**Housing Costs**

**Median Single Family**
- Home price: $269,500
- Monthly housing payment: $1,916

**Average 2-Bedroom Rent**
- Rental payment: $906
  - 2014: $913 (1% decrease)
  - 2019: $906 (5% decrease)

**Affordability Gap**

**Monthly Costs: Owners & Renters**

<table>
<thead>
<tr>
<th>Income Level</th>
<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>$0 - $500</td>
<td>$1,916</td>
<td>$906</td>
<td>$1,372</td>
<td>$787</td>
<td>$512</td>
</tr>
<tr>
<td>$501 - $1,000</td>
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<td>$1,001 - $1,500</td>
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</tbody>
</table>

**Cost Burdened Households**

1,716 Households are cost burdened

- **Owner Households:** 23%
  - = 881
- **Renter Households:** 53%
  - = 835

**Current Housing & Development**

**Housing Stock**
- Total: 6,511
  - Single family: 70%
  - Multi-family: 30%

**Infrastructure**
- Region: Northwest
- Public Water: Nearly Full
- Public Sewer: Nearly Full

**Multifamily by Right**
- In Residential Zones:
  - Yes: 15,000 sq. ft. for each of first two units; 1,500 - 4,500 add’l sq. ft. for each add’l unit, depending on number of bedrooms
  - No: None

**Residential Development Ordinances**
- ADU: G/VC
- AHTF: ID
- AR: IZ
- CP: MU
- FZ: TOD

**2019 Building Permits**
- Total: 42
  - Single family: 36
  - Multi-family: 0
  - ADU: 6

**Long-Term Affordable Homes**
- **Current:** 10.02%
- **Newly Added:**
  - Ownership: 0
  - Rental: 0
  - Preserved Rentals: 0

**State-Funded Homes**
- BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): 154

**Population**
- 16,453

**Households**
- 6,053

**Median Household Income**
- $78,329

**75% Own**
- 25% Rent