

CHARLESTOWN

POPULATION
8,017

HOUSEHOLDS
3,481

MEDIAN HOUSEHOLD INCOME
\$103,147

87% OWN

13%
RENT



HOUSING COSTS

MEDIAN SINGLE FAMILY

Home price
\$630,750

Monthly housing payment
\$4,818

5 YEAR COMPARISON

2019
\$415,354

2024
52% INCREASE

AVERAGE 2-BEDROOM RENT

Rental payment
N/A

5 YEAR COMPARISON

2019
N/A

2024
N/A

\$192,703

Income needed to afford this

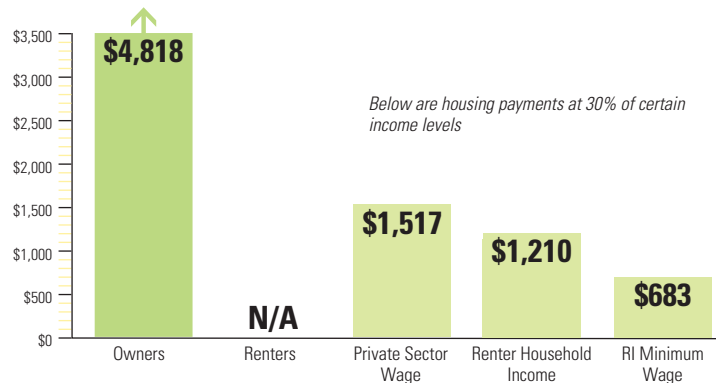
N/A

Income needed to afford this



AFFORDABILITY GAP

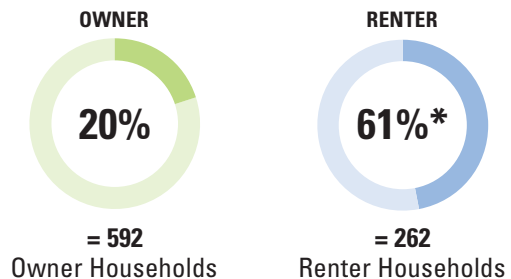
MONTHLY COSTS: OWNERS & RENTERS



COST BURDENED HOUSEHOLDS



854 HOUSEHOLDS ARE COST BURDENED



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

*Denotes high margin of error



CURRENT HOUSING & DEVELOPMENT

HOUSING STOCK



Total
5,312



Single family
92%



Two or more
8%

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

*Public hearing required to establish zone

RESIDENTIAL DEVELOPMENT ORDINANCES

ADU

AHTF

AR

CP

FZ

G/VC

ID

IZ

MU

TOD

2024 BUILDING PERMITS: Total 16 Single family 12 Two or more 0 ADU 4

LOW AND MODERATE INCOME HOUSING RI General Law: 45-53-3(9)

Number of households below HUD 80% area median income: **1,145**



CURRENT **3.99%** % of year-round housing stock

148* # of long-term affordable homes
*18 vouchers



Elderly
38%



Family
32%



Special Needs
30%

ADDED UNITS

Ownership 0

Rental 0

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

44