

WARWICK

POPULATION **81,079** | HOUSEHOLDS **34,744** | MEDIAN HOUSEHOLD INCOME **\$70,490**

71% OWN

29% RENT



HOUSING COSTS

MEDIAN SINGLE FAMILY

Home price **\$239,900**
Monthly housing payment **\$1,770**

5 YEAR COMPARISON

2014 **\$185,777** ↑ 2019 **\$239,900**
29% INCREASE

AVERAGE 2-BEDROOM RENT

Rental payment **\$1,625**

5 YEAR COMPARISON

2014 **\$1,507** ↑ 2019 **\$1,625**
8% INCREASE

\$70,806

Income needed to afford this

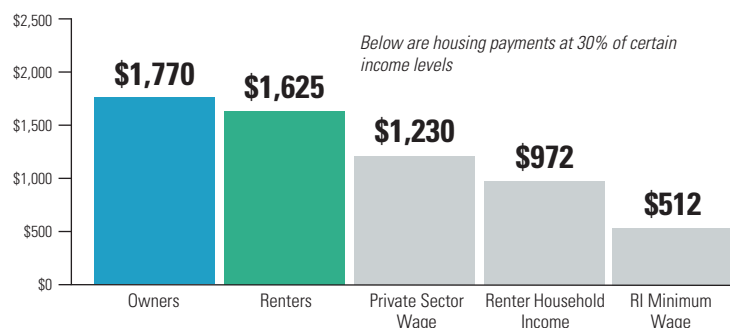
\$65,000

Income needed to afford this



AFFORDABILITY GAP

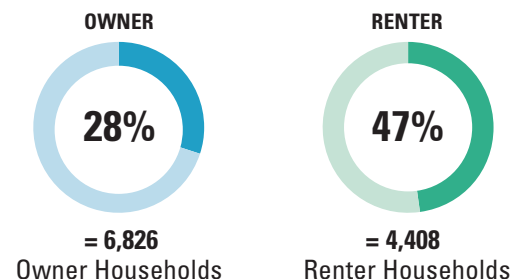
MONTHLY COSTS: OWNERS & RENTERS



COST BURDENED HOUSEHOLDS



11,234 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 **37,495** | Single family **72%** | Multifamily **28%**

INFRASTRUCTURE

REGION: Central

Public Water

● Full ○ Partial ○ None

Public Sewer

○ Nearly Full ● Partial ○ None

MULTIFAMILY BY RIGHT

IN RESIDENTIAL ZONES

○ Yes ● No

RESIDENTIAL DEVELOPMENT ORDINANCES

ADU AHTF AR CP FZ
G/V/C ID IZ MU TOD

2019 BUILDING PERMITS: Total **96** | Single family **39** | Multi-family **57**

LONG-TERM AFFORDABLE HOMES

RI General Law: 45-53-3(9) Low or Moderate Income Housing

CURRENT **5.43%** % of year-round housing stock

2,024 # of long-term affordable homes



Elderly **82%**



Family **8%**



Special Needs **10%**

NEWLY ADDED

Ownership **0**

Rental **0**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): **37**