

NORTH KINGSTOWN

POPULATION
27,696

HOUSEHOLDS
11,169

MEDIAN HOUSEHOLD INCOME
\$104,026

79% OWN

21% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$575,000**
Monthly housing payment **\$4,373**

5 YEAR COMPARISON

2017 **\$395,212** 2022 **\$450,000**
45% INCREASE

► AVERAGE 2-BEDROOM RENT

Rental payment **\$1,877**

5 YEAR COMPARISON

2017 **\$1,770** 2022 **\$1,877**
6% INCREASE

\$174,933

Income needed to afford this

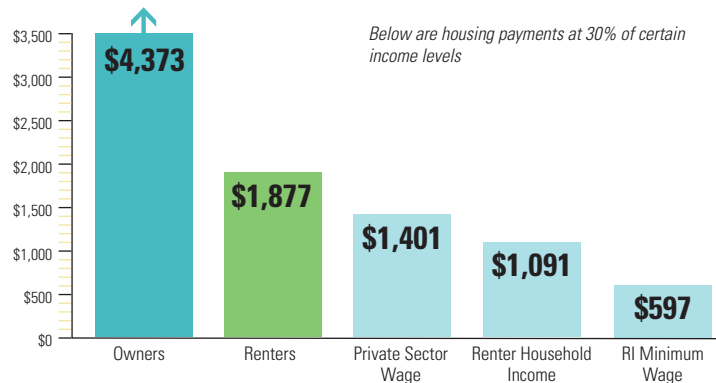
\$75,062

Income needed to afford this



AFFORDABILITY GAP

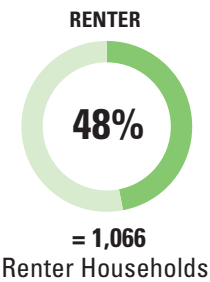
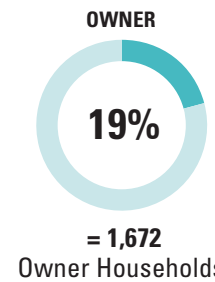
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



2,738 HOUSEHOLDS ARE COST BURDENED



A household is considered burdened if it spends 30% or more of its income on housing costs.



CURRENT HOUSING & DEVELOPMENT

► HOUSING STOCK

Total **12,222** Single family **76%** Two or more **24%**

► INFRASTRUCTURE

REGION: South

Public Water

☐ Nearly Full ☒ Partial ☐ None

Public Sewer

☐ Nearly Full ☒ < Partial ☐ None

► MULTIFAMILY BY RIGHT

Permitted right in one or more zones

☒ Yes ☐ No

► RESIDENTIAL DEVELOPMENT ORDINANCES

ADU

AHTF

AR

CP

FZ

G/VC

ID

IZ

MU

TOD

► 2022 BUILDING PERMITS: Total **75** Single family **75** Two or more **0**
Municipally reported

► LONG-TERM AFFORDABLE HOMES RI General Law: 45-53-3(9) Low or Moderate Income Housing

Number of households below HUD 80% area median income: **3,100**



CURRENT

8.69% % of year-round housing stock

1,028 # of long-term affordable homes



Elderly **35%**



Family **49%**



Special Needs **17%**

ADDED UNITS

Ownership **0**

Rental **37**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

147