

WEST WARWICK

POPULATION
31,025

HOUSEHOLDS
14,350

MEDIAN HOUSEHOLD INCOME
\$73,903

55% OWN

45% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$390,000**
Monthly housing payment **\$3,447**

5 YEAR COMPARISON

2019 **\$232,959** ↑ **2024**
40% INCREASE

► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,357**
2019 **\$1,894** ↑ **2024**
24% INCREASE

\$137,878

Income needed to afford this

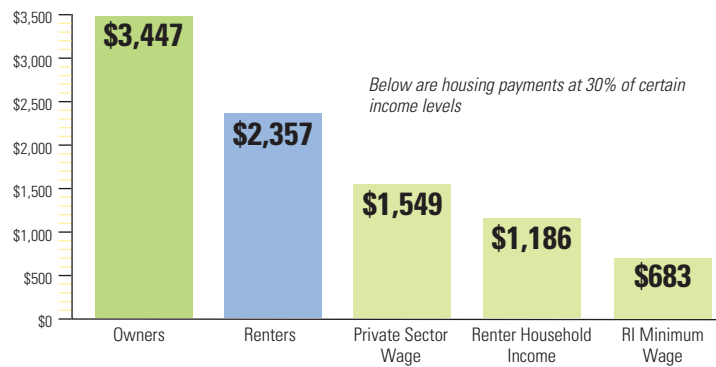
\$94,280

Income needed to afford this



AFFORDABILITY GAP

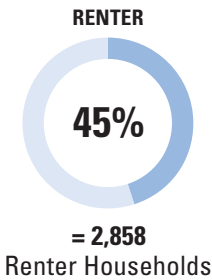
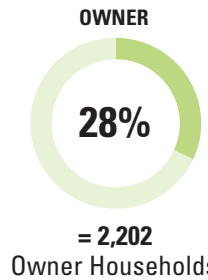
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



5,060 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 **15,103** Single family **43%** Two or more **57%**

► INFRASTRUCTURE

REGION: Central

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 **76** Single family **8** Two or more **68** ADU **0**

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

Number of households below HUD 80% area median income: **6,770**



CURRENT **10.60%** % of year-round housing stock

1,520* # of long-term affordable homes
*219 vouchers



Elderly **46%**



Family **47%**



Special Needs **7%**

ADDED UNITS

Ownership **0** Rental **37**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

4