

# SOUTH KINGSTOWN

POPULATION  
**31,576**

HOUSEHOLDS  
**10,790**

MEDIAN HOUSEHOLD INCOME  
**\$102,242**

**74% OWN**

**26% RENT**



## HOUSING COSTS

### ► MEDIAN SINGLE FAMILY

Home price **\$579,500**  
Monthly housing payment **\$4,251**

#### 5 YEAR COMPARISON

2017 **\$417,967** 2022 **\$479,967**  
**39% INCREASE**

### ► AVERAGE 2-BEDROOM RENT

Rental payment **N/A**

#### 5 YEAR COMPARISON

2017 **N/A** 2022 **N/A**

**\$170,024**

Income needed to afford this

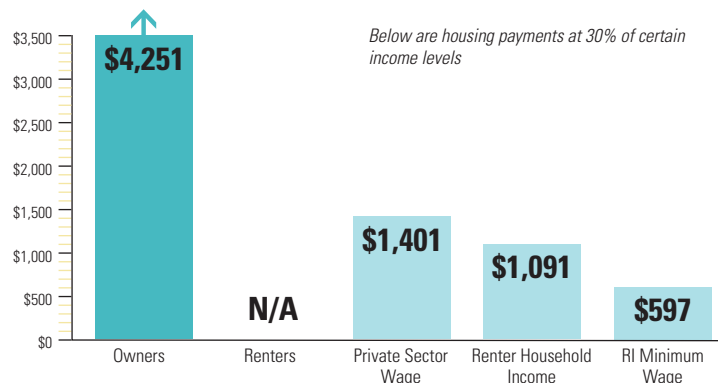
**N/A**

Income needed to afford this



## AFFORDABILITY GAP

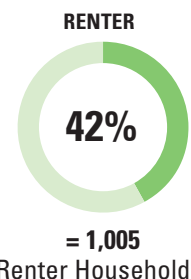
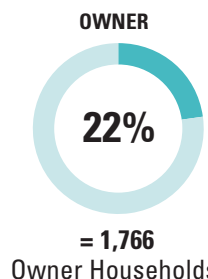
### ► MONTHLY COSTS: OWNERS & RENTERS



### ► COST BURDENED HOUSEHOLDS



**2,771** 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 **13,343** Single family **83%** Two or more **17%**

### ► 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 **77** Single family **75** Two or more **2**

### ► 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: **3,120**



**CURRENT**

**5.04%** % of year-round housing stock

**585** # of long-term affordable homes



Elderly **59%**



Family **30%**



Special Needs **12%**

### ADDED UNITS

Ownership **1**

Rental **0**

### PRESERVED RENTALS

**115**

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

**15**