SMITHFIELD

POPULATION 21,611  HOUSEHOLDS 7,517  MEDIAN HOUSEHOLD INCOME $81,010

80% OWN  20% RENT

HOUSING COSTS

MEDIAN SINGLE FAMILY

Home price

<table>
<thead>
<tr>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>$290,450</td>
<td>$292,683</td>
</tr>
<tr>
<td>$2,180</td>
<td>$2,180</td>
</tr>
</tbody>
</table>

5 YEAR COMPARISON

<table>
<thead>
<tr>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>$244,683</td>
<td>$292,683</td>
</tr>
<tr>
<td>19% INCREASE</td>
<td>19% INCREASE</td>
</tr>
</tbody>
</table>

AVERAGE 2-BEDROOM RENT

Rental payment

<table>
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<tr>
<th>2013</th>
<th>2018</th>
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<tr>
<td>$1,556</td>
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<tr>
<td>$1,138</td>
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<tr>
<td>2% INCREASE</td>
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</table>

Income needed to afford this

$87,192 → $46,240

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>$2,180</td>
<td>$1,556</td>
<td>$1,350</td>
<td>$755</td>
<td>$512</td>
</tr>
</tbody>
</table>

Below are housing payments at 30% of certain income levels:

- $1,500
- $2,000
- $2,500
- $1,000
- $500
- $0

COST BURDENED HOUSEHOLDS

1,996 HOUSEHOLDS

- 1,404 OWNER HOUSEHOLDS = 23% Total Owner Households
- 592 RENTER HOUSEHOLDS = 43% Total Renter Households

27% TOTAL HOUSEHOLDS

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

HOUSING & DEVELOPMENT CONDITIONS

HOUSING STOCK

Total: 7,918

- Single family: 69%
- Multifamily: 31%

INFRASTRUCTURE

REGION: Northwestern Public Water

- Nearly Full
- Partial
- None

PUBLIC SEWER

- Nearly Full
- Partial
- None

MULTIFAMILY BY RIGHT IN RESIDENTIAL ZONES

- Yes
- No

20,000 sq. ft. lot; 20,000 add’l sq. ft. per add’l unit

HOUSING TOOLBOX

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

2018 BUILDING PERMITS:

- Total: 21
- Single family: 21
- Multi-family: 0

LONG-TERM AFFORDABLE HOMES

TOTAL # long-term affordable homes: 399

- RI General Law: 45-53-31B Low or Moderate Income Housing

- 5.09% of year-round housing stock

NET GAIN SINCE 2005

- Total: +82

- Family: 36
- Elderly: 46
- Special Needs: 0

State-Funded BUILDING HOMES RHODE ISLAND: 5