PROVIDENCE (without East Side)

**Population:** 145,788  
**Households:** 49,252  
**Median Household Income:** $37,881

### Housing Costs

<table>
<thead>
<tr>
<th>Median Single Family</th>
<th>Average 2-Bedroom Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Price 2013: $190,000</td>
<td>Rental Payment 2013: $1,760</td>
</tr>
<tr>
<td>5 Year Comparison 2018: $1,504</td>
<td>5 Year Comparison 2018: $1,707</td>
</tr>
</tbody>
</table>

#### Median Single Family
- **Home Price:** 2013: $190,000, 2018: $1,504 (68% increase)
- **Monthly Housing Payment:** 2013: $113,180

#### Average 2-Bedroom Rent
- **Rental Payment:** 2013: $1,760, 2018: $1,707 (3% increase)

**$60,147** 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>$1,504</td>
<td>$1,760</td>
<td>$1,350</td>
<td>$755</td>
<td>$512</td>
</tr>
</tbody>
</table>

Below are housing payments at 30% of certain income levels

**$70,400** Income needed to afford this

### Housing & Development Conditions

#### Housing Stock
- **Total:** 58,100
- **Single Family:** 22%
- **Multifamily:** 78%

#### Infrastructure
- **Region:** Providence
- **Public Water:** Full
- **Public Sewer:** Partial

#### Multifamily by Right
- **In Residential Zones:** Yes, No
- **3,500 sq. ft. lot with 1,200 sq. ft. unit:**

#### Housing Toolbox

#### 2018 Building Permits:
- **Total:** 892
- **Single Family:** 48
- **Multi-Family:** 844

### Long-Term Affordable Homes
- **Total # long-term affordable homes:** 10,703
- **15.04%** of year-round housing stock
- **Number of households below HUD 80% area median income:** 36,665

#### Net Gain Since 2005
- **Total Gain:** 1,009

#### State-Funded Building Homes Rhode Island
- **Family:** 822
- **Elderly:** 12
- **Special Needs:** 175

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