

PAWTUCKET

POPULATION
75,280

HOUSEHOLDS
31,036

MEDIAN HOUSEHOLD INCOME
\$67,436

49% OWN

51% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$385,000**
Monthly housing payment **\$3,216**

5 YEAR COMPARISON

2019 **\$227,994** 2024 **\$321,600**
69% INCREASE

► AVERAGE 2-BEDROOM RENT

Rental payment **\$1,952**

5 YEAR COMPARISON

2019 **\$1,679** 2024 **\$1,952**
16% INCREASE

\$128,635

Income needed to afford this

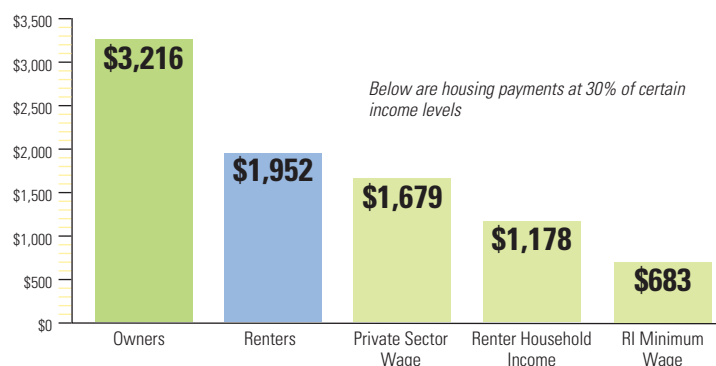
\$78,080

Income needed to afford this



AFFORDABILITY GAP

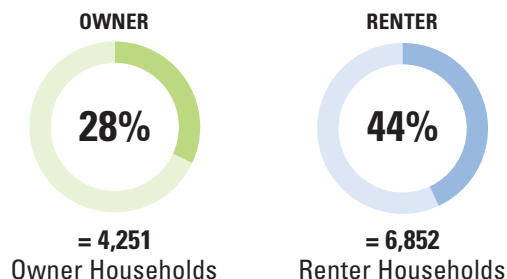
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



11,103 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 **33,354** Single family **35%** Two or more **65%**

► INFRASTRUCTURE

REGION: East Providence County

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

ADU

AHTF

AR

CP

FZ

G/VC

ID

IZ

MU

TOD

► 2024 BUILDING PERMITS: Total **166** Single family **9** Two or more **152** ADU **5**

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

Number of households below HUD 80% area median income: **15,325**



CURRENT **10.41%** % of year-round housing stock

3,517* # of long-term affordable homes
*728 vouchers



Elderly **40%**



Family **55%**



Special Needs **5%**

ADDED UNITS

Ownership **0**

Rental **22**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

492