## HOUSING COSTS

### MEDIAN SINGLE FAMILY
- **Home price**
  - 2013: $590,000
  - 2018: $512,000
- **Monthly housing payment**
  - 2013: $4,408
  - 2018: $4,072

### AVERAGE 2-BEDROOM RENT
- **Rental payment**
  - 2013: $1,760
  - 2018: $1,707

## AFFORDABILITY GAP

### MONTHLY COSTS: OWNERS & RENTERS

<table>
<thead>
<tr>
<th>Category</th>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
<td>$4,408</td>
<td>$4,072</td>
</tr>
<tr>
<td>Renters</td>
<td>$1,760</td>
<td>$1,707</td>
</tr>
<tr>
<td>Private Sector</td>
<td>$1,350</td>
<td>$1,230</td>
</tr>
<tr>
<td>Renter Household Income</td>
<td>$755</td>
<td>$755</td>
</tr>
<tr>
<td>RI Minimum Wage</td>
<td>$512</td>
<td>$512</td>
</tr>
</tbody>
</table>

**Income needed to afford this**
- **Owners**: $76,317
- **Renters**: $70,400

### COST BURDENED HOUSEHOLDS
- **Total Owner Households**: 27,626
  - **Owner Households**: 7,598 (28% of Total Owner Households)
  - **Renter Households**: 20,028 (49% of Total Owner Households)

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

## HOUSING & DEVELOPMENT CONDITIONS

### HOUSING STOCK
- **Total**: 14,505
  - **Single family**: 29%
  - **Multifamily**: 71%

### INFRASTRUCTURE
- **Region**: Providence
- **Public Water**
  - Full
  - Partial
  - None
- **Public Sewer**
  - Full
  - Partial
  - None

### MULTIFAMILY BY RIGHT IN RESIDENTIAL ZONES
- **Yes**: 3,500 sq. ft. lot with 1,200 sq. ft. unit
- **No**: 3,500 sq. ft. lot with 1,200 sq. ft. unit

### HOUSING TOOLBOX
- **ADU**
- **AHTF**
- **AR**
- **CP**
- **FZ**
- **G/VC**
- **ID**
- **IZ**
- **MU**
- **TOD**

### 2018 BUILDING PERMITS
- **Total**: 892
  - Single family: 48
  - Multi family: 844

### LONG-TERM AFFORDABLE HOMES
- **Total affordable homes**: 10,703 (15.04% of year-round housing stock)
- **RI General Law: 45-53-3(9) Low or Moderate Income Housing**

### NET GAIN SINCE 2005
- **Total**: +1,009

### State-Funded BUILDING HOMES RHODE ISLAND
- **Family**: 822
- **Elderly**: 12
- **Special Needs**: 175

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