

PORTSMOUTH

POPULATION
17,740

HOUSEHOLDS
7,280

MEDIAN HOUSEHOLD INCOME
\$119,500

81% OWN

19% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$670,000**

Monthly housing payment **\$5,486**

5 YEAR COMPARISON

2019 **\$411,402**

↑

2024 **\$5,486**

63% INCREASE

\$219,420

Income needed to afford this

► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,245**

5 YEAR COMPARISON

2019 **\$2,234**

↑

2024 **\$2,245**

1% INCREASE

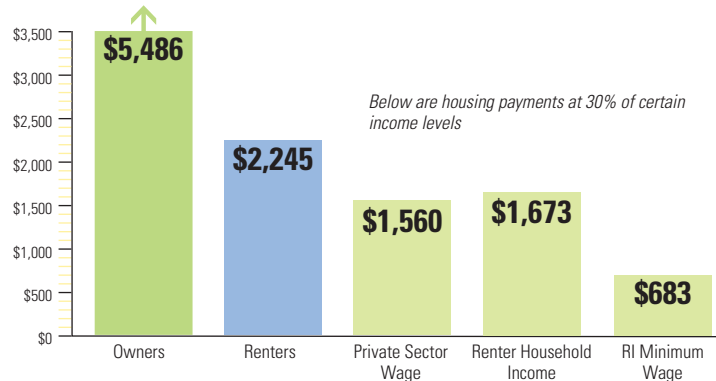
\$89,800

Income needed to afford this



AFFORDABILITY GAP

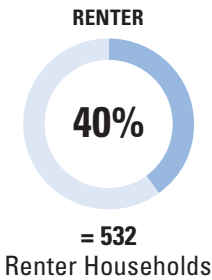
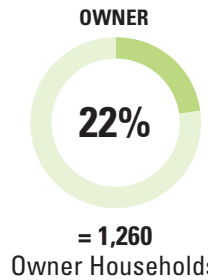
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



1,792 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 **8,375**

Single family **78%**

Two or more **22%**

► INFRASTRUCTURE

REGION: Southeast

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 **125** Single family **58** Two or more **65** ADU **2**

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

Number of households below HUD 80% area median income: **2,300**



CURRENT 3.50% % of year-round housing stock

268* # of long-term affordable homes
*61 vouchers



Elderly **62%**



Family **28%**



Special Needs **9%**

ADDED UNITS

Ownership **2**

Rental **0**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

40