

NORTH KINGSTOWN

POPULATION
27,736

HOUSEHOLDS
11,338

MEDIAN HOUSEHOLD INCOME
\$120,565

74% OWN

26% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$627,500**
Monthly housing payment **\$5,207**

5 YEAR COMPARISON

2019 **\$390,122** ↑ **2024**
61% INCREASE

► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,520**

5 YEAR COMPARISON

2019 **\$1,865** ↑ **2024**
35% INCREASE

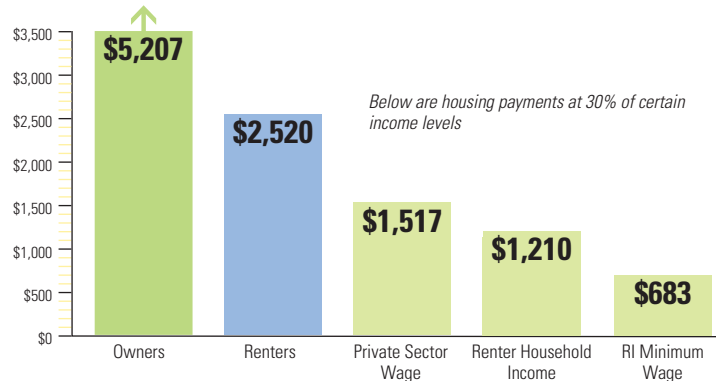
\$208,277 Income needed to afford this

\$100,800 Income needed to afford this



AFFORDABILITY GAP

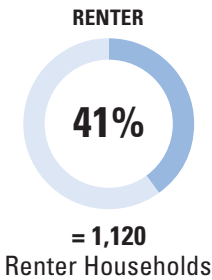
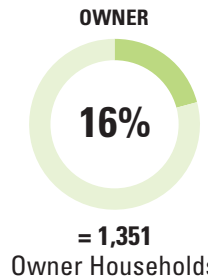
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



2,471 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 **12,244** Single family **71%** Two or more **29%**

► 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

► 2024 BUILDING PERMITS: Total 94 Single family 54 Two or more 40 ADU N/A

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

Number of households below HUD 80% area median income: **2,885**



CURRENT **9.01%** % of year-round housing stock

1,066* # of long-term affordable homes
*50 vouchers



Elderly **33%**



Family **52%**



Special Needs **15%**

ADDED UNITS

Ownership **0**

Rental **3**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

145