

NORTH SMITHFIELD

POPULATION
12,583

HOUSEHOLDS
5,044

MEDIAN HOUSEHOLD INCOME
\$107,813

77% OWN

23% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$497,500**
Monthly housing payment **\$4,191**

5 YEAR COMPARISON

2019 **\$326,791** 2024 **52% INCREASE**

► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,514**

5 YEAR COMPARISON

2019 **\$1,826** 2024 **38% INCREASE**

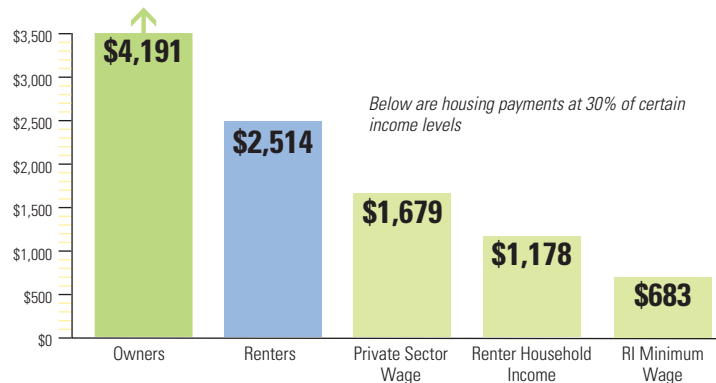
\$167,628 Income needed to afford this

\$100,560 Income needed to afford this



AFFORDABILITY GAP

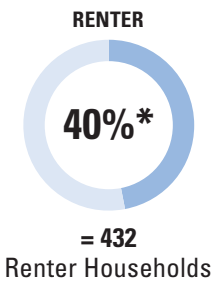
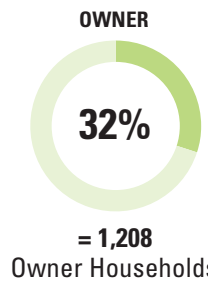
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



1,640 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 **5,278** Single family **70%** Two or more **30%**

► 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 **37** Single family **7** Two or more **30** ADU **N/A**

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

Number of households below HUD 80% area median income: **1,955**



CURRENT 8.26% % of year-round housing stock

439* # of long-term affordable homes
*21 vouchers



Elderly **67%**



Family **19%**



Special Needs **14%**

ADDED UNITS

Ownership **0**

Rental **0**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

65