

WEST WARWICK

POPULATION **28,955** | HOUSEHOLDS **12,876** | MEDIAN HOUSEHOLD INCOME **\$53,741**

55% OWN

45% OWN

HOUSING COSTS

▶ MEDIAN SINGLE FAMILY

Home price **\$229,900**
Monthly housing payment **\$1,779**

5 YEAR COMPARISON

2014 **\$172,846** 2019 **\$229,900**
33% INCREASE

▶ AVERAGE 2-BEDROOM RENT

Rental payment **\$1,573**

5 YEAR COMPARISON

2014 **\$1,461** 2019 **\$1,573**
8% INCREASE

\$71,161

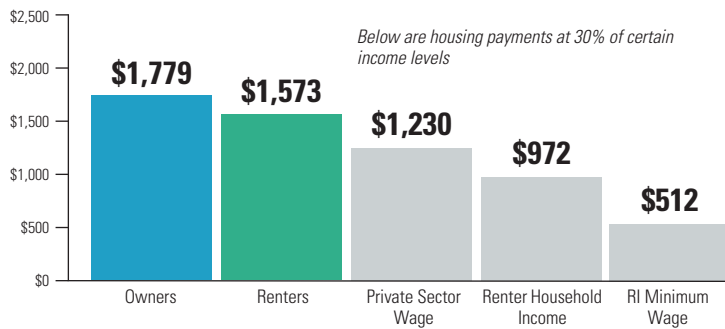
Income needed to afford this

\$62,920

Income needed to afford this

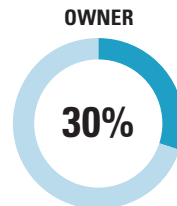
AFFORDABILITY GAP

▶ MONTHLY COSTS: OWNERS & RENTERS

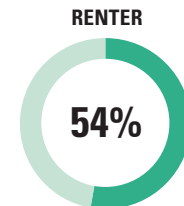


▶ COST BURDENED HOUSEHOLDS

5,154 HOUSEHOLDS ARE COST BURDENED



= 2,259
Owner Households



= 2,895
Renter Households

A household is considered burdened if it spends 30% or more of its income on housing costs.

CURRENT HOUSING & DEVELOPMENT

▶ HOUSING STOCK

Total **13,865** | Single family **43%** | Multifamily **57%**

▶ INFRASTRUCTURE

REGION: Central

Public Water

Nearly 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/VC	ID	IZ	MU	TOD

▶ 2019 BUILDING PERMITS: Total **10** | Single family **2** | Multi-family **8**
Municipally reported

▶ LONG-TERM AFFORDABLE HOMES

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

CURRENT **8.10%** % of year-round housing stock

1,119 # of long-term affordable homes

Elderly **64%**

Family **26%**

Special Needs **10%**

NEWLY ADDED

Ownership **0**

Rental **0**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): **4**