

# HOPKINTON

POPULATION **8,110** | HOUSEHOLDS **3,203** | MEDIAN HOUSEHOLD INCOME **\$88,872**

**82% OWN**

**18% RENT**

## HOUSING COSTS

### MEDIAN SINGLE FAMILY

Home price **\$380,000**  
Monthly housing payment **\$2,539**

5 YEAR COMPARISON  
2016 **\$278,607** ↑ **2021**  
**36% INCREASE**

### AVERAGE 2-BEDROOM RENT

Rental payment **N/A**

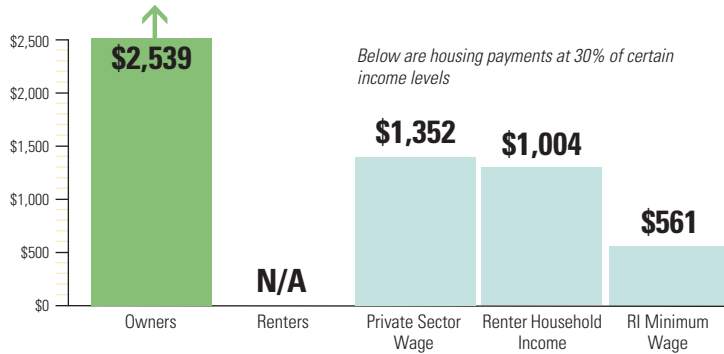
5 YEAR COMPARISON  
2016 **N/A** | **2021**  
**N/A**

**\$101,573** Income needed to afford this

**N/A** Income needed to afford this

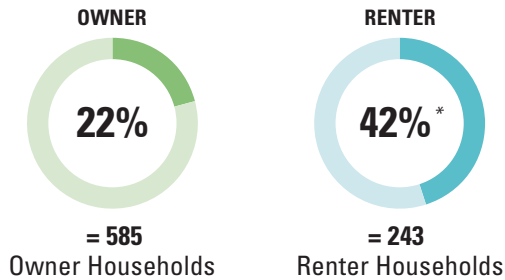
## AFFORDABILITY GAP

### MONTHLY COSTS: OWNERS & RENTERS



### COST BURDENED HOUSEHOLDS

**828** HOUSEHOLDS ARE COST BURDENED



*A household is considered burdened if it spends 30% or more of its income on housing costs.  
\*Denotes high margin of error*

## CURRENT HOUSING & DEVELOPMENT

### HOUSING STOCK

Total **3,684** | Single family **85%** | Two or more **15%**

### INFRASTRUCTURE

REGION: South  
Public Water  
○ Nearly Full ● < Partial ○ None  
Public Sewer  
○ Nearly Full ○ Partial ● None

### MULTIFAMILY BY RIGHT

IN RESIDENTIAL ZONES  
● Yes ○ No  
80,000 sq. ft. lot per unit

### RESIDENTIAL DEVELOPMENT ORDINANCES

ADU | AHTF | AR | CP | FZ  
G/VC | ID | IZ | MU | TOD

2021 BUILDING PERMITS: Total **16** | Single family **16** | Two or more **0**  
*Municipally reported*

### LONG-TERM AFFORDABLE HOMES RI General Law: 45-53-3(9) Low or Moderate Income Housing

Number of households below HUD 80% area median income: **765**

**7.09%** % of year-round housing stock | **239** # of long-term affordable homes

Elderly **79%** | Family **10%** | Special Needs **11%**

ADDED UNITS | PRESERVED RENTALS  
Ownership **0** | Rental **0** | **0**

State-Funded Homes  
BUILDING HOMES RHODE ISLAND (I - IV): **33**