FOSTER

POPULATION 4,689  HOUSEHOLDS 1,782  MEDIAN HOUSEHOLD INCOME $81,036  83% OWN  17% RENT

Housing Costs

<table>
<thead>
<tr>
<th>MEDIAN SINGLE FAMILY</th>
<th>AVERAGE 2-BEDROOM RENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home price</td>
<td>Rental payment</td>
</tr>
<tr>
<td>$310,000</td>
<td>N/A</td>
</tr>
<tr>
<td>$2,466</td>
<td>2013</td>
</tr>
<tr>
<td>$222,586</td>
<td>2018</td>
</tr>
<tr>
<td>↑ 39% INCREASE</td>
<td>5 YEAR COMPARISON</td>
</tr>
</tbody>
</table>

$98,639 Income needed to afford this

Affordability Gap

MONTHLY COSTS: OWNERS & RENTERS

<table>
<thead>
<tr>
<th>Owners</th>
<th>Renters</th>
<th>Private Sector Wage</th>
<th>Renter Household Income</th>
<th>RI Minimum Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,466</td>
<td>N/A</td>
<td>$1,350</td>
<td>$755</td>
<td>$512</td>
</tr>
</tbody>
</table>

Cost Burdened Households

425 OWNER HOUSEHOLDS = 29% Total Owner Households

113 RENTER HOUSEHOLDS = 59% Total Renter Households*

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

*Denotes high margin of error

Housing & Development Conditions

Housing Stock

Total 1,903

Single family 92%

Multifamily 8%

Infrastructure

Region: Northwest

Public Water

Nearly Full

Partial

None

Public Sewer

Nearly Full

Partial

None

Multifamily by Right

In Residential Zones

Yes

No

Housing Toolbox

ADU

AHTF

AR

CP

FZ

G/V C

ID

IZ

MU

TOD

2018 Building Permits:

Total 8

Single family 8

Multi-family 0

State Funded Building Homes Rhode Island: 0

NET Gain Since 2005

Total 0

Family 0

Elderly 0

Special Needs 0

LONG-TERM AFFORDABLE HOMES

TOTAL # long-term affordable homes: 36

2.05% of year-round housing stock

Number of households below HUD 80% area median income: 450

HousingWorks RI @ RWU  | 2019 Housing Fact Book