

POPULATION 22,571	HOUSEHOLDS 8,658	MEDIAN HOUSEHOLD INCOME \$115,181	73% OWN	27% RENT
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HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price	\$536,000	5 YEAR COMPARISON
Monthly housing payment	\$4,612	2019 \$359,723 ↑ 2024 49% INCREASE

\$184,485 Income needed to afford this

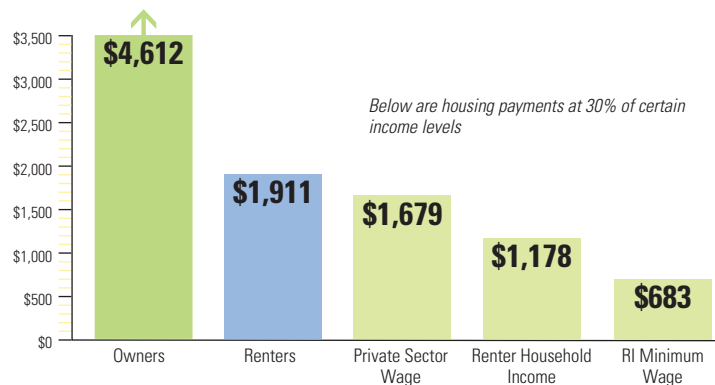
► AVERAGE 2-BEDROOM RENT

Rental payment	\$1,911	5 YEAR COMPARISON
		2019 \$2,056 ↓ 2024 7% DECREASE

\$76,440 Income needed to afford this

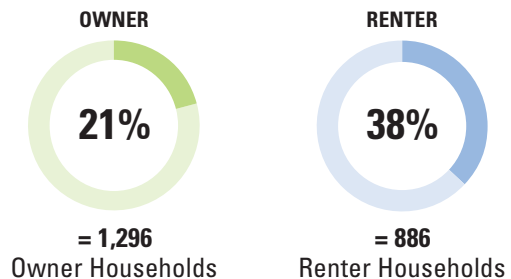
AFFORDABILITY GAP

► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS

2,182 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



► INFRASTRUCTURE

REGION: North

Public Water

☒ Full
 ☐ Partial
 ☐ None

Public Sewer

☒ Nearly Full
 ☐ Partial
 ☐ None

► MULTIFAMILY BY RIGHT

Permitted right in one or more zones

☐ Yes
 ☒ No

► RESIDENTIAL DEVELOPMENT ORDINANCES



► 2024 BUILDING PERMITS: Total 103, Single family 40, Two or more 58, ADU 5

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

Number of households below HUD 80% area median income: **2,610**

CURRENT 8.01% % of year-round housing stock
 760.5* # of long-term affordable homes
*90 vouchers

55% Elderly

40% Family

5% Special Needs

ADDED UNITS

Ownership **11** Rental **2**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV): 2