annual Housing Vacancy Rate of Five Percent

These units represent the supply of units in a given market that are neither leased nor occupied by the owner's choice.

Remaining Vacant Housing within the PMA is Physically Obsolescent or Unmarketable

With a projected housing vacancy rate of 9.8 percent, it is assumed the remaining share of vacant housing (4.9 percent) within the PMA is not available for sale or for rent, but is vacant due to repairs, foreclosure, or other personal reasons.

1.0 Percent of the PMA's Remaining Housing Stock Becomes Obsolescent Annually

All housing stock gradually wears out over time, and, on average, one out of every 100 units becomes obsolescent, annually.

Supply/Demand Analysis: 30-Minute PMA

Largely due to existing pent-up demand from primary workers who commute into the PMA (47 percent of PMA workers) and replacement of physically obsolescent housing, there is currently a net demand for approximately 7,080 residential units in the PMA. By 2031, there will be an estimated net housing demand for approximately 7,960 residential units in the PMA. By 2031, assuming between three and five percent of this demand could be met locally, the project site could potentially accommodate between 240 and 400 units.

Net Dwelling Unit (DU) Demand Through 2031: 30-Minute PMA

	2021	2026	2031
Housing Demand Metrics			
Estimated Households in 30-Minute PMA (0.2% growth rate)	261,012	263,779	266,427
Estimated Primary Workers in 30-Minute PMA (0.4% growth rate)	288,360	294,190	300,260
Estimated Primary Workers Residing Outside 30-Minute PMA (47%)	134,990	137,720	140,560
Estimated Pent-Up Housing Unit Demand from Commuting Area Workers (5%)	6,750	6,886	7,028
Estimated Number of Naturally Occurring Vacant Housing Units (5%)	14,467	14,632	14,798
Estimated Aggregate Housing Unit Demand in 30-Minute PMA	282,228	285,297	288,253
Housing Supply Metrics			
Estimated Housing Units in 30-Minute PMA	289,330	292,640	295,950
Physically Obsolescent Units (4.9% of total units, 1% annual obsolescence rate)	14,177	14,900	15,660
New Units Added in 30-Minute PMA (0.2% growth rate)	-	3,310	3,310
Estimated Net Marketable Housing Units in 30-Minute PMA	275,153	277,740	280,290
Net Housing Demand/Supply Calculation			
Estimated Aggregate Housing Unit Demand in 30-Minute PMA	282,228	285,297	288,253
Subtract Estimated Net Marketable Housing Units in 30-Minute PMA	275,153	277,740	280,290
Net Housing Unit Demand/(Excess Units)	7,075	7,557	7,963
Study Area Unit Capture (10%)	212	227	239
Study Area Unit Capture (15%)	354	378	398

Source: 4ward Planning Inc. 2021

Age-Restricted Housing

Key Findings: Age-Restricted Housing

Emerging active adult (AA) senior housing segment

The emerging active adult (AA) senior housing segment closely resembles traditional multi-family properties but is either age-restricted or age-targeted to persons ages 55 and older. Given nearby amenities, accommodating AA housing within the project site could likely satisfy existing and future demand in the greater Providence area. Our interviews with local real estate professionals suggest there is pent-up demand for AA housing in Barrington.

Existing and pending AA projects demonstrates strong demand

The Villages on Mount Hope Bay and Hunters Hill communities are two existing active adult communities in the PMA, both targeted to adults 55 years or older. The Villages on Mount Hope Bay in Tiverton, the most recently completed active adult development in the PMA, features 230 luxury waterfront condominiums and townhomes. Hunters Hill, located in Dighton, Massachusetts and nearing its second phase of development, will feature 140 single-family homes in a gated golf community. Currently being planned, the Zion Bible Institute project in Barrington is expected to add another 200 to 225 units, mostly targeted to seniors (for-sale cottages, townhouses, and IL condos in multifamily buildings). Although there are few existing active adult units in the region, some of the existing pent-up housing demand in the PMA may be met by these pipeline projects.
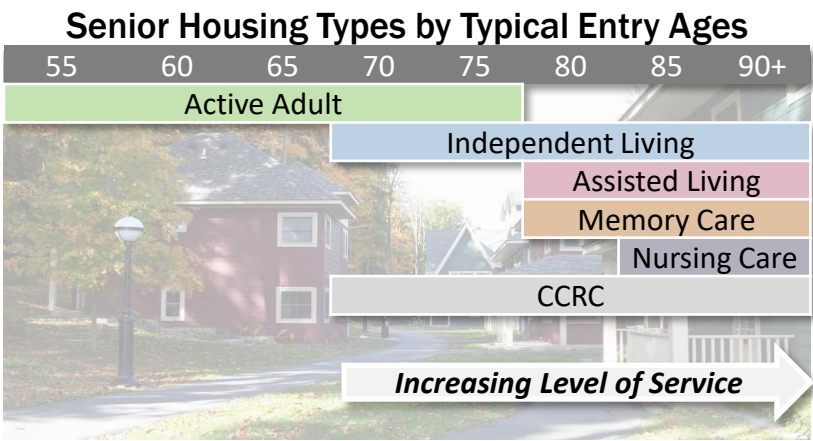
There are no known existing or planned rental only AA properties in the area

On-line research did not uncover any existing or planned AA residential properties which are exclusive renter-occupied. Given that monastery site is a relatively small 7.1 acres, a multi-family rental project (whether age-restricted or non-age restricted) would fill a niche in the current Barrington marketplace.

Background: Active Adult

The shifting and aging of the region's population will present opportunities for new housing types, as older empty nesters continue to downsize into smaller, maintenance-free homes or require housing with supportive services. As illustrated below, there is a comprehensive continuum of housing targeted at consumers ages 55 and older in the United States that ranges from few, if any, services to comprehensive health care services. Senior housing has traditionally included units or beds in independent living (IL), assisted living (AL), memory care or nursing care facilities, or in continuing care retirement communities (CCRC). As presented below (and in more detail on the following page), the emerging active adult (AA) senior housing segment closely resembles traditional multi-family properties but is either age-restricted or age-targeted to persons ages 55 and older. A large portion of the residents living in AA communities have recently become single or widowed or have decided to move closer to family or friends. Because AA residents are younger and generally in better health than older seniors, this housing segment does not offer healthcare services and requires minimal staffing. Instead, it emphasize activities and amenities (retail, indoor pools, golf courses, access to private beaches, entertainment, or fitness centers).

Because Baby Boomers drive this segment and remain a large population segment, there is little concern about oversupply in the AA sector, at present. Given nearby activities and amenities, accommodating AA housing within the Barrington Monastery project site could likely satisfy some of the existing and future demand in the greater Providence area, given the dearth of such facilities, locally.

Senior Housing Types by Typical Entry Ages

| 55 | 60 | 65 | 70 | 75 | 80 | 85 | 90+ |

Active Adult
Independent Living
Assisted Living
Memory Care
Nursing Care
CCRC

Increasing Level of Service

# Background: Active Adult Housing Characteristics

Category	Characteristics
Target Market (Consumer)	• Active, healthy, younger seniors, even sometimes empty-nesters in their 50s. Average age: late 60s through mid 70s. Most residents retired, but not all. Factors behind consumers' choice to select this housing predominantly "lifestyle," not related to healthcare or ability to care for oneself or spouse/partner.
Community, Activities	• Wide array of activities offered, both those which management organizes, and ones organized by residents. Many activities are social and focus on bringing residents together. Building a sense of community is important.
Active	• Emphasis on active living which is incorporated into design, amenity options and programming.
Lock 'n' Leave	• Simpler lifestyle including ability for traveling seniors to "lock and leave" their homes, minimal home maintenance, etc.
No Healthcare	• No healthcare or healthcare-related services provided (although sometimes properties are networked to healthcare providers).
Services	• Limited services. "Unbundled" or "à la carte" services. Services usually more similar to conventional multi-family than independent living. However, management may have contract agreements with service providers (e.g., Lyft). Often residents will provide services to one another (free or for fee).
Product Design	• Designs commonly include features which would be useful for aging residents such as minimal or no stairs, wider doors that could accommodate a wheelchair (for future use), etc.
Development	• Most new development by for-profit developers including both senior housing specialists and increasingly multi-family developers. (Owners of existing assets are both for-profit and non-profit.) Many affordable programs for senior housing.

Source: CBRE Research, Active Adult Research Brief, 2021

Occupancy Trends

According to occupancy trend data provided by CBRE, senior housing occupancy (includes units or beds in IL, AL, memory care, and nursing care facilities) in the nation has been declining since the beginning of the Covid-19 health crisis but has begun to stabilize, likely due to increasing vaccination levels among residents and staff. For many providers, March and April 2021 move-ins exceeded pre-pandemic monthly move-in levels. Nevertheless, senior housing occupancy remains far below multi-family occupancy levels. As of first-quarter 2021, multi-family housing was 95 percent occupied compared to 79 percent for senior housing. As AA housing closely resembles non-age-restricted housing, occupancy rates for this segment are considered in line with general multi-family occupancy rates and suggests the segment is an attractive investment opportunity.

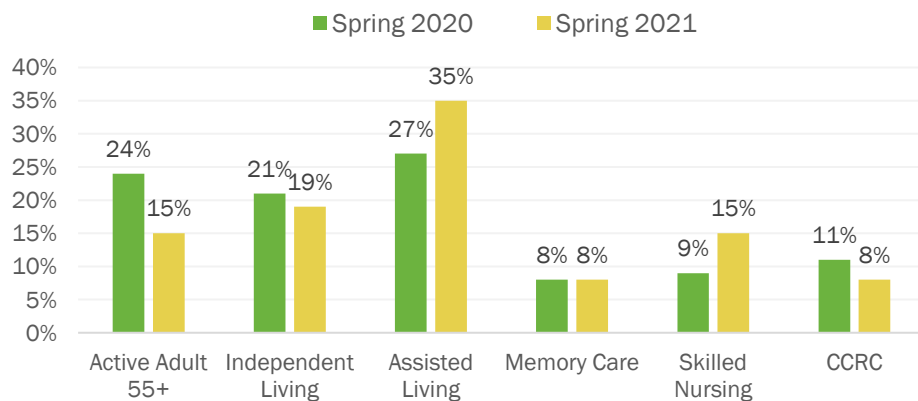### Occupancy Trends by Type: United States
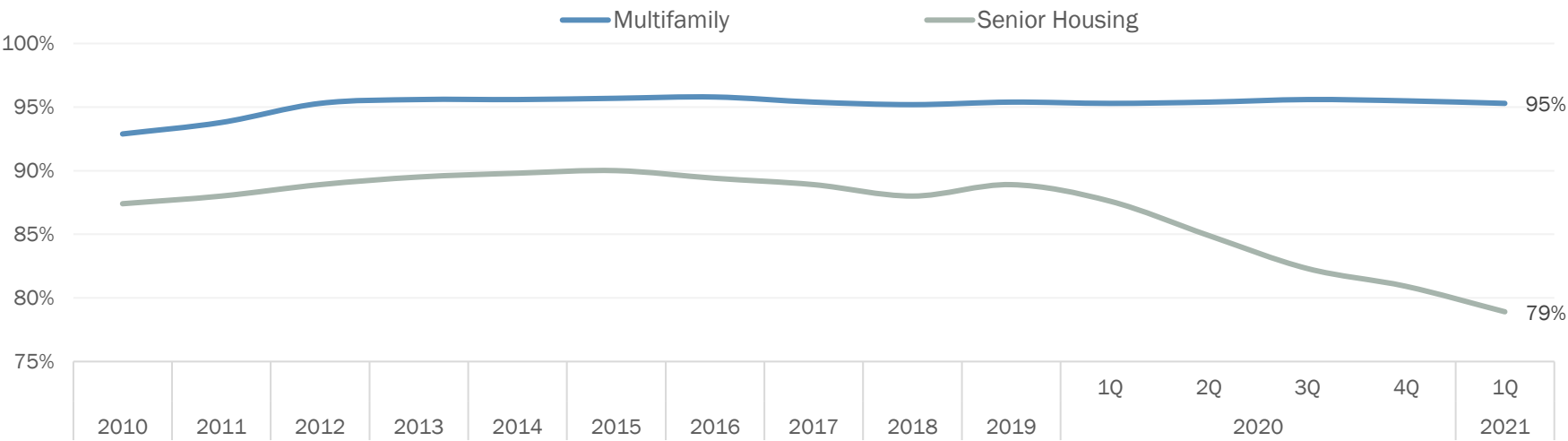
Sources: Data is from Seniors Housing source is NIC MAP® Data Service; Multi-family source is Mortgage Bankers Association Quarterly Data Book; 2021 data is CBRE, Senior Housing Market Insight, Q2 2021

Investment Metrics: Senior Housing

Data on investment sentiment and capitalization rates (also referred to as *cap rates*) for stabilized assets (the lower the capitalization rate the less risky and more attractive the investment) can provide insight into real estate market opportunities. Although Covid-19 has had a dramatic impact on senior housing this year, in the long term, investors remain bullish on senior housing largely due to the aging of the nation's population. According to survey data provided by Jones Lang LaSalle and presented in the chart below (left), the AA segment was identified as the third most sought-after senior housing investment opportunity in the spring of 2021, at 15 percent of respondents (although lower than the prior year). Furthermore, as illustrated in the chart below (right), capitalization rates for Class A active adult residential product (represented by excellent quality assets located in desirable market locations, primarily core markets) are the most attractive at approximately 5.0 percent (compared to 11 percent for nursing care). <u>The below metrics demonstrate that the development of an AA residential development on the monastery site would, likely, prove a very attractive financial investment</u>.

Opportunity for Senior Housing Inventment

Capitalization Rates by Investment Class: Core
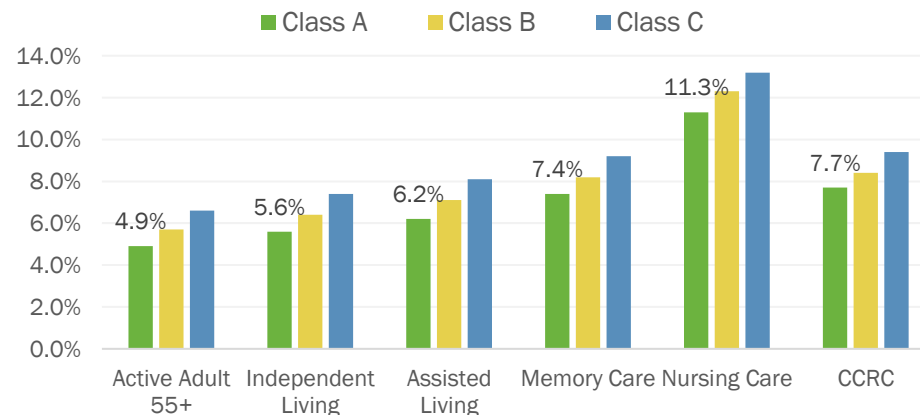
Source: Jones Lang LaSalle IP, Inc., Seniors Housing & Care, Investor Survey and Trends Outlook, Spring 2021

Sale Metrics: Active Adult

According to research provided by CBRE, AA residential development has been selling in between multi-family and senior housing assets. However, due to its sustained steady returns during Covid-19, undeniable demographic demand, near-term growth, trending higher market penetration rates, and favorable financing, capitalization rates have edged lower than multi-family cap rates in recent trades. As illustrated in recent sales data below, cap rates for Class A AA residential properties are trending at 5.0 percent and lower.

Survey of Recent Active Adults Sales Nationally

Property Name	MSA	Properties	Units	Sale Date	Sales Price (Millions)	Price /Unit	Cap Rate	Year Built
Overture Tanglewood	Houston, TX	1	192	Feb-19	$74.0	$385,417	NA	2016
Everleigh Central Park	Denver, CO	1	150	Oct-20	$57.8	$385,000	4.58%	2015
Grove at Stapleton	Denver, CO	1	150	Oct-20	$57.8	$385,000	NA	2015
Overture Plano	Dallas, TX	1	169	Oct-19	$52.0	$308,000	4.00%	2016
Villa Grande	Sarasota, FL	1	108	Jul-16	$30.0	$277,778	5.29%	2011
Overture San Marcos	San Diego, CA	1	255	Mar-20	$68.8	$269,804	4.26%	1992
The Patrician	San Diego, CA	1	136	Sep-14	$33.0	$242,647	5.29%	2001
Mir Avanti	Dallas, TX	1	101	Jan-16	$23.7	$234,182	5.12%	2010
Greenways	Denver, CO	1	108	Jan-16	$24.2	$224,501	4.52%	2014
Park Creek	Houston, TX	1	124	Feb-18	$27.0	$217,742	-1.44%	2018
Monterey Point	Orlando, FL	1	150	Sep-18	$29.5	$196,667	5.30%	2016
Cedarhurst of Woodland Hills	Tulsa, OK	1	140	Nov-17	$25.9	$184,800	NA	2015
Cambria	Riverside, CA	1	204	Jun-15	$29.8	$145,833	5.22%	2011
Clover Portfolio	NY, OH, MO, PA	32	3,786	Jul-19	$343.0	$90,597	NA	2000-2018
Average						**$151,801**		

Source: CBRE, Active Adult Research Brief, compiled from various sources, 2021

Existing and Proposed Senior Housing: Barrington

According to the Carmelite Monastery Request for Qualifications/Request for Proposals for Consultant Services, there are two existing and one proposed senior housing projects in Barrington. Based on data provided by the Town of Barrington's Director of Planning, Building and Resiliency, the proposed Zion Bible Institute project is expected to add 200 to 225 mostly "senior housing" units in Barrington – inclusive of non-age restricted.
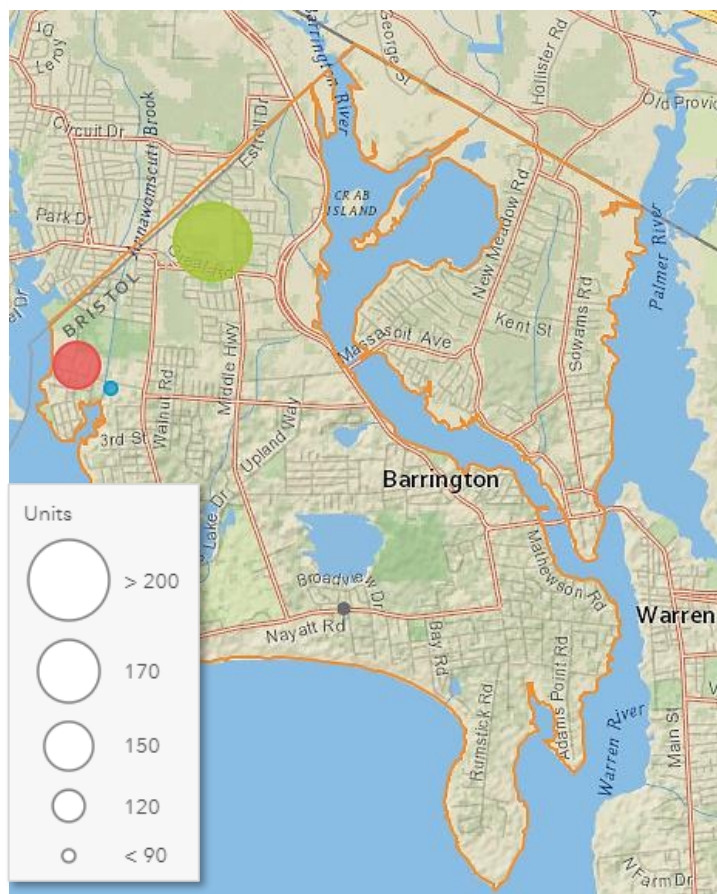
Barrington Cove Apartments (Existing)
- A converted mill building at 90 Bay Spring Ave.
- 60 senior apartments – completed in the mid- to late-1990s
- The 2.7-acre site is zoned Elderly Housing.

Atria Bay Spring Village Assisted Living (Existing)
- A converted mill building at 147 Bay Spring Ave.
- 130 units – completed in the mid- to late-1990s
- The five-acre site is zoned Elderly Housing.

Zion Bible Institute (Proposed)
- Expected to be proposed at 33 Middle Highway.
- 200 to 225 units, almost all "senior housing" units (some (10-15% might be non-age-restricted)
- 35 to 40 cottages (for-sale), in the 800 to 1,200 SF range
- Some townhouses
- Independent living condos in multi-family buildings

Existing Active Adult

The map to below illustrates three existing active adult communities for adults ages 55 and older located in and around the PMA, based on data provided by various senior housing online data sources. The Villages on Mount Hope Bay, Horton Estates, and Hunters Hill (presented in more detail on the following pages) are the three active adult communities identified in the PMA.
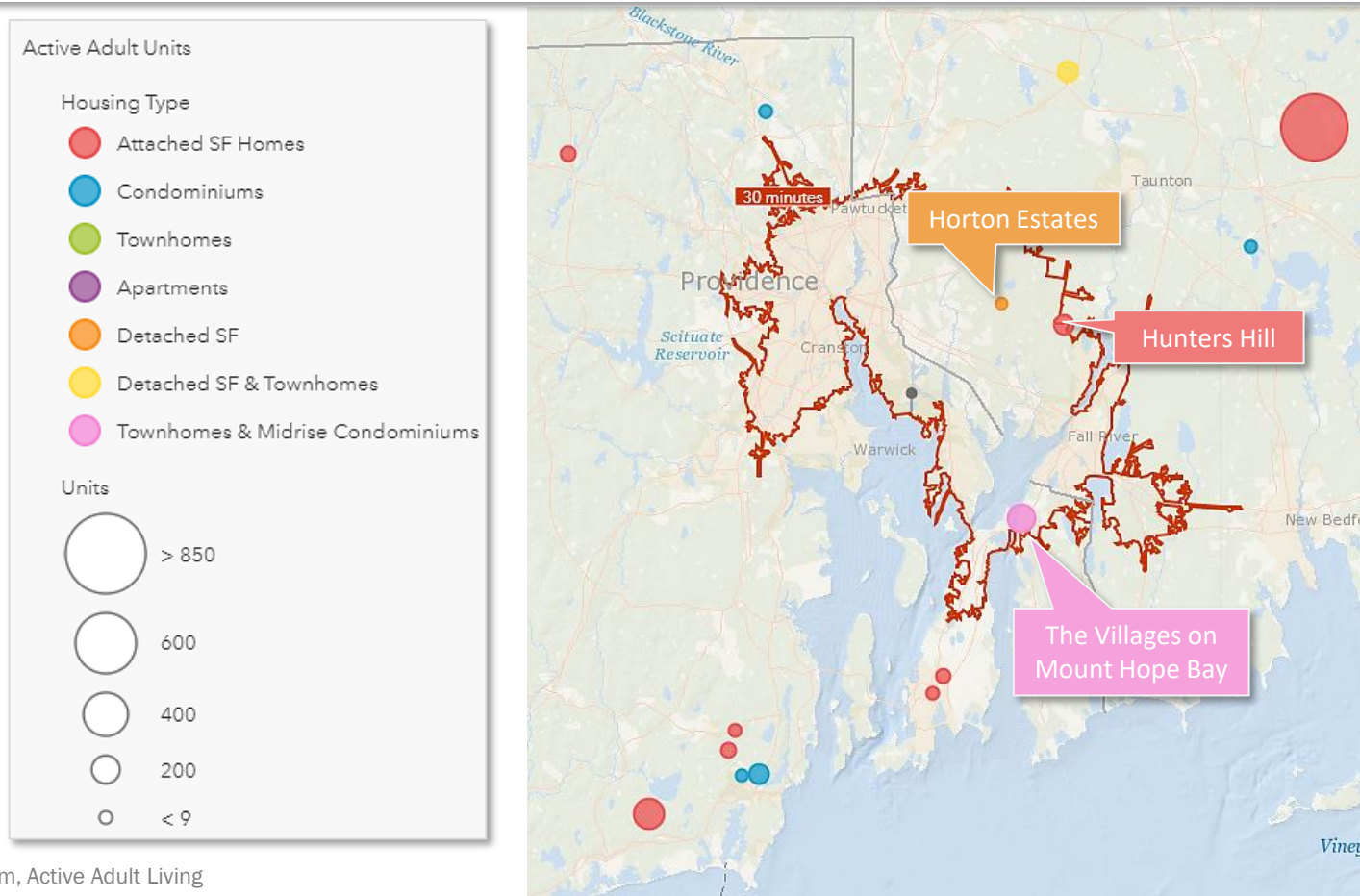
Sources: Google, 55places.com, Active Adult Living

Active Adult: The Villages on Mount Hope Bay

The Villages on Mount Hope Bay is a recently completed waterfront community in Tiverton, for active adults ages 55 and older. Started in 2003, the community sits on 96 acres and features 230 luxury residences. Homebuyers can choose from condominiums and townhomes available on a resale basis with prices starting in the high $400's to over $1 million. Amenities include a 10,000-square-foot clubhouse, walking trails, tennis, and an outdoor pool. Slips and moorings are also available with access to the Sakonnet Passage and Mount Hope Bay. Our interviews with local real estate professionals indicate demand for units in this successful development are high and offer encouragement for the development of other active adult communities in the region.

Active Adult: Hunters Hill

Nearing its second phase of development in the spring of 2022, Hunters Hill is a 55-plus active adult gated community in Dighton, Massachusetts, built on over 450 acres adjacent to a planned nine-hole regulation golf course. Although homes at Hunters Hill are in high demand, the Town of Dighton permits the development of only 25 units per year. Upon completion, this community will feature 140 single-family homes with association benefits, including a planned 8,000-square-foot clubhouse featuring a banquet room, lounge, reading room, billiard room, sauna, tennis courts, pool and a state-of-the-art gym and locker rooms.

Source: https://huntershillsettlement.com/
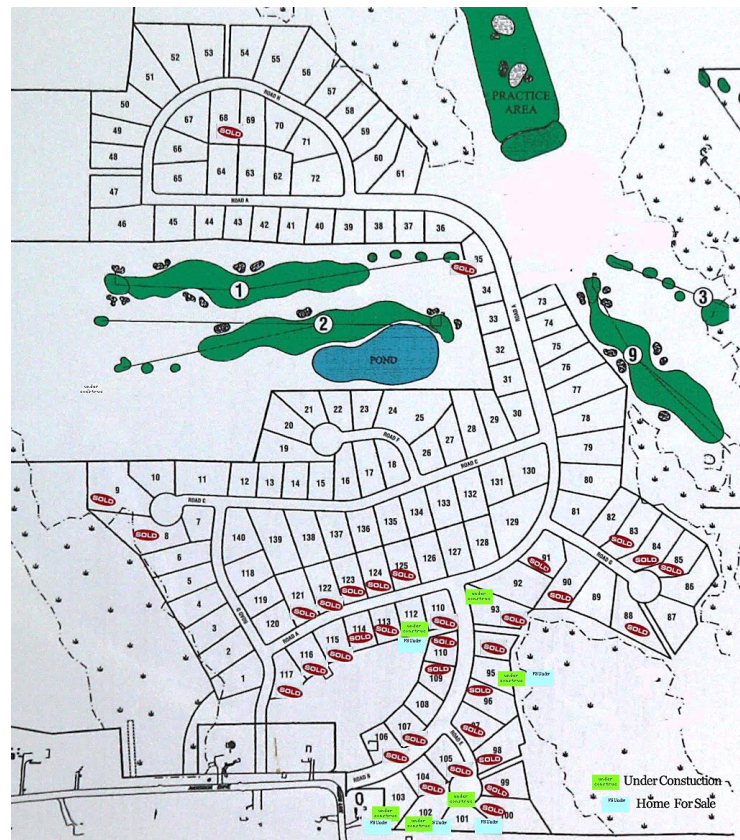
Active Adult: Horton Estates

Started in 2005 and completed in 2010, Horton Estates in Rehoboth, Massachusetts, is a 55-plus community consisting of 66 single-family owner-occupied condominiums in a community featuring a clubhouse and pool. The property features some deed-restricted affordable housing units.

Source: Google

APPENDIX

Interviews Contacts

After conducting online research to identify knowledgeable local real estate professionals, 4ward Planning conducted telephone interviews with the following brokers for their perspectives of the local residential real estate market, with particular focus on multi-family and age-restricted housing demand. Additionally, we reached out to area active adult housing operators, where available, to gather relevant feedback.

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Glossary of Terms: Socio-Economic

Employment by Industry: The industry is the type of activity that occurs at a person's place of work. Industries are classified through the North American Industry Classification System (NAICS), the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Empty-Nester Household: A household in which one or more parents live after the children have left home, typically represented by ages 55 through 74.

Family: A family is a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people are considered members of one family.

Growth Rates: The chart below outlines how 4ward Planning defines growth rates. For example, flat growth reflects an annualized rate of change between -0.75 and 0.75 percent.

Strong Positive Growth	Greater than	1.50%			annually
Modest Positive Growth	Between	1.50%	and	0.75%	annually
Flat Growth	Between	0.75%	and	-0.75%	annually
Modest Negative Growth	Between	-0.75%	and	-1.50%	annually
Strong Negative Growth	Less than	-1.50%			annually

Household: A household consists of all the people who occupy a housing unit. A house, apartment, or other group of rooms or a single room, is regarded as a housing unit when occupied or intended for occupancy as a separate living quarter. The count of households excludes group quarters and institutions.

Household Population: Household population, as compared to total population, excludes persons living in dormitories, penal facilities, hospitals, and other institutional settings.

Non-Family Household: A non-family household consists of a householder living alone (a one-person household) or a householder sharing the home exclusively with people to whom he/she is not related.

Primary Job: According to the U.S. Census, a primary job refers to the job an individual has which provides the greatest income. If an individual is employed by a single job, this would be considered a primary job. If an individual is employed at multiple jobs, including part-time employment, the job that provides the greatest income would be considered a primary job.

Metropolitan Statistical Area (MSA): Metropolitan statistical areas consist of the county or counties (or equivalent entities) associated with at least one urbanized area of at least 50,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties. For the purposes of this study, the Cleveland-Elyria region is considered the MSA.

Source: US Census Bureau

Glossary of Terms: Real Estate

<u>**Capitalization rates:**</u> Measure a property's value by dividing its net operating income by its sale price and a lower cap rate generally shows a higher value.

<u>**Core (Primary):**</u> Market locations are consistent with the NIC MAP top 30 MSAs, generally more densely populated, with higher barriers to entry.

Class Types: Real estate class types are as follows:

- <u>**Class A:**</u> Excellent-quality assets located in desirable market locations, primarily core markets but can be in non-core markets.

- <u>**Class B:**</u> Good- to average-quality assets located in core and non-core market locations.

- <u>**Class C:**</u> Average- to fair-quality assets located in non-core locations.

Source: NIC MAP

For more information, please contact:

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