### Central Falls

**Population:** 19,395  
**Households:** 6,310  
**Median Household Income:** $30,794  

<table>
<thead>
<tr>
<th></th>
<th>23% OWN</th>
<th>77% RENT</th>
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</thead>
</table>

### Housing Costs

**Median Single Family**
- Home price: $159,950 ($1,391)
- Monthly housing payment: 2013 $107,251, 2018 $1,391 (49% increase)

**Average 2-Bedroom Rent**
- Rental payment: 2013 $1,410, 2018 $1,448 (3% decrease)

**Affordability Gap**

**Monthly Costs: Owners & Renters**

<table>
<thead>
<tr>
<th></th>
<th>$1,391</th>
<th>$1,410</th>
<th>$1,350</th>
<th>$755</th>
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<tbody>
<tr>
<td>Owners</td>
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<td>Private Sector Wage</td>
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<td>Renter Household Income</td>
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<td>RI Minimum Wage</td>
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**Cost Burdened Households**

- 731 Owner Households = 51% Total Owner Households
- 2,713 Renter Households = 57% Total Renter Households

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

### Housing & Development Conditions

**Housing Stock**
- Total: 7,310  
  - Single Family: 9%  
  - Multifamily: 91%

**Infrastructure**
- Northeast
  - Public Water: Full
  - Public Sewer: Partial

**Multifamily by Right**

- 500 sq. ft. lot for 1st unit; 2,000 add’l sq. ft. per add’l unit

**Housing Toolbox**

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<tr>
<th>ADU</th>
<th>AHTF</th>
<th>AR</th>
<th>CP</th>
<th>FZ</th>
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<td>G/VC</td>
<td>ID</td>
<td>IZ</td>
<td>MU</td>
<td>TOD</td>
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</tbody>
</table>

**2018 Building Permits:**
- Total: 2  
  - Single Family: 0  
  - Multifamily: 2

**Long-Term Affordable Homes**
- Total: 827  
  - 11.07% of year-round housing stock

**Net Gain Since 2005**
- Total: +3

**State-Funded Building Homes Rhode Island:**
- 30

### 2018 Population and Housing Costs

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