

CUMBERLAND

POPULATION
36,390

HOUSEHOLDS
14,109

MEDIAN HOUSEHOLD INCOME
\$118,642

77% OWN

23% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$537,500**
Monthly housing payment **\$4,372**

5 YEAR COMPARISON

2019 **\$319,698** ↑ **2024**
68% INCREASE

\$174,864

Income needed to afford this

► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,615**

5 YEAR COMPARISON

2019 **\$2,149** ↑ **2024**
22% INCREASE

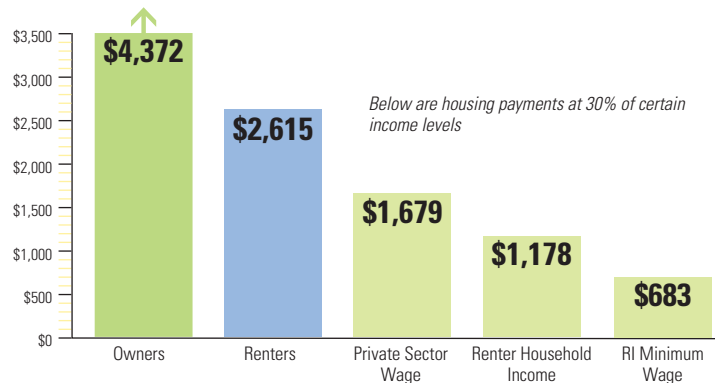
\$104,600

Income needed to afford this



AFFORDABILITY GAP

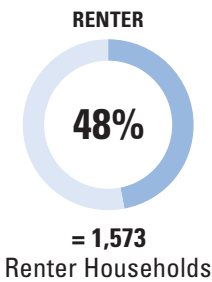
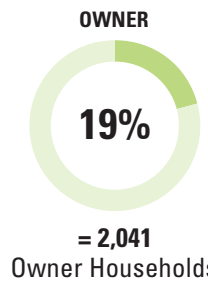
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



3,614 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 **14,742** Single family **69%** Two or more **31%**

► INFRASTRUCTURE

REGION: North

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

► 2024 BUILDING PERMITS: Total **30** Single family **26** Two or more **2** ADU **2**

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

Number of households below HUD 80% area median income: **4,105**



CURRENT **6.53%** % of year-round housing stock

975* # of long-term affordable homes
*143 vouchers



Elderly **64%**



Family **31%**



Special Needs **5%**

ADDED UNITS

Ownership **0** Rental **1**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

56