WHO IS HOUSINGWORKS RI AT RWU?

HousingWorks RI at Roger Williams University is an authoritative source of information about housing in Rhode Island. We conduct research and analyze data to inform public policy. We develop communication strategies and promote dialogue about the relationship between housing and the state’s economic future.

HousingWorks RI at Roger Williams University envisions a Rhode Island in which communities embrace a variety of housing choices so that residents, regardless of income, can live in healthy, quality homes in vibrant and thriving neighborhoods.

ORIGINS & FUNDERS

With funding from the Rhode Island Foundation, Rhode Island Housing, and United Way of Rhode Island, HousingWorks RI began as a campaign to educate the public and business community about a rapidly emerging economic development problem: the lack of affordable housing options for the state’s workforce. HousingWorks RI has since evolved to serve as the foremost clearinghouse for information on housing affordability in Rhode Island and to connect this information with other issue areas including economic development, education, and health.

Roger Williams University has long valued a campus-wide commitment to the greater community and integrated HousingWorks RI as a research center in 2014. As part of Roger Williams University, HousingWorks RI at RWU acts as a bridge for the University and provides a “think and do” laboratory that faculty, students, and staff can leverage to better all of Rhode Island.

ACKNOWLEDGEMENT & THANKS

The 2016 Housing Fact Book would not have been possible without the dedication, input, and energy of the following people: Stephen Antoni, LeeAnn Byrne, John Marcantonio, Rhonda Mitchell, Amy Rainone, Eric Rollins, Jamie Scurry, Richard Staples, the Community Development Corporations across the state, and all of our dedicated Advisory Board members.

HousingWorks RI Founding Funders:

2016 Housing Fact Book Supporter:
Dear Reader:

Welcome to the 2016 Housing Fact Book. The goal of this annual publication has always been to provide you with easy to understand information about housing affordability in Rhode Island.

Housing touches every aspect of our lives, from business and education to health and our local economy. As we delve deeper into those intersections, we will showcase current figures alongside projections for the future.

Here are some of the more compelling findings from this year’s analysis:

- More than half of Rhode Island’s renter households remain cost burdened.
- In 2015, a household earning the state’s median household income of $54,891 would only be able to afford a median priced single family home in six of Rhode Island’s 39 cities and towns.
- Collectively, 55,800 cost burdened owner households spend an estimated $1.26 billion on their mortgage and housing expenses; that decreases purchasing power by $486 million statewide.

As we look ahead to 2017, HousingWorks RI at Roger Williams University will continue to advance housing affordability as a public policy priority. We hope that the 2016 Housing Fact Book is a useful tool for you as you engage in initiatives to inform state and local decision makers on the importance of an integrated approach to improving housing affordability in Rhode Island.

Richard F. Staples, Jr.
Board Chair, HousingWorks RI at RWU

Brenda Clement
Director, HousingWorks RI at RWU

TABLE OF CONTENTS

Monthly Housing Costs & Income 2

Housing Cost Burdens 3

Where Can You Afford To Own? 4

Where Can You Afford To Rent? 5

Decreased Purchasing Power for Owners and Renters 6

Housing Construction & Rhode Island’s Economy 7

Housing Construction & Rhode Island’s Workforce 8

Housing Affordability, Homelessness & Lifelong Health 9

Rhode Island’s Future Housing Need 11

Wrap Up 13

Local Housing Facts 15

Public Investment in Affordable Housing 57

Appendix 61
Monthly Housing Costs & Income

Having an adequate supply of housing that is affordable for all Rhode Islanders not only offers residents a chance at better housing, but helps to ensure that workers can fully participate in the local economy, by shopping at local markets and eating at local restaurants. Across the state, Rhode Islanders need better, more affordable housing; homeownership is affordable on the average K-12 teacher’s salary in only 16 of Rhode Island’s 39 communities.

Average monthly housing costs for Rhode Island homeowners lowered slightly between 2014 and 2015, dropping from $1,689 to $1,632 a month. However, while these costs have decreased, this has not translated into an increased supply of housing stock on the market.

Forty percent of Rhode Island households rent. Many professions—clerical workers, restaurant workers, retail workers, bank tellers, construction workers, and childcare providers for example—typically don’t earn enough to afford market rate rents anywhere in Rhode Island. Compounding that problem, housing expenses for renters increased slightly between 2014 and 2015, rising from $1,172 to $1,238.

For the average renter, homeownership remains out of reach. The average private sector wage and the state’s minimum wage have shown less than 1 percent increases, not enough to keep pace with the rising cost of living.
What Do Cost Burdens Mean?

A household is considered cost burdened if it spends more than 30 percent of its annual income on housing costs. For example, for a Rhode Island household earning $50,000, housing and utility costs combined should not exceed $15,000 annually or about $1,250 monthly. The rationale is that households spending only 30 percent of their income on housing costs maintain the ability to afford other items such as food, healthcare, transportation, and childcare expenses.

Households spending more than 50 percent of their income on housing are considered severely cost burdened.

Housing Cost Burdens Persist

From 2000 to 2014, the percent of both homeowner and renter households that are considered cost burdened increased in Rhode Island. Currently, half of all Rhode Island renter households, about 1 in 3 homeowner households with a mortgage, and 1 in 5 homeowner households without a mortgage are cost burdened.

High housing cost burdens make it difficult for lower-income workers to save money or invest in education as a way to move out of poverty. The incidence of cost burdens among Rhode Island’s lowest earners approaches 80 percent of households.

In addition, according to the findings in Projecting Future Housing Needs, a 2016 report commissioned by Rhode Island Housing, households earning between $21,651 and $57,750—encompassing Rhode Island’s median income—saw a 30 to 40 percent increase in cost burdens between 2000 and 2012; this trend continues.
Where Can You Afford to Own?

In 2015, a household earning the state’s median household income of $54,891 would only be able to afford a median priced single family home in six of Rhode Island’s cities and towns. What income do you need to affordably purchase a median priced single family home in your community? How do your neighboring communities compare?

<table>
<thead>
<tr>
<th>City/Town</th>
<th>Annual income needed to affordably purchase a median priced home in this community</th>
</tr>
</thead>
<tbody>
<tr>
<td>CENTRAL FALLS</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>PROVIDENCE (without East Side)</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>PAWTUCKET</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WOONSOCKET</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WEST WARWICK</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WARWICK</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>EAST PROVIDENCE</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>CRANSTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NORTH PROVIDENCE</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>BURLINGTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>COVENTRY</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>JOHNSTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>TIVERTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>HOPKINTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NORTH SMITHFIELD</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>GLOCESTER</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>RICHMOND</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WARREN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>FOSTER</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>SMITHFIELD</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WESTERLY</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>SCITUATE</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>CUMBERLAND</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>EXETER</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>BRISTOL</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>LINCOLN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WEST GREENWICH</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>SOUTH KINGSTOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>CHARLESTOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NORTH KINGSTOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>PORTSMOUTH</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NARRAGANSETT</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>MIDDLETOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NEWPORT</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>BARRINGTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>LITTLE COMPTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>EAST GREENWICH</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>PROVIDENCE (East Side)</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>JAMESTOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NEW SHOREHAM</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
</tbody>
</table>

Median household income $54,891
Median owner household income $78,105
In 2015, the state’s median renter household income was $30,718 which is $24,173 below the state’s overall median household income. What income do you need to affordably rent an average 2-bedroom apartment in your community? How do your neighboring communities compare?

### Where Can You Afford to Rent?

In 2015, Rhode Island households earning $30,000 or less could not affordably rent an average priced 2-bedroom apartment in any Rhode Island city or town.

<table>
<thead>
<tr>
<th>City/Town</th>
<th>Annual income needed to affordably rent a 2-bedroom apartment in this community</th>
</tr>
</thead>
<tbody>
<tr>
<td>CENTRAL FALLS</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WOONSOCKET</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>PROVIDENCE (without East Side)</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>PAWTUCKET</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WEST WARWICK</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>BURRILLVILLE</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>CRANSTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WARREN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NORTH PROVIDENCE</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>CUMBERLAND</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WESTERLY</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>EAST PROVIDENCE</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>LINCOLN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>COVENTRY</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>JOHNSTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>CHARLESTOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>BRISTOL</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>BARRINGTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WARWICK</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>SCITUATE</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>PROVIDENCE (East Side)</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NARRAGANSETT</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>EAST GREENWICH</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>MIDDLETOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>PORTSMOUTH</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>SOUTH KINGSTOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>TIVERTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NEWPORT</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NORTH KINGSTOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NORTH SMITHFIELD</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>EXETER</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>FOSTER</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>GLOUCESTER</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>HOPKINTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>JAMESTOWN</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>LITTLE COMPTON</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>NEW SHOREHAM</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>RICHMOND</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>SMITHFIELD</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
<tr>
<td>WEST GREENWICH</td>
<td>≤ $30,000 ≤ $50,000 ≤ $70,000 ≤ $100,000 &gt; $100,000</td>
</tr>
</tbody>
</table>

**Median household income:** $54,891  **Median renter household income:** $30,718
## Decreased Purchasing Power for Owners and Renters

**Based on 55,800 Cost Burdened **OWNER **Households**

<table>
<thead>
<tr>
<th>Current Housing</th>
<th>If Housing were NOT a Cost Burden</th>
<th>Decreased Purchasing Power</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PER HOUSEHOLD YEARLY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>$22,562</strong> PER YEAR</td>
<td><strong>$13,851</strong> PER YEAR</td>
<td><strong>$8,711</strong> PER YEAR</td>
</tr>
<tr>
<td>It is estimated that a typical cost burdened household spends an average of $22,562 per year on their mortgage and housing expenses.</td>
<td>This household would average $13,851 per year on their mortgage and housing expenses if they lived in housing affordable to them.</td>
<td>Housing cost burdens decrease this household’s purchasing power by an average of $8,711 annually.</td>
</tr>
<tr>
<td><strong>STATEWIDE YEARLY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>$1.26 BILLION</strong> PER YEAR</td>
<td><strong>$773 MILLION</strong> PER YEAR</td>
<td><strong>$486 MILLION</strong> PER YEAR</td>
</tr>
<tr>
<td>Collectively, these 55,800 households spend an estimated $1.26 billion on their mortgage and housing expenses.</td>
<td>Collectively, these households would spend an estimated $773 million a year on their mortgage and housing expenses if they lived in housing affordable to them.</td>
<td>Collectively, housing cost burdens decrease these 55,800 households’ purchasing power by an estimated $486 million annually.</td>
</tr>
</tbody>
</table>

The savings generated through housing that is affordable allow owner households to more actively participate in their local economy, build equity in their homes, and afford daily necessities such as healthcare and reliable transportation.

**Based on 76,150 Cost Burdened **RENTER **Households**

<table>
<thead>
<tr>
<th>Current Housing</th>
<th>If Housing were NOT a Cost Burden</th>
<th>Decreased Purchasing Power</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PER HOUSEHOLD YEARLY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>$11,009</strong> PER YEAR</td>
<td><strong>$5,038</strong> PER YEAR</td>
<td><strong>$5,971</strong> PER YEAR</td>
</tr>
<tr>
<td>It is estimated that a typical cost burdened renter household spends an average of $11,009 per year on rent and utilities.</td>
<td>This household would average $5,038 per year on rent and utilities if they lived in housing affordable to them.</td>
<td>Housing cost burdens decrease this household’s purchasing power by an average of $5,971 annually.</td>
</tr>
<tr>
<td><strong>STATEWIDE YEARLY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>$838 MILLION</strong> PER YEAR</td>
<td><strong>$384 MILLION</strong> PER YEAR</td>
<td><strong>$455 MILLION</strong> PER YEAR</td>
</tr>
<tr>
<td>Collectively, these 76,150 households spend an estimated $838 million on rent and utilities.</td>
<td>Collectively, these households would spend an estimated $384 million a year on their rent and utilities if they lived in housing affordable to them.</td>
<td>Collectively, housing cost burdens decrease these 76,150 households’ purchasing power by an estimated $455 million annually.</td>
</tr>
</tbody>
</table>

The savings generated through housing that is affordable allow renter households to pursue homeownership and continuing education, and afford daily necessities such as healthcare and reliable transportation.
Building homes, both for ownership and rental opportunity, generates substantial local economic activity. New construction creates jobs for residents and additional revenue for local governments, while new and affordable homes allow for growth of the workforce.

### Housing Needs in Rhode Island

According to the findings in *Projecting Future Housing Needs*, the rate of residential construction in Rhode Island has failed to keep up with the need for additional housing units.

Residential construction jobs remain 33 percent lower than in 2005, falling 11 percent per year between 2007 and 2011. This accounts for a loss of 6,500 jobs.8

HousingWorks RI applied two scenarios to statewide population growth. A Status Quo scenario projects population growth in Rhode Island assuming rates continue as they are today (birth, death, migration rates). A Stronger Growth scenario estimates population growth under an improving Rhode Island economy.

Due to Rhode Island’s very low levels of housing unit production over the past three decades, and the fact that its housing stock is some of the oldest in the country, increased production will be necessary to meet projected housing demands and quality standards.

Eighty percent of the anticipated 34,610 to 40,230 new housing units needed in Rhode Island by 2025 will be multifamily units.

This represents almost ten times the number of multifamily units developed in Rhode Island in the past 10 years. Multifamily units are commonly found throughout the state as duplexes, triple-deckers, courtyard apartments, or apartment complexes.

Nationally, multifamily rental housing has been a real boon to the economy and local communities. Fueled by demographic and housing preference changes, the apartment industry and its 36 million residents contributed an impressive $1.3 trillion to the U.S. economy and supported 12.3 million jobs in 2013.9

While increased investment in the development and preservation of housing throughout the state is needed to bolster the economy, addressing the significant existing shortfall of homes affordable to low-income Rhode Islanders will require federal, state, and private resources.

#### NEW HOUSING DEMAND BY 2025

<table>
<thead>
<tr>
<th></th>
<th>Status Quo 2025</th>
<th>Stronger Growth 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>9,343</td>
<td>12,011</td>
</tr>
<tr>
<td>Own</td>
<td>25,267</td>
<td>28,220</td>
</tr>
</tbody>
</table>

#### NEW HOUSING DEMAND BY UNIT TYPE

<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>Units in Properties with: 5+ Units</th>
<th>2-4 Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status Quo 2025</td>
<td>14,205</td>
<td>15,628</td>
<td>7,464</td>
</tr>
<tr>
<td>Stronger Growth 2025</td>
<td>15,181</td>
<td>17,585</td>
<td>4,777</td>
</tr>
</tbody>
</table>
Housing Construction & Rhode Island’s Workforce

In Rhode Island, low levels of housing unit production affect housing accessibility and stability for those living at the middle to low ends of the economic ladder.

Lack of affordable housing across income brackets creates many challenges for working families, seniors living on fixed incomes, and recent graduates looking to stay in Rhode Island. An increase in housing unit production not only provides residents the ability to stay in Rhode Island, it creates jobs for current and future residents.

In Rhode Island, low levels of housing unit production affect housing accessibility and stability for those living at the middle to low ends of the economic ladder.

Having an adequate supply of homes affordable to Rhode Islanders will help ensure that Rhode Island can build a strong and diversified economy in which workers at every income level have a safe place to call home.

Business leaders have reported that a lack of local affordable housing makes recruiting and retaining employees more difficult.

When wages fall below local housing costs, workers tend to take on longer commutes, moving farther away from their employer.¹⁰

National research shows that the cost of providing permanent homes with integrated support services is equal to or less than the cost of assisting a person who remains homeless.

Permanent supportive housing provides us with a good example of how the state’s investment in safe, affordable housing can save public dollars spent on healthcare.

Ensuring an adequate supply of long-term affordable homes is one way Rhode Island can enhance its investment in public education.

Children’s academic success hinges on a stable, safe, living environment which can prevent chronic absenteeism.

Housing within financial reach allows residents to focus on improving their economic security and plan for future financial success.

When local workers are able to reside in housing that’s affordable to them, they are more likely to stay in the state and contribute to the local economy. The development of affordable housing has proven to be an economic driver, supporting the creation of thousands of jobs in the construction industry and other related fields. With Rhode Island’s residential construction dormant, this remains problematic for the economy.
Across the sectors of Public Health, Healthcare, and Community Development, safe and affordable housing has been identified as a basic need that stabilizes many social determinants of health.

Social Determinants of Health

According to the Centers for Disease Control and Prevention, the social determinants of health are the conditions of the places where people live, learn, work and play that affect health risks and outcomes. Access to affordable housing can lower household expenses, freeing up income for better quality food and healthcare, reducing stress and lowering school absentee rates of children.

Affordable Housing and Healthcare Costs

For low-income families, seniors, and homeless individuals, access to affordable housing significantly impacts positive health outcomes and greatly reduces use of high cost care. A recent study conducted by the Center for Outcomes Research and Education found that primary care visits went up after low-income individuals moved into affordable housing while emergency department use went down. This shift in healthcare use lowers the cost to the healthcare system overall, showing the likelihood that increased access to affordable housing could lead to decreased healthcare costs. Many states across the country are looking at housing interventions as a way to help lower Medicaid expenses.
Rhode Island is participating in Zero: 2016, a national campaign intended to end chronic and veteran homelessness. This effort has streamlined housing placements for veterans, individuals and families experiencing homelessness, and it has accelerated the work of the existing Opening Doors Rhode Island: The State’s Strategic Plan to Prevent and End Homelessness. Housing Placement Committees use by-name lists prioritized by vulnerability and a case conferencing model engaging housing and service providers to make housing placements, as well as to move policy and systems change efforts forward. From January 2015 through June 2016, 310 veterans have been housed. In the same time period, the campaign housed 357 chronically homeless persons. The Zero: 2016 campaign has also worked to address housing barriers related to constituents with utilities arrearages and criminal histories while connecting providers to resources to aid constituents with access to income and health services necessary for long-term successful housing.

“Securing affordable housing for vulnerable families with children, older adults and formerly homeless individuals is indeed the platform for increasing access to primary and preventative care. It is also a critical and necessary long-term investment.”
– Dr. Megan T. Sandel, MD, MPH

**Older Adults**
Rhode Island’s population is aging; the number of older residents is projected to increase 21 percent over the next ten years. Population growth among residents 55 and older will have a great impact on the healthcare system as well as housing. According to the 2015 United States of Aging Survey, 75 percent of older adults intend to live in their current home until their death, while 38 percent of professional caregivers of older adults say access to affordable housing is a major concern. Local efforts within the healthcare sector to serve seniors in the community instead of the nursing home, have found lack of affordable housing to be a major obstacle.

**Homeless Individuals & Families**
Research shows that homelessness negatively affects health outcomes. From birth to old age, a stable home is a predictor of childhood development, adult well-being, and health status later in life. Pregnant women who are homeless experience greater rates of mental and physical stress that negatively impact prenatal development. Childhood homelessness increases rates of sickness, poor nutrition and obesity, conditions that may negatively impact a person’s health throughout the lifespan. Utilization of emergency department care is also higher among homeless individuals which greatly increases State Medicaid expenses.

**HOMELESSNESS IN RHODE ISLAND**

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>35.9%</td>
<td>4,263</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Group</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>single adults</td>
<td>2,733</td>
</tr>
<tr>
<td>children</td>
<td>988</td>
</tr>
<tr>
<td>veterans</td>
<td>298</td>
</tr>
</tbody>
</table>

Rhode Island is participating in Zero: 2016, a national campaign intended to end chronic and veteran homelessness. This effort has streamlined housing placements for veterans, individuals and families experiencing homelessness, and it has accelerated the work of the existing Opening Doors Rhode Island: The State’s Strategic Plan to Prevent and End Homelessness. Housing Placement Committees use by-name lists prioritized by vulnerability and a case conferencing model engaging housing and service providers to make housing placements, as well as to move policy and systems change efforts forward. From January 2015 through June 2016, 310 veterans have been housed. In the same time period, the campaign housed 357 chronically homeless persons. The Zero: 2016 campaign has also worked to address housing barriers related to constituents with utilities arrearages and criminal histories while connecting providers to resources to aid constituents with access to income and health services necessary for long-term successful housing.
Rhode Island is projected to see increases in the number of older residents and, to a lesser extent, 20 – 44 year olds; other age groups will decline.

The data in Projecting Future Housing Needs indicates that since 2010, Rhode Island’s natural population increase has averaged 1,350 annually, which is roughly half the annual natural increase of the prior decade. The state’s birth rate has dropped since 2010, while annual death rates have increased slightly.

In a Status Quo scenario, where migration patterns and natural increases continue at the average rates Rhode Island has experienced over the past four years, the population is projected to grow 3.3 percent by 2025; an increase of 34,500.

In a Stronger Growth scenario, where in-migration rates are elevated and out-migration rates drop due to a strengthened economy, Rhode Island’s population is projected to increase 4.5 percent by 2025. This is an increase of 47,379 persons, or 14,263 more than in the Status Quo scenario.

The largest population changes have and will occur among older Rhode Islanders. Between 2000 and 2014, the state’s largest population age group shifted from 25 – 44 year olds to 45 – 64 year olds. The population aged 65 and older is projected to increase by 40 percent over the next ten years; it is predicted to rise from 16 to 21 percent.

As this demographic shift unfolds, Rhode Island will need more housing units and—because older households tend to be smaller households—more variety in its housing stock.
Moving into the future, Rhode Island must address the needs of its aging population while also retaining students and attracting a diverse workforce. Appropriate housing stock is a key component of this. Downsizing options and starter homes are often similar housing types—and not readily available in Rhode Island’s current inventory.

**PROJECTED HOUSING NEED BY 2025**

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Housing Units Needed</th>
<th>Increase in Need from 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2025: Status Quo Scenario</strong></td>
<td>34,610</td>
<td>8%</td>
</tr>
<tr>
<td><strong>2025: Stronger Growth Scenario</strong></td>
<td>40,231</td>
<td>10%</td>
</tr>
</tbody>
</table>

As of 2014, there were 462,930 housing units in Rhode Island. Of those, 409,569 were occupied with individuals or groups: households. (The remaining housing units were unoccupied: seasonal or vacation homes, vacant but for rent or sale, and temporarily off the market for repairs or foreclosure.) Because a young workforce and an aging population of Rhode Islanders both form smaller—and therefore more—households, household growth will outstrip population growth. For example, in a Status Quo scenario population will grow by 3.3 percent, but the number of households will grow by 11 percent. Likewise, in a Stronger Growth scenario population will grow by 5 percent, but the number of households will grow by 12.9 percent.

**PROJECTED HOUSEHOLD GROWTH BY 2025**

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Households</th>
<th>Increase from 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2025: Status Quo Scenario</strong></td>
<td>457,010</td>
<td>11%</td>
</tr>
<tr>
<td><strong>2025: Stronger Growth Scenario</strong></td>
<td>462,422</td>
<td>12.9%</td>
</tr>
</tbody>
</table>

2025: Status Quo Scenario | 47,441 MORE HOUSEHOLDS
2025: Stronger Growth Scenario | 52,853 MORE HOUSEHOLDS
Household changes for older householders are projected to change the composition of all Rhode Island households by 2025.

The largest change will be for households headed by someone age 65 and older; these households are projected to increase from 23 percent to 32 percent of all households by 2025.

Given the expected increase from 2014 to 2025 in the number of householders age 65 years or older, which typically has higher rates of single person households, single person households are projected to grow by over 16,300 to 32 percent of households, compared to 30 percent in the prior decade.

The average Rhode Island household size of 2.47 people per unit is already smaller than the national average of 2.54, and is expected to get smaller. By 2025 Rhode Island household size will drop to 2.3 people per unit.

Also noteworthy is the fact that 75 percent of new households expected to be established by 2025 will have incomes at or below 80 percent of the Area Median Income (AMI), simply because the strongest growth in household formation will be among young workers and older Rhode Islanders.

Under the Stronger Growth scenario Rhode Island anticipates an uptick in population growth among younger working age persons, and a corresponding increase in the number of householders ages 15 to 29 and 30 to 44. Households with four or more persons and non-family multi-person households (mostly younger renters) are projected to see only marginal increases.

These factors point to multifamily or multigenerational housing options as promising solutions. Rhode Island has a higher percentage of multifamily rental units built prior to 1940 than any other state, and the effects of minimal recent investment and deferred maintenance are evident. Rehabilitation of existing stock and public investment in new housing stimulates the economy and allows for a better match between population needs and housing inventory.

**Wrap Up**

While Rhode Island continues to make progress towards recovery from the recession, housing affordability and accessibility remains a challenge statewide.

Only five cities and towns meet the 10 percent benchmark for affordable housing stock in their communities. With the projected population growth, an increase in housing unit production and public investment in affordable housing will be necessary to meet the housing needs of both the workforce and aging baby boomers.

Diversity in housing options will be key to stabilizing a thriving economy in Rhode Island. From multifamily units to single family homes, more rental and ownership options for those at every income level are needed. An increase in housing unit production across the income spectrum not only keeps Rhode Islanders in Rhode Island, it creates jobs within the construction trade and can lower housing cost burdens which in turn increases local purchasing power.
LOCAL HOUSING FACTS
**RHODE ISLAND**

**POPULATION** 1,053,252  **HOUSEHOLDS** 409,569  **60% OWN**  **40% RENT**

**MEDIAN SINGLE FAMILY HOME PRICE**

- **$225,000**
- Assumed down payment $7,875
- Mortgage amount $217,125
- Monthly housing payment $1,632

**$65,284** Income needed to afford this

**MEDIAN HOME PRICE: COMPARISON**

- 2010 $228,292  2015 $225,000  1% DECREASE
- 2005 $343,345  2015 $338,900  34% DECREASE

**AVERAGE 2-BEDROOM RENT**

- **$1,238**
- **$49,520** Income needed to afford this

**RENTAL / 2BR: COMPARISON**

- 2010 $1,266  2015 $1,238  2% DECREASE
- 2005 $1,392  2015 $1,238  11% DECREASE

**AFFORDABILITY**

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Below are affordable housing payments of certain income levels

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Below are affordable housing payments of certain income levels

**HOUSING STOCK**

Rhode Island: 462,930

- **Multifamily** 44%
- **Single family** 56%
- **Affordable Housing** 8.3%

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- 2005-2015
- 2015: 998
- 2005: 2,836

---

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

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

A household is considered burdened if it spends 30% or more of its income on housing costs.
**MEDIAN SINGLE FAMILY HOME PRICE**

- Rhode Island: $1,632
- Single family: $1,238
- Multifamily: $1,632

Income needed to afford this: $119,192

**AFFORDABILITY**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Rhode Island: $2,980
- Barrington: $1,632

- 30% Average Private Sector Wage in Barrington: $2,980
- 30% Median Renter Household Income for area: $1,632
- 30% Minimum Wage in Rhode Island: $1,500

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Rhode Island: $1,238
- Barrington: $1,336

- 30% Average Private Sector Wage in Barrington: $1,238
- 30% Median Renter Household Income for area: $1,336
- 30% Minimum Wage in Rhode Island: $1,500

**AVERAGE 2-BEDROOM RENT**

- Rhode Island: $53,440
- Barrington: $1,368

Income needed to afford this: $119,192

**RENTAL / 2BR: COMPARISON**

- Rhode Island: $1,450
- Barrington: $1,370

- 30% Median Renter Household Income for area: $1,450
- 30% Minimum Wage in Rhode Island: $1,370

**HOUSING STOCK**

- Rhode Island: 462,930
- Barrington: 6,516

- 88% OWN
- 12% RENT

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- Rhode Island: 998
- Barrington: 2,836

**LOCAL HOUSING FACTS**

HousingWorks RI @ RWU | 2016 Housing Fact Book
**BRISTOL**

**POPULATION** 22,493  |  **HOUSEHOLDS** 8,545  |  **68% OWN**  |  **32% RENT**

---

### MEDIAN SINGLE FAMILY HOME PRICE

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>5 YEAR</th>
<th></th>
<th>2005</th>
<th>2015</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assumed down payment</td>
<td>$10,290</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage amount</td>
<td>$283,710</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monthly housing payment</td>
<td>$1,995</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>5 YEAR</th>
<th></th>
<th>2005</th>
<th>2015</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rhode Island</td>
<td>$294,000</td>
<td>$288,400</td>
<td>4% DECREASE</td>
<td></td>
<td>$432,283</td>
<td>$442,300</td>
<td>3% INCREASE</td>
</tr>
<tr>
<td>Bristol</td>
<td>$79,784</td>
<td>$76,223</td>
<td>4% DECREASE</td>
<td></td>
<td>$107,260</td>
<td>$103,200</td>
<td>2% DECREASE</td>
</tr>
</tbody>
</table>

**AVERAGE 2-BEDROOM RENT**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>5 YEAR</th>
<th></th>
<th>2005</th>
<th>2015</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assumed down payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage amount</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monthly housing payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Rental / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th>2010</th>
<th>2015</th>
<th>5 YEAR</th>
<th></th>
<th>2005</th>
<th>2015</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,314</td>
<td>$1,325</td>
<td>1% INCREASE</td>
<td></td>
<td>$1,350</td>
<td>$1,325</td>
<td>2% DECREASE</td>
</tr>
</tbody>
</table>

**AFFORDABILITY**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

<table>
<thead>
<tr>
<th></th>
<th>Bristol</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,995</td>
<td>$1,632</td>
<td></td>
</tr>
</tbody>
</table>

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

<table>
<thead>
<tr>
<th></th>
<th>Bristol</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,325</td>
<td>$1,238</td>
<td></td>
</tr>
</tbody>
</table>

**HOUSING STOCK**

<table>
<thead>
<tr>
<th></th>
<th>Bristol: 9,316</th>
<th>Rhode Island: 462,930</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>38%</td>
<td>44%</td>
</tr>
<tr>
<td>Single family</td>
<td>62%</td>
<td>56%</td>
</tr>
<tr>
<td>Affordable</td>
<td>5.9%</td>
<td>8.3%</td>
</tr>
<tr>
<td>Housing stock</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- **Bristol**: 2005 - 69, 2015 - 16
- **Rhode Island**: 2005 - 2,836, 2015 - 998
**BURRILLVILLE**

**MEDIAN SINGLE FAMILY HOME PRICE**

- **Rhode Island**: $211,000
- **Assumed down payment**: $7,385
- **Mortgage amount**: $203,615
- **Monthly housing payment**: $1,527

**Income needed to afford this**: $61,090

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>2005</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 YEAR</td>
<td>$207,637</td>
<td>2% INCREASE</td>
<td>$332,544</td>
<td>37% DECREASE</td>
</tr>
<tr>
<td>10 YEAR</td>
<td>$207,637</td>
<td>$203,615</td>
<td>$1,527</td>
<td></td>
</tr>
</tbody>
</table>

**AVERAGE 2-BEDROOM RENT**

- **Burrillville**: $1,183
- **Rhode Island**: $47,320

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>2005</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 YEAR</td>
<td>$1,387</td>
<td>15% DECREASE</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>10 YEAR</td>
<td>$1,183</td>
<td>$1,238</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HOUSING STOCK**

- **Burrillville**: 6,730
  - **Multifamily**: 33%
  - **Single family**: 67%
  - **Affordable Housing**: 8.6%
  - **% of year-round housing stock**: 8.3%
- **Rhode Island**: 462,930
  - **Multifamily**: 44%
  - **Single family**: 56%
  - **Affordable Housing**: 8.3%
  - **% of year-round housing stock**: 8.3%

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- **Burrillville**: 2,836
- **Rhode Island**: 998

**AFFORDABILITY**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- **Burrillville**: $1,527
- **Rhode Island**: $1,632

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **Burrillville**: $1,183
- **Rhode Island**: $47,320

**COST BURDENED OWNERS: 34%**

- **Burrillville**: 34%
- **Rhode Island**: 34%

**COST BURDENED RENTERS: 55%**

- **Burrillville**: 55%
- **Rhode Island**: 52%

**30% Minimum Wage in Rhode Island**: $332,544

**30% Average Private Sector Wage in Burrillville**: $972

**30% Median Renter Household Income for area**: $769

**30% Median Renter Household Income for area**: $432

**N/A: Insufficient data**
**CENTRAL FALLS**

**MEDIAN SINGLE FAMILY HOME PRICE**
- Rhode Island: $1,632
- Single family: $1,238
- Multifamily: $0

**AFFORDABILITY**
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**
- Rhode Island: $959
- Central Falls: $1,632
- 30% Minimum Wage in Rhode Island: $432
- 30% Median Renter Household Income for area: $769
- 30% Average Private Sector Wage in Central Falls: $827

**RENTERS: MONTHLY COST OF AVERAGE 2BR**
- Rhode Island: $1,238
- Central Falls: $960
- 30% Median Renter Household Income for area: $769
- 30% Average Private Sector Wage in Central Falls: $827

**CENTRAL FALLS: 7,730**
- Rhode Island: 462,930
- Multifamily: 88%
- Single family: 12%
- Affordable Housing: 11.2%

**HOUSING STOCK**
- Rhode Island: 462,930
- Multifamily: 44%
- Single family: 56%
- Affordable Housing: 8.3%

**ANNUAL BUILDING PERMITS: Total Units Authorized**
- Rhode Island: 998
- Central Falls: 2,836
CHARLESTOWN

POPULATION 7,788 | HOUSEHOLDS 3,173 | 81% OWN | 19% RENT

MEDIAN SINGLE FAMILY HOME PRICE

Rhode Island

$1,632

$1,238

$335,000

Assumed down payment: $11,725

Mortgage amount: $323,275

Monthly housing payment: $2,154

$86,157

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

2010 2015 2005 2015

10 YEAR

5 YEAR

Charlestown

$380,487

$308,263

12% DECREASE

Rhode Island

$473,207

$572,142

29% DECREASE

AVERAGE 2-BEDROOM RENT

$1,131

$52,720

Income needed to afford this

RENTAL / 2BR: COMPARISON

2010 2015 2005 2015

10 YEAR

5 YEAR

Charlestown

N/A

N/A

Rhode Island

$52,720

$1,318

COST BURDENED OWNERS: 32%

Rhode Island: 34%

COST BURDENED RENTERS: 48%

Rhode Island: 52%

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

Below are affordable housing payments of certain income levels

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

$2,154

$1,632

$1,411

30% Average Private Sector Wage in Charlestown

$976

$765

$380

30% Median Renter Household Income for area

30% Minimum Wage in Rhode Island

RENTERS: MONTHLY COST OF AVERAGE 2BR

$1,318

$1,238

30% Average Private Sector Wage in Charlestown

$976

$765

$380

30% Minimum Wage in Rhode Island

HOUSING STOCK

Charlestown: 4,870

Rhode Island: 462,930

Multifamily 10% 44%

Single family 90% 56%

Affordable Housing 2.2% 8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized

Charlestown


54

34

Rhode Island


2,836

998

HousingWorks RI @ RWU | 2016 Housing Fact Book

LOCAL HOUSING FACTS | 21
COVENTRY

POPULATION 34,992 | HOUSEHOLDS 13,653 | 79% OWN | 21% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$210,000  |  Assumed down payment $7,350  |  Mortgage amount $202,650  |  Monthly housing payment $1,558

$62,338  |  Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coventry</td>
<td>$195,679</td>
<td>$210,000</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$314,642</td>
<td>$335,000</td>
</tr>
</tbody>
</table>

5 YEAR | 7% INCREASE | 10 YEAR | 33% DECREASE

AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

<table>
<thead>
<tr>
<th>Income needed to afford this</th>
<th>Coventry</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,558</td>
<td>$1,558</td>
<td></td>
</tr>
<tr>
<td>$1,632</td>
<td>$1,632</td>
<td></td>
</tr>
</tbody>
</table>

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

<table>
<thead>
<tr>
<th>Income needed to afford this</th>
<th>Coventry</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,288</td>
<td>$1,288</td>
<td></td>
</tr>
<tr>
<td>$1,338</td>
<td>$1,338</td>
<td></td>
</tr>
</tbody>
</table>

AVERAGE 2-BEDROOM RENT

$1,288  | 51,520  | Income needed to afford this

RENTAL / 2BR: COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coventry</td>
<td>$1,175</td>
<td>$1,288</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$1,337</td>
<td>$1,558</td>
</tr>
</tbody>
</table>

5 YEAR | 10% INCREASE | 10 YEAR | 4% DECREASE

HOUSING STOCK

Coventry: 14,559
Rhode Island: 462,930

Multifamily 19%  | 44% | Single family 81%  | 56% | Affordable Housing 5.4%  | 8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized

Coventry: 98  | 2015: 60
Rhode Island: 998  | 2015: 2,836
Rhode Island

$1,632
$1,238

Multifamily
Single family
Affordable Housing

% of year-round housing stock

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

$1,486
$1,632

30% Average Private Sector Wage in Cranston
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

COST BURDENED OWNERS: 36% | Rhode Island: 34%
A household is considered burdened if it spends more than 30% of its income on housing costs.

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

$1,193
$1,238

30% Average Private Sector Wage in Cranston
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

COST BURDENED RENTERS: 53% | Rhode Island: 52%
A household is considered burdened if it spends more than 30% of its income on housing costs.

MEDIAN SINGLE FAMILY HOME PRICE

$195,000
Assumed down payment
Mortgage amount
Monthly housing payment

$6,825
$188,175
$1,486

$59,449
Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

10 YEAR
5 YEAR
2010
2015
2005
2015

$201,115
$215,944
$315,552
$355,100

3% DECREASE
38% DECREASE

AVERAGE 2-BEDROOM RENT

$1,193
$47,720
Income needed to afford this

RENTAL / 2BR: COMPARISON

10 YEAR
5 YEAR
2010
2015
2005
2015

$1,301
$1,301
$1,404
$1,404

8% DECREASE
15% DECREASE

HOUSING STOCK

Cranston: 32,544
Rhode Island: 462,930

Multifamily
38%
44%

Single family
62%
56%

Affordable Housing
5.4%
8.3%

% of year-round housing stock

ANNUAL BUILDING PERMITS: Total Units Authorized

Cranston
Rhode Island

297
50

2,836
998

LOCAL HOUSING FACTS | 23
CUMBERLAND

POPPULATION 33,930  |  HOUSEHOLDS 13,553  |  74% OWN  |  26% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$274,950  |  Assumed down payment $9,623  |  Mortgage amount $265,327  |  Monthly housing payment $1,923

$76,922 ← Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

<table>
<thead>
<tr>
<th>2010</th>
<th>2015</th>
<th>2005</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>$269,602</td>
<td>↑ 2% INCREASE</td>
<td>$394,380</td>
<td>↓ 30% DECREASE</td>
</tr>
</tbody>
</table>

AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

$1,923  |  $1,632  |  $1,265  |  $765  |  $432

30% Average Private Sector Wage in Cumberland  |  30% Median Renter Household Income for area  |  30% Minimum Wage in Rhode Island

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

$1,220  |  $1,238  |  $1,265  |  $765  |  $432

30% Average Private Sector Wage in Cumberland  |  30% Median Renter Household Income for area  |  30% Minimum Wage in Rhode Island

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

COST BURDENED OWNERS: 30%  |  Rhode Island: 34%

CUMBERLAND: 14,140  |  Rhode Island: 462,930

COST BURDENED RENTERS: 42%  |  Rhode Island: 52%

HOUSING STOCK

Cumberland: 14,140  |  Rhode Island: 462,930

Multifamily  |  Single family  |  Affordable Housing

34%  |  66%  |  6.1%

44%  |  56%  |  8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized

Cumberland

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>143</td>
<td>86</td>
<td>86</td>
<td>86</td>
<td>86</td>
<td>86</td>
<td>86</td>
<td>86</td>
<td>86</td>
<td>86</td>
<td>86</td>
</tr>
</tbody>
</table>

Rhode Island

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2,836</td>
<td>998</td>
<td>998</td>
<td>998</td>
<td>998</td>
<td>998</td>
<td>998</td>
<td>998</td>
<td>998</td>
<td>998</td>
<td>998</td>
</tr>
</tbody>
</table>
EAST GREENWICH

POPULATION 13,118  HOUSEHOLDS 5,018

76% OWN  24% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$410,000 Assumed down payment $14,350 Mortgage amount $395,650 Monthly housing payment $3,086

$123,452 Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

2010 2015 2005 2015

East Greenwich: $471,532 $13% DECREASE $640,207 $36% DECREASE

Rhode Island: $2,500 $2,000 $1,500 $1,000 $500 $0

AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

30% Average Private Sector Wage in East Greenwich

$1,396

East Greenwich

$1,097

Rhode Island

30% Median Renter Household Income for area

$1,238

East Greenwich

$852

Rhode Island

30% Minimum Wage in Rhode Island

$1,097

East Greenwich

$432

Rhode Island

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

COST BURDENED OWNERS: 31%  |  Rhode Island: 34%

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

30% Average Private Sector Wage in East Greenwich

$1,396

East Greenwich

$1,097

Rhode Island

30% Median Renter Household Income for area

$1,238

East Greenwich

$852

Rhode Island

30% Minimum Wage in Rhode Island

$1,097

East Greenwich

$432

Rhode Island

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

COST BURDENED RENTERS: 40%  |  Rhode Island: 52%

HOUSING STOCK

East Greenwich: 5,404
Rhode Island: 462,930

Multifamily 28%  |  Single family 72%  |  Affordable Housing 4.6%

44% 56% 8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized

East Greenwich

Rhode Island

HousingWorks RI @ RWU  |  2016 Housing Fact Book

LOCAL HOUSING FACTS  |  25
EAST PROVIDENCE

POPULATION 47,166 | HOUSEHOLDS 19,896 | 56% OWN | 44% RENT

MEDIAN SINGLE FAMILY HOME PRICE

- Assumed down payment: $6,475
- Mortgage amount: $178,525
- Monthly housing payment: $1,417

Income needed to afford this: $56,687

MEDIAN HOME PRICE: COMPARISON

<table>
<thead>
<tr>
<th>2010</th>
<th>2015</th>
<th>5 YEAR</th>
<th>2005</th>
<th>2015</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$206,550</td>
<td>$185,000</td>
<td>10% DECREASE</td>
<td>$315,552</td>
<td>$206,550</td>
<td>41% DECREASE</td>
</tr>
</tbody>
</table>

AFFORDABILITY

- Owners: Monthly cost of median price home
- Renters: Monthly cost of average 2BR

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

- Below are affordable housing payments of certain income levels
- Rhode Island: 34%
- East Providence: 34%

RENTERS: MONTHLY COST OF AVERAGE 2BR

- Below are affordable housing payments of certain income levels
- Rhode Island: 52%
- East Providence: 45%

HOUSING STOCK

- East Providence: 21,106
- Rhode Island: 462,930
- Multifamily: 45% 44%
- Single family: 55% 56%
- Affordable Housing: 9.8% 8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized

- East Providence: 2,836
- Rhode Island: 998

*Housing is considered affordable when a household spends 30% or less of its income on housing costs. A household is considered burdened if it spends more than 30% of its income on housing costs.*
**MEDIAN SINGLE FAMILY HOME PRICE**

- **Rhode Island**: $1,632
- **Single family**: $1,238
- **Multifamily**: $1,632

**Income needed to afford this**

**AFFORDABILITY**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- **Exeter**: $1,942
- **Rhode Island**: $1,632

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **Exeter**: $1,238
- **Rhode Island**: N/A

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- **Exeter**: 2,836
- **Rhode Island**: 998

**HOUSING STOCK**

- **Exeter**: 2,537
- **Rhode Island**: 462,930
  - Multifamily: 4%
  - Single family: 96%

**AFFORDABILITY**

- **Exeter**: 29%
- **Rhode Island**: 34%

**COST BURDENED OWNERS: 29%**

- **Exeter**: 29%
- **Rhode Island**: 34%

**COST BURDENED RENTERS: 56%**

- **Exeter**: 56%
- **Rhode Island**: 52%

**LOCAL HOUSING FACTS**

**HousingWorks RI @ RWU | 2016 Housing Fact Book**
Rhode Island: 462,930 44% 56% 8.3%

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

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

Foster: 1,726
Rhode Island: 462,930

AFFORDABILITY

Below are affordable housing payments of certain income levels

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Rhode Island: 34%

Foster: 7%
93%

RENTERS: MONTHLY COST OF AVERAGE 2BR

Rhode Island: 52%

N/A N/A N/A N/A

HOUSING STOCK

Foster: 1,726
Rhode Island: 462,930

Multifamily 7% 44%
Single family 93% 56%

Affordable Housing 2.0% 8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized
**GLOCESTER**

**POPULATION** 9,844  **HOUSEHOLDS** 3,599  **92% OWN**  **8% RENT**

**MEDIAN SINGLE FAMILY HOME PRICE**

- Rhode Island: $1,632
- Single family: $230,000
  - Assumed down payment: $8,050
  - Mortgage amount: $221,950
  - Monthly housing payment: $1,174

**AFFORDABILITY**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Glocester: $1,743
- Rhode Island: $1,632
- 30% Average Private Sector Wage in Glocester
- 30% Median Renter Household Income for area
- 30% Minimum Wage in Rhode Island

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Glocester: $1,238
- Rhode Island: N/A
- 30% Average Private Sector Wage in Glocester
- 30% Median Renter Household Income for area
- 30% Minimum Wage in Rhode Island

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- Glocester: 34 units
- Rhode Island: 998 units
HOPKINTON

Population 8,144  Households 3,398

79% Own  21% Rent

**Median Single Family Home Price**

- Rhode Island: $225,250
- Assumed down payment: $7,884
- Mortgage amount: $217,366
- Monthly housing payment: $1,657

- Hopkinton: $66,273

**Income needed to afford this**

**Median Home Price: Comparison**

- 2010: $244,599
- 2015: $225,250 (8% decrease)
- 2005: $368,347
- 2015: $217,366 (39% decrease)

**Average 2-Bedroom Rent**

- N/A

**Rental/2BR: Comparison**

- 2010: N/A
- 2015: N/A

**Housing Stock**

- Hopkinton: 3,735
- Rhode Island: 462,930

- Multifamily: 19%
- Single family: 81%
- Affordable Housing: 7.1%

**Annual Building Permits: Total Units Authorized**

- Hopkinton: 32 units
- Rhode Island: 998 units

**Affordability**

- Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**Owners: Monthly Cost of Median Price Home**

- Below are affordable housing payments of certain income levels:
  - 30% Average Private Sector Wage in Hopkinton: $769
  - 30% Median Renter Household Income for area: $1,632
  - 30% Minimum Wage in Rhode Island: $432

**Renters: Monthly Cost of Average 2BR**

- Below are affordable housing payments of certain income levels:
  - 30% Average Private Sector Wage in Hopkinton: $1,033
  - 30% Median Renter Household Income for area: $1,238
  - 30% Minimum Wage in Rhode Island: $443

**Cost Burdened Owners: 33% | Rhode Island: 34%**

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

**Cost Burdened Renters: 45% | Rhode Island: 52%**

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

**Notes:**

- N/A: Insufficient data
- 30% Average Private Sector Wage in Hopkinton: $1,033
- 30% Median Renter Household Income for area: $1,238
- 30% Minimum Wage in Rhode Island: $443

HousingWorks RI @ RWU | 2016 Housing Fact Book
JAMESTOWN

POPULATION: 5,444
HOUSEHOLDS: 2,438

80% OWN
20% RENT

MEDIAN SINGLE FAMILY HOME PRICE

Rhode Island
$1,632
$1,238

$585,000
$144,631

Assumed down payment
Mortgage amount
Monthly housing payment

Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

2010 2015
Rhode Island
$489,198 $674,797
20% INCREASE
13% DECREASE

5 YEAR 10 YEAR

2005 2015
Jamestown
$489,198 $585,000

AFFORDABILITY
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

30% Median Renter Household Income for area
30% Average Private Sector Wage in Jamestown
30% Minimum Wage in Rhode Island

$3,616 $1,632
$7,068 $5,964
$4,932

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

30% Median Renter Household Income for area
30% Average Private Sector Wage in Jamestown
30% Minimum Wage in Rhode Island

COST BURDENED OWNERS: 24% | Rhode Island: 34%
COST BURDENED RENTERS: 52% | Rhode Island: 52%

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

AVERAGE 2-BEDROOM RENT

Rhode Island: 462,930
Jamestown: 3,175
44%
87%

AFFORDABLE HOUSING
8.3%

30% Median Renter Household Income for area
30% Average Private Sector Wage in Jamestown
30% Minimum Wage in Rhode Island

30% Average Private Sector Wage in Jamestown
30% Minimum Wage in Rhode Island

ANNUAL BUILDING PERMITS: Total Units Authorized

Jamestown: 207
Rhode Island: 998

N/A

432

30% Median Renter Household Income for area
30% Average Private Sector Wage in Jamestown
30% Minimum Wage in Rhode Island

80% OWN
20% RENT

30% Average Private Sector Wage in Jamestown
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

N/A

30% Average Private Sector Wage in Jamestown
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

N/A

30% Average Private Sector Wage in Jamestown
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

N/A

HousingWorks R] @ RWU | 2016 Housing Fact Book

LOCAL HOUSING FACTS | 31
Rhode Island

$1,632  $1,238  $0  $0

Multifamily  Single family  Affordable Housing

% of year-round housing stock

HOUSING STOCK

Johnston: 12,804
Rhode Island: 462,930

Multifamily: 37%
Single family: 63%
Affordable Housing: 8.0%

ANNUAL BUILDING PERMITS: Total Units Authorized

Johnston


0 100 200

0 100 200

30% Average Private Sector Wage in Johnston
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

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

COST BURDENED OWNERS: 33%  |  Rhode Island: 34%
**MEDIAN SINGLE FAMILY HOME PRICE**

Rhode Island: $1,632

Lincoln: $1,232

**AFFORDABILITY**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

Below are affordable housing payments of certain income levels.

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Monthly Housing Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$2,037</td>
</tr>
<tr>
<td>$500</td>
<td>$1,632</td>
</tr>
<tr>
<td>$1,000</td>
<td>$1,305</td>
</tr>
<tr>
<td>$1,500</td>
<td>$769</td>
</tr>
<tr>
<td>$2,000</td>
<td>$432</td>
</tr>
</tbody>
</table>

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

Below are affordable housing payments of certain income levels.

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Monthly Housing Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$1,262</td>
</tr>
<tr>
<td>$500</td>
<td>$1,238</td>
</tr>
<tr>
<td>$1,000</td>
<td>$1,305</td>
</tr>
<tr>
<td>$1,500</td>
<td>$769</td>
</tr>
<tr>
<td>$2,000</td>
<td>$432</td>
</tr>
</tbody>
</table>

**HOUSING STOCK**

Lincoln: 8,756

Rhode Island: 462,930

- **Multifamily**: 40% (Lincoln: 44%)
- **Single family**: 60% (Lincoln: 56%)
- **Affordable Housing**: 6.4% (Lincoln: 8.3%)

**ANNUAL BUILDING PERMITS: Total Units Authorized**

Lincoln: 82

Rhode Island: 998
**LITTLE COMPTON**

**POPULATION** 3,491  **HOUSEHOLDS** 1,571  **77% OWN**  **23% RENT**

**MEDIAN SINGLE FAMILY HOME PRICE**

- $500,000  
  - Assumed down payment $17,500  
  - Mortgage amount $482,500  
  - Monthly housing payment $2,999

- **$119,942**  
  - Income needed to afford this

**MEDIAN HOME PRICE: COMPARISON**

- **5 YEAR**  
  - 2010 $445,713  
  - 2015 $722,130  
  - **12% INCREASE**

- **10 YEAR**  
  - 2005 $119,942  
  - 2015 $482,500  
  - **31% DECREASE**

**AFFORDABILITY**

- **OWNERS:** MONTHLY COST OF MEDIAN PRICE HOME

- $2,999  
  - $1,632

- **COST BURDENED OWNERS: 37%**  
  - Rhode Island: 34%

- **RENTERS:** MONTHLY COST OF AVERAGE 2BR

- N/A  
  - $1,238

- **COST BURDENED RENTERS: 45%**  
  - Rhode Island: 52%

**HOUSING STOCK**

- **Little Compton:** 2,282  
  - Rhode Island: 462,930

- **Multifamily:** 5%  
  - Single family: 95%

- **Affordable Housing:** 0.6%  
  - % of year-round housing stock: 8.3%

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- **Little Compton:** 2,836  
  - **Rhode Island:** 998
### Rhode Island

- Single family: $1,632
- Multifamily: $1,238

### Median Single Family Home Price

- **Rhode Island:** $361,000
- **Income needed to afford this:** $99,167

### Median Home Price: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Middletown</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$333,198</td>
<td>$331,198</td>
</tr>
<tr>
<td></td>
<td><strong>Increase</strong></td>
<td><strong>8%</strong></td>
</tr>
<tr>
<td>2015</td>
<td>$472,661</td>
<td>$522,661</td>
</tr>
<tr>
<td></td>
<td><strong>Decrease</strong></td>
<td><strong>24%</strong></td>
</tr>
</tbody>
</table>

### Average 2-Bedroom Rent

- **Rhode Island:** $1,406
- **Income needed to afford this:** $56,240

### Rental / 2BR: Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Middletown</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$1,375</td>
<td>$1,375</td>
</tr>
<tr>
<td></td>
<td><strong>Increase</strong></td>
<td><strong>2%</strong></td>
</tr>
<tr>
<td>2015</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Cost Burdened Owners: 34%

<table>
<thead>
<tr>
<th>Rhode Island</th>
<th>Middletown</th>
</tr>
</thead>
<tbody>
<tr>
<td>34%</td>
<td>34%</td>
</tr>
</tbody>
</table>

### Cost Burdened Renters: 54%

<table>
<thead>
<tr>
<th>Rhode Island</th>
<th>Middletown</th>
</tr>
</thead>
<tbody>
<tr>
<td>52%</td>
<td>54%</td>
</tr>
</tbody>
</table>

### Housing Stock

- **Middletown:** 7,456
- **Rhode Island:** 462,930

- **Multifamily:** 38%
- **Single family:** 62%
- **Affordable Housing % of year-round housing stock:** 5.6%

### Annual Building Permits: Total Units Authorized

- **Middletown:** 2,836
- **Rhode Island:** 998
Rhode Island:

- MEDIAN SINGLE FAMILY HOME PRICE: $382,500
  - Assumed down payment: $13,388
  - Mortgage amount: $369,113
  - Monthly housing payment: $2,428

- MULTIFAMILY: $0
  - SINGLE FAMILY: $0

- AFFORDABILITY:
  - OWNERS: MONTHLY COST OF MEDIAN PRICE HOME
    - Narragansett: $2,428
    - Rhode Island: $1,632
  - RENTERS: MONTHLY COST OF AVERAGE 2BR
    - Narragansett: $1,393
    - Rhode Island: $1,238

- ANNUAL BUILDING PERMITS: Total Units Authorized
  - Narragansett: 59
  - Rhode Island: 998

- HOUSING STOCK
  - Narragansett: 10,055
    - Multifamily: 20%
    - Single family: 80%
  - Rhode Island: 462,930
    - Multifamily: 44%
    - Single family: 56%
  - Affordable Housing: 3.8%
    - Rhode Island: 8.3%

- NARRAGANSETT:
  - Population: 15,786
  - Households: 7,004
  - 69% OWN
  - 31% RENT
  - Median Income:
    - 2010: $97,117
    - 2015: $1,393
  - Median Single Family Home Price:
    - 2010: $380,487
    - 2015: $524,430
  - Median 2-Bedroom Rent:
    - 2010: $1,397
    - 2015: N/A
  - Cost Burdened Owners:
    - Narragansett: 32%
    - Rhode Island: 34%
  - Cost Burdened Renters:
    - Narragansett: 59%
    - Rhode Island: 52%

- 30% Average Private Sector Wage in Narragansett
- 30% Median Renter Household Income for area
- 30% Minimum Wage in Rhode Island

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

- Housing is considered affordable when a household spends 30% or less of its income on housing costs.
Rhode Island

$1,632 $1,238

Multifamily
Single family
Affordable Housing

% of year-round housing stock

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

30% Median Renter Household Income for area
30% Average Private Sector Wage in Newport
30% Minimum Wage in Rhode Island

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

30% Median Renter Household Income for area
30% Average Private Sector Wage in Newport
30% Minimum Wage in Rhode Island

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

HOUSING STOCK

Newport: 13,170
Rhode Island: 462,930

Multifamily 57%
Single family 43%
Affordable Housing 17.1%

% of year-round housing stock 8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized

Newport
Rhode Island

HousingWorks RI @ RWU  |  2016 Housing Fact Book

LOCAL HOUSING FACTS  |  37
**NEW SHOREHAM**

**POPULATION** 893  |  **HOUSEHOLDS** 418  

**MEDIAN SINGLE FAMILY HOME PRICE**

<table>
<thead>
<tr>
<th>Income level</th>
<th>Assumed down payment</th>
<th>Mortgage amount</th>
<th>Monthly housing payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,200,000</td>
<td>$42,000</td>
<td>$1,158,000</td>
<td>$7,016</td>
</tr>
<tr>
<td>$280,635</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**AFFORDABILITY**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- **New Shoreham:** $7,016
- **Rhode Island:** $1,632

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **New Shoreham:** $1,238
- **Rhode Island:** $2,000

**HOUSING STOCK**

- **New Shoreham:** 1,834
- **Rhode Island:** 462,930

**ANNUAL BUILDING PERMITS**

- **New Shoreham:** 2,836
- **Rhode Island:** 998
Rhode Island

$1,632
$1,238

Multifamily
Single family
Affordable Housing

% of year-round housing stock

HOUSING STOCK

North Kingstown: 11,149
Rhode Island: 462,930

Multifamily 27%
Single family 73%
Affordable Housing 8.1%

46

$320,000

Assumed down payment
$11,200
Mortgage amount
$308,800
Monthly housing payment
$2,320

$92,787

Income needed to afford this

MORTGAGE / 2BR: COMPARISON

2010 2015
$331,029 $311,179
-6% DECREASE

5 YEAR

10 YEAR

$503,670 $402,591
25% DECREASE

$1,487

$59,480

Income needed to afford this

RENTAL / 2BR: COMPARISON

2010 2015
$1,365 $1,522
12% INCREASE

5 YEAR

10 YEAR

$1,522 $1,522
0% DECREASE

Affordability
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

30% Average Private Sector Wage in North Kingstown
$1,208
30% Median Renter Household Income for area
$769
30% Minimum Wage in Rhode Island
$432

COST BURDENED OWNERS: 34% | Rhode Island: 34%
A household is considered burdened if it spends more than 30% of its income on housing costs.

COST BURDENED RENTERS: 40% | Rhode Island: 52%
A household is considered burdened if it spends more than 30% of its income on housing costs.

ANNUAL BUILDING PERMITS: Total Units Authorized

North Kingstown

Rhode Island
**NORTH PROVIDENCE**

**POPULATION** 32,208  |  **HOUSEHOLDS** 14,082  |  **62% OWN**  |  **38% RENT**

---

**MEDIAN SINGLE FAMILY HOME PRICE**

- Rhode Island: $185,000
  - Assumed down payment: $6,475
  - Mortgage amount: $178,525
  - Monthly housing payment: $1,497

- North Providence: $59,870
  - Income needed to afford this

---

**AFFORDABILITY** Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS:** MONTHLY COST OF MEDIAN PRICE HOME

- Below are affordable housing payments of certain income levels

**RENTERS:** MONTHLY COST OF AVERAGE 2BR

- Below are affordable housing payments of certain income levels

---

**HOUSING STOCK**

<table>
<thead>
<tr>
<th>North Providence: 15,165</th>
<th>Rhode Island: 462,930</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily 50%</td>
<td>Single family 50%</td>
</tr>
<tr>
<td>affordable Housing 6.9%</td>
<td>% of year-round housing stock 8.3%</td>
</tr>
</tbody>
</table>

---

**ANNUAL BUILDING PERMITS:** Total Units Authorized

- North Providence: 2,836
- Rhode Island: 998
Rhode Island
$1,632
$1,238
Multifamily
Single family
Affordable Housing
% of year-round housing stock
HOUSING STOCK
North Smithfield: 5,026
Rhode Island: 462,930
Multifamily 36%
Single family 64%
Affordable Housing 8.2%
ANNUAL BUILDING PERMITS: Total Units Authorized
North Smithfield
Rhode Island
$243,000
$234,495
$1,700

Income needed to afford this
$67,990

MEDIAN HOME PRICE: COMPARISON
2010 2015
$272,809 $277,638
11% DECREASE

2005 2015
$394,441 $415,000
38% DECREASE

$1,632
$1,399
17% INCREASE

Rental / 2BR: COMPARISON
2010 2015
$1,328 $1,399
23% INCREASE

2005 2015
$1,399 $1,473
17% INCREASE

Average 2-Bedroom Rent
$67,990

Income needed to afford this
$1,632

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

$1,700
$1,632

Below are affordable housing payments of certain income levels

30% Average Private Sector Wage in North Smithfield
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

$1,700
$1,632

RENTERS: MONTHLY COST OF AVERAGE 2BR

$1,632
$1,238

Below are affordable housing payments of certain income levels

30% Average Private Sector Wage in North Smithfield
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

COST BURDENED OWNERS: 24%
Rhode Island: 34%

COST BURDENED RENTERS: 58%
Rhode Island: 52%

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

30% Average Private Sector Wage in North Smithfield
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

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

POPULATION 71,313  HOUSEHOLDS 28,124  44% OWN  56% RENT

MEDIAN SINGLE FAMILY HOME PRICE

$159,000  Assumed down payment $5,565  Mortgage amount $153,435  Monthly housing payment $1,211

$48,434  Income needed to afford this

MEDIAN HOME PRICE: COMPARISON

2010  2015
$158,174  $158,180  1% INCREASE

2005  2015
$281,418  $279,574  44% DECREASE

AFFORDABILITY

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

OWNERS: MONTHLY COST OF MEDIAN PRICE HOME

Below are affordable housing payments of certain income levels

$1,211  30% Average Private Sector Wage in Pawtucket
$1,632  30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

RENTERS: MONTHLY COST OF AVERAGE 2BR

Below are affordable housing payments of certain income levels

$1,140  30% Average Private Sector Wage in Pawtucket
$1,238  30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

HOUSING STOCK

Pawtucket: 31,873  Rhode Island: 462,930

Multifamily 65%  Single family 34%  Affordable Housing 8.9%

30% Average Private Sector Wage in Pawtucket
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

ANNUAL BUILDING PERMITS: Total Units Authorized

Pawtucket 2,836  Rhode Island 998
**MEDIAN SINGLE FAMILY HOME PRICE**

- Rhode Island: $332,000
  - Assumed down payment: $11,620
  - Mortgage amount: $320,380
  - Monthly housing payment: $2,322
  - Income needed to afford this: $92,886

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Portsmouth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$309,825</td>
<td>$309,825</td>
</tr>
<tr>
<td>2015</td>
<td>$394,245</td>
<td>$394,245</td>
</tr>
</tbody>
</table>

- 5 YEAR INCREASE: 7%
- 10 YEAR DECREASE: 27%

**AVERAGE 2-BEDROOM RENT**

- Rhode Island: $92,886
  - Income needed to afford this: $56,560
- Portsmouth: $1,414
  - Income needed to afford this: $56,560

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Portsmouth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$1,567</td>
<td>$1,567</td>
</tr>
<tr>
<td>2015</td>
<td>$1,510</td>
<td>$1,510</td>
</tr>
</tbody>
</table>

- 5 YEAR DECREASE: 10%
- 10 YEAR DECREASE: 6%

**AFFORDABILITY**

- Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Below are affordable housing payments of certain income levels:
  - 30% Average Private Sector Wage in Portsmouth
  - 30% Median Renter Household Income for area
  - 30% Minimum Wage in Rhode Island

- Income levels:
  - $1,000
  - $1,500
  - $2,000
  - $2,500
  - $3,000

**COST BURDENED OWNERS: 31%**

- Rhode Island: 34%

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Below are affordable housing payments of certain income levels:
  - 30% Average Private Sector Wage in Portsmouth
  - 30% Median Renter Household Income for area
  - 30% Minimum Wage in Rhode Island

- Income levels:
  - $0
  - $500
  - $1,000
  - $1,500
  - $2,000

**COST BURDENED RENTERS: 54%**

- Rhode Island: 52%

**HOUSING STOCK**

- Portsmouth: 8,310
  - Multifamily: 18%
  - Single family: 82%
  - Affordable Housing: 2.8%
- Rhode Island: 462,930
  - Multifamily: 44%
  - Single family: 56%
  - Affordable Housing: 8.3%

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- Portsmouth: 2005 - 2,836
  - 2005: 116
  - 2015: 47

- Rhode Island: 2005 - 998
  - 2005: 2,500
  - 2015: 100

HousingWorks RI @ RWU | 2016 Housing Fact Book

**LOCAL HOUSING FACTS**
PROVIDENCE (WITHOUT EAST SIDE)

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>144,758</th>
<th>HOUSEHOLDS</th>
<th>48,260</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>33% OWN</td>
</tr>
</tbody>
</table>

**MEDIAN SINGLE FAMILY HOME PRICE**

- $130,000
- Assumed down payment: $4,550
- Mortgage amount: $125,450
- Monthly housing payment: $988

- $39,502 → Income needed to afford this

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>$125,017</td>
<td>$130,000</td>
</tr>
<tr>
<td>5 YEAR</td>
<td>4% INCREASE</td>
</tr>
<tr>
<td>10 YEAR</td>
<td>49% DECREASE</td>
</tr>
</tbody>
</table>

**AFFORDABILITY**

- Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Below are affordable housing payments of certain income levels

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Below are affordable housing payments of certain income levels

**HOUSING STOCK**

- Providence (w/o East Side): 56,661
- Rhode Island: 462,930

- Multifamily: 78%
- Single family: 21%
- Affordable Housing: 14.8%

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- Providence (w/o East Side): 2,836
- Rhode Island: 998
Rhode Island
$1,632
$1,238
Multifamily
Single family
Affordable Housing
% of year-round housing stock

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

MEDIAN SINGLE FAMILY HOME PRICE
Assumed down payment
Mortgage amount
Monthly housing payment

$480,000
$16,800
$463,200
$3,404

$136,142
Income needed to afford this

MEDIAN HOME PRICE: COMPARISON
2010
2015
2005
2015
5 YEAR
10 YEAR
$469,630
$469,630
2% INCREASE
22% DECREASE

AVERAGE 2-BEDROOM RENT

$1,391
$55,628
Income needed to afford this

RENTAL / 2BR: COMPARISON
2010
2015
2005
2015
5 YEAR
10 YEAR
$1,382
$1,382
1% INCREASE
12% DECREASE

HOUSING STOCK
Providence (East Side):
14,486
Rhode Island:
462,930
44% OWN
56% RENT

RENTERS: MONTHLY COST OF AVERAGE 2BR

COST BURDENED RENTERS: 50%  |  Rhode Island: 52%
A household is considered burdened if it spends more than 30% of its income on housing costs.

COST BURDENED OWNERS: 31%  |  Rhode Island: 34%
A household is considered burdened if it spends more than 30% of its income on housing costs.

ANNUAL BUILDING PERMITS: Total Units Authorized

All of Providence
Rhode Island

HousingWorks RI @ RWU  |  2016 Housing Fact Book  |  LOCAL HOUSING FACTS  |  45
Rhode Island

**MEDIAN SINGLE FAMILY HOME PRICE**

- Median home price: $239,900
- Assumed down payment: $8,397
- Mortgage amount: $231,504
- Monthly housing payment: $1,775

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th>Year</th>
<th>Richmond</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$259,818</td>
<td>$235,100</td>
</tr>
<tr>
<td>2015</td>
<td>$244,142</td>
<td>$235,100</td>
</tr>
</tbody>
</table>

5 YEAR: 8% DECREASE

10 YEAR: 37% DECREASE

**AFFORDABILITY**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- $1,775
- $1,632

30% Average Private Sector Wage in Richmond
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

**COST BURDENED OWNERS: 30%**

Rhode Island: 34%

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

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- $1,238

30% Average Private Sector Wage in Richmond
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island

**COST BURDENED RENTERS: 13%**

Rhode Island: 52%

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

**HOUSING STOCK**

- Richmond: 2,862
- Rhode Island: 462,930

- Multifamily: 7% (44%)
- Single family: 93% (56%)
- Affordable Housing: 2.0% (8.3%)

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- Richmond: 2,836
- Rhode Island: 998
Rhode Island: 462,930 44% 56% 8.3%

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

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

Scituate: 4,200
Rhode Island: 462,930

Multifamily 15% 44%
Single family 85% 56%

Affordable Housing 0.9% 8.3%

ANNUAL BUILDING PERMITS: Total Units Authorized

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Scituate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>N/A</td>
<td>207</td>
</tr>
<tr>
<td>2006</td>
<td>N/A</td>
<td>135</td>
</tr>
<tr>
<td>2007</td>
<td>N/A</td>
<td>106</td>
</tr>
<tr>
<td>2008</td>
<td>N/A</td>
<td>84</td>
</tr>
<tr>
<td>2009</td>
<td>N/A</td>
<td>67</td>
</tr>
<tr>
<td>2010</td>
<td>N/A</td>
<td>45</td>
</tr>
<tr>
<td>2011</td>
<td>N/A</td>
<td>24</td>
</tr>
<tr>
<td>2012</td>
<td>N/A</td>
<td>12</td>
</tr>
<tr>
<td>2013</td>
<td>N/A</td>
<td>24</td>
</tr>
<tr>
<td>2014</td>
<td>N/A</td>
<td>12</td>
</tr>
<tr>
<td>2015</td>
<td>N/A</td>
<td>24</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Rhode Island</th>
<th>Scituate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>N/A</td>
<td>207</td>
</tr>
<tr>
<td>2006</td>
<td>N/A</td>
<td>135</td>
</tr>
<tr>
<td>2007</td>
<td>N/A</td>
<td>106</td>
</tr>
<tr>
<td>2008</td>
<td>N/A</td>
<td>84</td>
</tr>
<tr>
<td>2009</td>
<td>N/A</td>
<td>67</td>
</tr>
<tr>
<td>2010</td>
<td>N/A</td>
<td>45</td>
</tr>
<tr>
<td>2011</td>
<td>N/A</td>
<td>24</td>
</tr>
<tr>
<td>2012</td>
<td>N/A</td>
<td>12</td>
</tr>
<tr>
<td>2013</td>
<td>N/A</td>
<td>24</td>
</tr>
<tr>
<td>2014</td>
<td>N/A</td>
<td>12</td>
</tr>
<tr>
<td>2015</td>
<td>N/A</td>
<td>24</td>
</tr>
</tbody>
</table>
SMITHFIELD

**Population**: 21,478  **Households**: 7,204  **79% Own**  **21% Rent**

**Median Single Family Home Price**

- **$262,500**
- Assumed down payment: **$9,188**
- Mortgage amount: **$253,313**
- Monthly housing payment: **$1,851**

**Median Home Price: Comparison**

<table>
<thead>
<tr>
<th>Year</th>
<th>Smithfield</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$259,275</td>
<td>$234,966</td>
</tr>
<tr>
<td>2015</td>
<td>$262,500</td>
<td>$241,110</td>
</tr>
</tbody>
</table>

**Affordability**

Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**Median Single Family Home Price**

- **$262,500**
- Assumed down payment: **$9,188**
- Mortgage amount: **$253,313**
- Monthly housing payment: **$1,851**

**Income needed to afford this**

- **$74,026**

**Median Home Price: Comparison**

<table>
<thead>
<tr>
<th>Year</th>
<th>Smithfield</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$259,275</td>
<td>$234,966</td>
</tr>
<tr>
<td>2015</td>
<td>$262,500</td>
<td>$241,110</td>
</tr>
</tbody>
</table>

**Average 2-Bedroom Rent**

- **N/A**

**AVERAGE 2-BEDROOM RENT**

- **N/A**

**Rental / 2BR: Comparison**

<table>
<thead>
<tr>
<th>Year</th>
<th>Smithfield</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$1,364</td>
<td>$1,364</td>
</tr>
<tr>
<td>2015</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Housing Stock**

**Smithfield**: 7,634  **Rhode Island**: 462,930

- **Multifamily**: 33% 44%
- **Single Family**: 67% 56%
- **Affordable Housing % of year-round housing stock**: 4.9% 8.3%

**Annual Building Permits: Total Units Authorized**

**Smithfield**

- 2005: 46
- 2010: 20

**Rhode Island**

- 2005: 2,836
- 2010: 998
SOUTH KINGSTOWN

POPULATION 30,546 | HOUSEHOLDS 10,489 | 74% OWN | 26% RENT

**MEDIAN SINGLE FAMILY HOME PRICE**

- $305,000
- Assumed down payment $10,675
- Mortgage amount $294,325
- Monthly housing payment $2,115

- $84,592
- Income needed to afford this

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$315,261</td>
<td>$2,115</td>
</tr>
<tr>
<td>2015</td>
<td>3% DECREASE</td>
<td>33% DECREASE</td>
</tr>
<tr>
<td>2005</td>
<td>$454,517</td>
<td>$1,632</td>
</tr>
<tr>
<td>2015</td>
<td>33% DECREASE</td>
<td>3% DECREASE</td>
</tr>
</tbody>
</table>

**AVERAGE 2-BEDROOM RENT**

- $1,434
- $57,360
- Income needed to afford this

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$1,369</td>
<td>N/A</td>
</tr>
<tr>
<td>2015</td>
<td>5% INCREASE</td>
<td>N/A</td>
</tr>
<tr>
<td>2005</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2015</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**HOUSING STOCK**

- South Kingstown: 13,134
- Rhode Island: 462,930
- Multifamily 21% 44%
- Single family 79% 56%
- Affordable Housing % of year-round housing stock 5.5% 8.3%

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- South Kingstown 265
- Rhode Island 998

**AFFORDABILITY**

- Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- Below are affordable housing payments of certain income levels

**COST BURDENED OWNERS: 31% | Rhode Island: 34%**

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

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- Below are affordable housing payments of certain income levels

**COST BURDENED RENTERS: 52% | Rhode Island: 52%**

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

30% Average Private Sector Wage in South Kingstown
30% Median Renter Household Income for area
30% Minimum Wage in Rhode Island
TIVERTON

**Population** 15,805  **Households** 6,688  **80% Own**  **20% Rent**

**Median Single Family Home Price**
- Rhode Island: $225,000
- Assumed down payment $7,875
- Mortgage amount $217,125
- Monthly housing payment $1,645

**Income needed to afford this**
- Rhode Island: $65,808

**Median Home Price: Comparison**
- Tiverton: 2010 $249,491  2015 $214,917  Decrease 10%
- Rhode Island: 2005 $375,568  2015 $252,104  Decrease 30%

**Average 2-Bedroom Rent**
- Tiverton: $1,467
- Rhode Island: $58,680

**Rental / 2BR: Comparison**
- Tiverton: 2010 $1,000  2015 $1,467  Increase 47%
- Rhode Island: 2005 $1,467  2015 N/A

**Housing Stock**
- Tiverton: 7,443
- Rhode Island: 462,930
  - Multifamily: 21%  44%
  - Single Family: 79%  56%
  - Affordable Housing: 5.0%  8.3%

**Annual Building Permits: Total Units Authorized**
- Tiverton: 97  2015
- Rhode Island: 998  2005

**Affordability**
- Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**Owners: Monthly Cost of Median Price Home**
- Below are affordable housing payments of certain income levels
  - Tiverton: $1,645
  - Rhode Island: $1,632

**Renters: Monthly Cost of Average 2BR**
- Below are affordable housing payments of certain income levels
  - Tiverton: $1,467
  - Rhode Island: $1,238

**Housing is considered burdened if it spends more than 30% of its income on housing costs.**

- Tiverton: Cost Burdened Owners: 34%
  - Rhode Island: Cost Burdened Owners: 34%
- Tiverton: Cost Burdened Renters: 45%
  - Rhode Island: Cost Burdened Renters: 52%
**MEDIAN SINGLE FAMILY HOME PRICE**

Rhode Island:
- $245,000 Assumed down payment
- $8,575 Mortgage amount
- $236,425 Monthly housing payment
- $1,804

**AFFORDABILITY**

- Owners: Monthly cost of median price home
- Renters: Monthly cost of average 2BR

- **OWNERS:**
  - Median home price: $1,804
  - Mortgage amount: $1,632
  - Monthly housing payment: $903

- **RENTERS:**
  - Average 2-bedroom rent: $1,196
  - Income needed to afford this: $47,840

- **AFFORDABILITY:**
  - Owners: 37% of year-round housing stock
  - Renters: 53%

- **Housing Work RI @ RWU**
  - 2016 Housing Fact Book

- **LOCAL HOUSING FACTS**
  - Rhode Island: 462,930
  - 57% Own
  - 43% Rent

- **ANNUAL BUILDING PERMITS:**
  - Total Units Authorized
  - Rhode Island: 2,500
  - Warren: 200

- **Housing Costs:**
  - Median single family home price: $245,000
  - Median rent: $1,196

- **Rental Income:**
  - Median renter household income: $24,500
  - Median renter household income in Warren: $23,650

- **Primary Source:**
  - HousingWorks RI @ RWU

- **Housing Work RI @ RWU**
  - 2016 Housing Fact Book

- **LOCAL HOUSING FACTS**
  - Rhode Island: 462,930
  - 57% Own
  - 43% Rent
WARWICK

**POPULATION** 82,065  **HOUSEHOLDS** 35,156  **71% OWN**  **29% RENT**

### MEDIAN SINGLE FAMILY HOME PRICE

- **Rhode Island**: $177,350
  - Assumed down payment: $6,207
  - Mortgage amount: $171,143
  - Monthly housing payment: $1,339

- **Warwick**: $53,540
  - Income needed to afford this

#### MEDIAN HOME PRICE: COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$182,513</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>3% DECREASE</td>
<td>40% DECREASE</td>
</tr>
<tr>
<td>2005</td>
<td>$296,983</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>40% DECREASE</td>
<td></td>
</tr>
</tbody>
</table>

### AVERAGE 2-BEDROOM RENT

- **Rhode Island**: $53,840
  - Income needed to afford this

#### AVERAGE 2-BEDROOM RENT: COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>5 YEAR</th>
<th>10 YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$1,228</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>10% INCREASE</td>
<td>3% DECREASE</td>
</tr>
<tr>
<td>2005</td>
<td>$1,393</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>3% DECREASE</td>
<td></td>
</tr>
</tbody>
</table>

### HOUSING STOCK

- **Warwick**: 37,493
  - Multifamily: 28%
  - Single family: 72%
  - Affordable Housing: 5.4%

- **Rhode Island**: 462,930
  - Multifamily: 44%
  - Single family: 56%
  - Affordable Housing: 8.3%

### ANNUAL BUILDING PERMITS: Total Units Authorized

- **Warwick**: 87 (2005), 43 (2015)
  - Total units authorized over 2005-2015

  - Total units authorized over 2005-2015
**MEDIAN SINGLE FAMILY HOME PRICE**
- Rhode Island
  - $1,632
  - $1,238
  - Multifamily
  - Single family
  - Affordable Housing

**AFFORDABILITY**
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**
- Below are affordable housing payments of certain income levels
- Rhode Island: 34%

**RENTERS: MONTHLY COST OF AVERAGE 2BR**
- Below are affordable housing payments of certain income levels
- Rhode Island: 52%

**HOUSING STOCK**
- Westerly: 12,388
  - Multifamily: 33%
  - Single family: 67%
- Rhode Island: 462,930
  - Multifamily: 44%
  - Single family: 56%

**ANNUAL BUILDING PERMITS: Total Units Authorized**
- Westerly: 200 to 109 to 56
- Rhode Island: 2,836 to 998
WEST GREENWICH

**POPULATION** 6,118  **HOUSEHOLDS** 2,109  **79% OWN**  **21% RENT**

### MEDIAN SINGLE FAMILY HOME PRICE
- **$275,250**
- Assumed down payment: **$9,634**
- Mortgage amount: **$265,616**
- Monthly housing payment: **$2,064**

### MEDIAN HOME PRICE: COMPARISON
- **West Greenwich**
  - 2010: **$274,494**
  - 2015: **$275,250** (0% change)
- **Rhode Island**
  - 2005: **$400,388**
  - 2015: **$500,000** (31% decrease)

### AVERAGE 2-BEDROOM RENT
- **N/A**

### RENTAL / 2BR: COMPARISON
- **West Greenwich**
  - 2010: **N/A**
  - 2015: **N/A**
- **Rhode Island**
  - 2005: **N/A**
  - 2015: **N/A**

### HOUSING STOCK
- **West Greenwich**: 2,354
- **Rhode Island**: 462,930
  - Multifamily: 10% (44%)
  - Single family: 90% (56%)
  - Affordable Housing: 1.4% (8.3%)

### ANNUAL BUILDING PERMITS: Total Units Authorized
- **West Greenwich**: 316
- **Rhode Island**: 998

### Affordability
- **OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**
  - **$2,064** (30% Average Private Sector Wage in West Greenwich)
  - **$1,632** (30% Median Renter Household Income for area)
  - **$432** (30% Minimum Wage in Rhode Island)

- **RENTERS: MONTHLY COST OF AVERAGE 2BR**
  - **$1,238** (30% Median Renter Household Income for area)
  - **$432** (30% Minimum Wage in Rhode Island)

**A household is considered burdened if it spends more than 30% of its income on housing costs.**
Housing is considered affordable when a household spends 30% or less of its income on housing costs.

**MEDIAN SINGLE FAMILY HOME PRICE**

- **West Warwick**: $159,950
- **Income needed to afford this**: $51,135

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>2005</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Warwick</td>
<td>$185,841</td>
<td>$159,950</td>
<td>$298,258</td>
<td>$154,352</td>
</tr>
</tbody>
</table>

5 YEAR: 14% DECREASE | 10 YEAR: 46% DECREASE

**AVERAGE 2-BEDROOM RENT**

- **West Warwick**: $1,151
- **Income needed to afford this**: $46,040

**RENTAL / 2BR: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>2005</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Warwick</td>
<td>$1,162</td>
<td>$1,151</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

5 YEAR: 1% DECREASE | 10 YEAR: N/A

**Housing Stock**

- **West Warwick**: 13,849
- **Rhode Island**: 462,930
- **53% Own** | **47% Rent**

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- **West Warwick**: 2,836
- **Rhode Island**: 998

**AFFORDABILITY**

- **OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**
  - 30% Average Private Sector Wage in West Warwick: $1,278
  - 30% Median Renter Household Income for area: $1,632
  - 30% Minimum Wage in Rhode Island: $1,123

- **RENTERS: MONTHLY COST OF AVERAGE 2BR**
  - 30% Average Private Sector Wage in West Warwick: $1,151
  - 30% Median Renter Household Income for area: $1,238
  - 30% Minimum Wage in Rhode Island: $1,123

- **COST BURDENED OWNERS: 33% | Rhode Island: 34%**

- **COST BURDENED RENTERS: 56% | Rhode Island: 52%**

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

**West Warwick**

- Median Home Price: $159,950
- Median Single Family Home Price: $51,135
- Median Home Price: Comparison 5 Year: 14% Decrease | 10 Year: 46% Decrease
- Average 2-Bedroom Rent: $1,151
- Income needed to afford this: $46,040
- Rental / 2BR: Comparison 5 Year: 1% Decrease | 10 Year: N/A

**Rhode Island**

- Median Home Price: $185,841
- Median Single Family Home Price: $154,352
- Median Home Price: Comparison 5 Year: 14% Decrease | 10 Year: 46% Decrease
- Average 2-Bedroom Rent: $1,162
- Income needed to afford this: $46,040
- Rental / 2BR: Comparison 5 Year: 1% Decrease | 10 Year: N/A

**Annual Building Permits**

- **West Warwick**: 71
- **Rhode Island**: 998

**Housing Fact Book**

- **28,960 Population**
- **12,492 Households**

**Local Housing Facts**

- **53% Own**
- **47% Rent**

**30% Average Private Sector Wage in West Warwick: $852**

**30% Median Renter Household Income for area: $432**

**30% Minimum Wage in Rhode Island: $432**
**WOONSOCKET**

**POPULATION** 41,136  |  **HOUSEHOLDS** 16,979  |  **39% OWN** |  **61% RENT**

---

**MEDIAN SINGLE FAMILY HOME PRICE**

<table>
<thead>
<tr>
<th>Rhode Island</th>
<th>Single family</th>
<th>Affordable Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,632</td>
<td>$1,238</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Multifamily**

- **Assumed down payment** $4,848
- **Mortgage amount** $133,653
- **Monthly housing payment** $1,233

**Income needed to afford this**

- **$49,332**

---

**MEDIAN HOME PRICE: COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>2005</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10 YEAR</td>
<td>5 YEAR</td>
<td>10 YEAR</td>
<td>5 YEAR</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Woonsocket</th>
<th>Rhode Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>$138,500</td>
<td>$49,332</td>
</tr>
</tbody>
</table>

**AFFORDABILITY**

- **OWNERS: MONTHLY COST OF MEDIAN PRICE HOME**

- **$1,233**

**COST BURDENED OWNERS: 39%**

- **Rhode Island: 34%**

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

**RENTERS: MONTHLY COST OF AVERAGE 2BR**

- **$1,050**

**COST BURDENED RENTERS: 53%**

- **Rhode Island: 52%**

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

---

**HOUSING STOCK**

- **Woonsocket: 19,448**
- **Rhode Island: 462,930**

<table>
<thead>
<tr>
<th></th>
<th>Multifamily</th>
<th>Single family</th>
<th>Affordable Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>74%</td>
<td>26%</td>
<td>15.9%</td>
</tr>
</tbody>
</table>

- **% of year-round housing stock**

**ANNUAL BUILDING PERMITS: Total Units Authorized**

- **Woonsocket**
  - 2005: 50
  - 2015: 9

- **Rhode Island**
  - 2005: 150,000
  - 2015: 100,000

---

**LOCAL HOUSING FACTS**

HousingWorks RI @ RWU | 2016 Housing Fact Book
PUBLIC INVESTMENT IN AFFORDABLE HOUSING

HousingWorks RI @ RWU | 2016 Housing Fact Book
Rhode Island’s Investment in Affordable Housing

The 2016 Housing Fact Book has taken a look at the effects affordable housing has on our local economy through documenting housing affordability challenges facing many Rhode Island households.

All communities need good, quality housing that is affordable to a wide range of residents, but market rate housing continues to be out of reach for many Rhode Islanders.

Long-term affordable housing exists to fill the chronic gap between income and housing costs that many Rhode Islanders face. This is critically important for those on fixed incomes, such as older adults and persons with a disability. These Rhode Island residents not only need rents they can afford now, but that will remain affordable over time.

The Low and Moderate Income Housing Act (RIGL: 45-53) established that 10 percent of a city or town’s housing stock be allocated for affordable housing. The 10 percent goal was seen as an achievable threshold for communities to meet, but the actual need for affordable housing exceeds 10 percent in every Rhode Island community. The map below shows the cities and towns in Rhode Island that have maintained or exceeded 10 percent affordable housing for their communities.

Rhode Island State Law requires that 10 percent of every city or town’s housing stock be affordable. How does each community measure up?

- Less than 5%
- 5 - 10%
- 10% or greater

Five of Rhode Island’s 39 communities meet this goal: Central Falls, Newport, New Shoreham, Providence, and Woonsocket.*

*RI General Law 42-128-8.1(d)(1) defines affordable as “Residential housing that has a sales price or rental amount that is within the means of a household that is of moderate income or less. For dwelling units for sale…housing in which principal, interest, taxes, and insurance constitute no more than 30% of gross annual household income for a household with less than 120% of area median income, adjusted for family size. For rental units, housing for which the rent, heat, and utilities (other than telephone) constitute no more than 30% of gross annual income for a household with 80% of area median income adjusted for family size.” Affordable homes are required to remain affordable through a land lease or/and deed restriction for no less than 30 years from initial occupancy.
### Progress Toward Affordable Housing Goals

<table>
<thead>
<tr>
<th>City/Town</th>
<th>Total Number of Low and Moderate Income Housing</th>
<th>2015: Overall LMIH as % of Year-round Housing</th>
<th>Elderly Total</th>
<th>Family Total</th>
<th>Special Needs</th>
<th>Units from BHRI I &amp; II</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>160</td>
<td>2.55%</td>
<td>60</td>
<td>65</td>
<td>35</td>
<td>61</td>
</tr>
<tr>
<td>Bristol</td>
<td>535</td>
<td>5.93%</td>
<td>359</td>
<td>100</td>
<td>76</td>
<td>19</td>
</tr>
<tr>
<td>Burrillville</td>
<td>532</td>
<td>8.60%</td>
<td>242</td>
<td>262</td>
<td>28</td>
<td>139</td>
</tr>
<tr>
<td>Central Falls</td>
<td>835</td>
<td>11.17%</td>
<td>632</td>
<td>151</td>
<td>52</td>
<td>19</td>
</tr>
<tr>
<td>Charlestown</td>
<td>77</td>
<td>2.20%</td>
<td>0</td>
<td>22</td>
<td>55</td>
<td>41</td>
</tr>
<tr>
<td>Coventry</td>
<td>759</td>
<td>5.39%</td>
<td>436</td>
<td>280</td>
<td>43</td>
<td>52</td>
</tr>
<tr>
<td>Cranston</td>
<td>1788</td>
<td>5.43%</td>
<td>1,345</td>
<td>229</td>
<td>214</td>
<td>0</td>
</tr>
<tr>
<td>Cumberland</td>
<td>843</td>
<td>6.14%</td>
<td>622</td>
<td>161</td>
<td>60</td>
<td>56</td>
</tr>
<tr>
<td>East Greenwich</td>
<td>244</td>
<td>4.57%</td>
<td>141</td>
<td>62</td>
<td>41</td>
<td>11</td>
</tr>
<tr>
<td>East Providence</td>
<td>2098</td>
<td>9.82%</td>
<td>1,389</td>
<td>592</td>
<td>117</td>
<td>6</td>
</tr>
<tr>
<td>Exeter</td>
<td>57</td>
<td>2.32%</td>
<td>0</td>
<td>33</td>
<td>24</td>
<td>27</td>
</tr>
<tr>
<td>Foster</td>
<td>36</td>
<td>2.05%</td>
<td>30</td>
<td>0</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Glocester</td>
<td>84</td>
<td>2.18%</td>
<td>62</td>
<td>7</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>Hopkinton</td>
<td>240</td>
<td>7.12%</td>
<td>190</td>
<td>23</td>
<td>27</td>
<td>20</td>
</tr>
<tr>
<td>Jamestown</td>
<td>111</td>
<td>4.39%</td>
<td>66</td>
<td>29</td>
<td>16</td>
<td>3</td>
</tr>
<tr>
<td>Johnston</td>
<td>997</td>
<td>8.05%</td>
<td>737</td>
<td>149</td>
<td>111</td>
<td>7</td>
</tr>
<tr>
<td>Lincoln</td>
<td>581</td>
<td>6.44%</td>
<td>372</td>
<td>147</td>
<td>62</td>
<td>2</td>
</tr>
<tr>
<td>Little Compton</td>
<td>9</td>
<td>0.56%</td>
<td>0</td>
<td>9</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>Middletown</td>
<td>385</td>
<td>5.60%</td>
<td>99</td>
<td>185</td>
<td>101</td>
<td>0</td>
</tr>
<tr>
<td>Narragansett</td>
<td>272</td>
<td>3.80%</td>
<td>108</td>
<td>134</td>
<td>30</td>
<td>2</td>
</tr>
<tr>
<td>Newport</td>
<td>1,994</td>
<td>17.11%</td>
<td>452</td>
<td>1,345</td>
<td>197</td>
<td>171</td>
</tr>
<tr>
<td>New Shoreham</td>
<td>59</td>
<td>10.63%</td>
<td>0</td>
<td>59</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>North Kingstown</td>
<td>883</td>
<td>8.06%</td>
<td>207</td>
<td>545</td>
<td>131</td>
<td>77</td>
</tr>
<tr>
<td>North Providence</td>
<td>1,063</td>
<td>6.94%</td>
<td>922</td>
<td>14</td>
<td>127</td>
<td>0</td>
</tr>
<tr>
<td>North Smithfield</td>
<td>415</td>
<td>8.22%</td>
<td>295</td>
<td>60</td>
<td>60</td>
<td>65</td>
</tr>
<tr>
<td>Pawtucket</td>
<td>2,843</td>
<td>8.89%</td>
<td>1,371</td>
<td>1,236</td>
<td>236</td>
<td>117</td>
</tr>
<tr>
<td>Portsmouth</td>
<td>209</td>
<td>2.82%</td>
<td>167</td>
<td>12</td>
<td>30</td>
<td>0</td>
</tr>
<tr>
<td>Providence</td>
<td>10,531</td>
<td>14.80%</td>
<td>4,360</td>
<td>5,160</td>
<td>1,011</td>
<td>750</td>
</tr>
<tr>
<td>Richmond</td>
<td>57</td>
<td>1.96%</td>
<td>0</td>
<td>22</td>
<td>35</td>
<td>0</td>
</tr>
<tr>
<td>Scituate</td>
<td>35</td>
<td>0.85%</td>
<td>24</td>
<td>0</td>
<td>11</td>
<td>0</td>
</tr>
<tr>
<td>Smithfield</td>
<td>382</td>
<td>4.87%</td>
<td>290</td>
<td>7</td>
<td>85</td>
<td>5</td>
</tr>
<tr>
<td>South Kingstown</td>
<td>602</td>
<td>5.52%</td>
<td>344</td>
<td>154</td>
<td>104</td>
<td>14</td>
</tr>
<tr>
<td>Tiverton</td>
<td>358</td>
<td>5.02%</td>
<td>120</td>
<td>192</td>
<td>46</td>
<td>128</td>
</tr>
<tr>
<td>Warren</td>
<td>226</td>
<td>4.49%</td>
<td>153</td>
<td>7</td>
<td>66</td>
<td>3</td>
</tr>
<tr>
<td>Warwick</td>
<td>2,007</td>
<td>5.39%</td>
<td>1,657</td>
<td>151</td>
<td>199</td>
<td>30</td>
</tr>
<tr>
<td>Westerly</td>
<td>538</td>
<td>5.16%</td>
<td>359</td>
<td>104</td>
<td>75</td>
<td>5</td>
</tr>
<tr>
<td>West Greenwich</td>
<td>33</td>
<td>1.41%</td>
<td>0</td>
<td>19</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>West Warwick</td>
<td>1,127</td>
<td>8.16%</td>
<td>714</td>
<td>295</td>
<td>118</td>
<td>4</td>
</tr>
<tr>
<td>Woonsocket</td>
<td>3,053</td>
<td>15.93%</td>
<td>1,276</td>
<td>1,620</td>
<td>157</td>
<td>97</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>37,058</td>
<td>8.31%</td>
<td>19,601</td>
<td>13,642</td>
<td>3,815</td>
<td>1,948</td>
</tr>
</tbody>
</table>
Building Homes Rhode Island (BHRI) has been Rhode Island’s primary source of state funding for the development of affordable housing. BHRI is the program established by the State’s Housing Resources Commission to distribute two voter approved affordable housing bonds. An initial $50 million was approved by voters in 2006 and an additional $25 million was approved by voters in 2012. The bonds have made it possible for low- and moderate-income families to decrease their housing cost burden by renting or buying a long-term affordable home.

As of November 2015, 2,636 long-term housing units in 31 communities were funded through the BHRI program. Ninety percent of these homes are affordable rental housing and ten percent are affordable homes for ownership.

Question 7, the $50 million Housing Opportunity Bond, will be presented for voter approval in November 2016. It is estimated that the Housing Opportunity Bond will generate over 1,000 jobs and help address our housing shortage.

While the state has invested in BHRI, in comparison to the rest of New England, Rhode Island has the lowest per capita spending.

**PER CAPITA STATE SPENDING ON HOUSING FY2015 AND FY2016**

<table>
<thead>
<tr>
<th>State</th>
<th>FY15</th>
<th>FY16</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA</td>
<td>$83.54</td>
<td>$99.72</td>
</tr>
<tr>
<td>CT</td>
<td>$69.53</td>
<td>$76.98</td>
</tr>
<tr>
<td>VT</td>
<td>$52.29</td>
<td>$52.49</td>
</tr>
<tr>
<td>ME</td>
<td>$14.93</td>
<td>$18.03</td>
</tr>
<tr>
<td>RI</td>
<td>$9.66</td>
<td>$8.46</td>
</tr>
</tbody>
</table>

**Housing Subsidies**

In Rhode Island, state-funded housing subsidies are administered through the Housing Resources Commission (HRC). In Fiscal Year 2016 the HRC received $3.3 million from the Conveyance Tax, which represents an increase of $192,557 over Fiscal Year 2015. A total of $3.3 million of the Fiscal Year 2016 funds were committed to the Consolidated Homeless Fund, with $994,097 of these funds being provided for rental assistance.
### 2015 HOMEOWNER DATA

<table>
<thead>
<tr>
<th>City/Town</th>
<th>Median Price: Single Family Home 2015</th>
<th>Income Needed Per Year to be Affordable</th>
<th>Percent Owner Households</th>
<th>Percent Owner Households that are Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>$422,000</td>
<td>$119,192</td>
<td>88%</td>
<td>32%</td>
</tr>
<tr>
<td>Bristol</td>
<td>$294,000</td>
<td>$79,784</td>
<td>68%</td>
<td>36%</td>
</tr>
<tr>
<td>Burrillville</td>
<td>$211,000</td>
<td>$61,090</td>
<td>72%</td>
<td>34%</td>
</tr>
<tr>
<td>Central Falls</td>
<td>$115,000</td>
<td>$38,358</td>
<td>27%</td>
<td>51%</td>
</tr>
<tr>
<td>Charlestown</td>
<td>$335,000</td>
<td>$86,157</td>
<td>81%</td>
<td>32%</td>
</tr>
<tr>
<td>Coventry</td>
<td>$210,000</td>
<td>$62,338</td>
<td>79%</td>
<td>33%</td>
</tr>
<tr>
<td>Cranston</td>
<td>$195,000</td>
<td>$59,449</td>
<td>65%</td>
<td>36%</td>
</tr>
<tr>
<td>Cumberland</td>
<td>$274,950</td>
<td>$76,922</td>
<td>74%</td>
<td>30%</td>
</tr>
<tr>
<td>East Greenwich</td>
<td>$410,000</td>
<td>$123,452</td>
<td>76%</td>
<td>31%</td>
</tr>
<tr>
<td>East Providence</td>
<td>$185,000</td>
<td>$56,687</td>
<td>56%</td>
<td>34%</td>
</tr>
<tr>
<td>Exeter</td>
<td>$282,000</td>
<td>$77,680</td>
<td>85%</td>
<td>29%</td>
</tr>
<tr>
<td>Foster</td>
<td>$245,900</td>
<td>$73,407</td>
<td>86%</td>
<td>28%</td>
</tr>
<tr>
<td>Glocester</td>
<td>$230,000</td>
<td>$69,704</td>
<td>92%</td>
<td>34%</td>
</tr>
<tr>
<td>Hopkinton</td>
<td>$225,250</td>
<td>$66,273</td>
<td>79%</td>
<td>33%</td>
</tr>
<tr>
<td>Jamestown</td>
<td>$585,000</td>
<td>$144,631</td>
<td>80%</td>
<td>24%</td>
</tr>
<tr>
<td>Johnston</td>
<td>$192,000</td>
<td>$62,497</td>
<td>67%</td>
<td>33%</td>
</tr>
<tr>
<td>Lincoln</td>
<td>$270,000</td>
<td>$81,483</td>
<td>68%</td>
<td>25%</td>
</tr>
<tr>
<td>Little Compton</td>
<td>$500,000</td>
<td>$119,942</td>
<td>77%</td>
<td>37%</td>
</tr>
<tr>
<td>Middletown</td>
<td>$361,000</td>
<td>$99,167</td>
<td>54%</td>
<td>34%</td>
</tr>
<tr>
<td>Narragansett</td>
<td>$382,500</td>
<td>$97,117</td>
<td>69%</td>
<td>32%</td>
</tr>
<tr>
<td>Newport</td>
<td>$405,000</td>
<td>$104,750</td>
<td>43%</td>
<td>30%</td>
</tr>
<tr>
<td>New Shoreham</td>
<td>$1,200,000</td>
<td>$280,635</td>
<td>77%</td>
<td>32%</td>
</tr>
<tr>
<td>North Kingstown</td>
<td>$320,000</td>
<td>$92,787</td>
<td>74%</td>
<td>34%</td>
</tr>
<tr>
<td>North Providence</td>
<td>$185,000</td>
<td>$59,870</td>
<td>62%</td>
<td>34%</td>
</tr>
<tr>
<td>North Smithfield</td>
<td>$243,000</td>
<td>$67,990</td>
<td>71%</td>
<td>24%</td>
</tr>
<tr>
<td>Pawtucket</td>
<td>$159,000</td>
<td>$48,434</td>
<td>44%</td>
<td>42%</td>
</tr>
<tr>
<td>Portsmouth</td>
<td>$332,000</td>
<td>$92,886</td>
<td>75%</td>
<td>31%</td>
</tr>
<tr>
<td>Providence (without East Side)</td>
<td>$130,000</td>
<td>$39,502</td>
<td>33%</td>
<td>49%</td>
</tr>
<tr>
<td>Providence (East Side)</td>
<td>$480,000</td>
<td>$136,142</td>
<td>44%</td>
<td>31%</td>
</tr>
<tr>
<td>Richmond</td>
<td>$239,900</td>
<td>$71,010</td>
<td>88%</td>
<td>30%</td>
</tr>
<tr>
<td>Scituate</td>
<td>$265,000</td>
<td>$76,538</td>
<td>86%</td>
<td>27%</td>
</tr>
<tr>
<td>Smithfield</td>
<td>$262,500</td>
<td>$74,026</td>
<td>79%</td>
<td>30%</td>
</tr>
<tr>
<td>South Kingstown</td>
<td>$305,000</td>
<td>$84,592</td>
<td>74%</td>
<td>31%</td>
</tr>
<tr>
<td>Tiverton</td>
<td>$225,000</td>
<td>$65,808</td>
<td>80%</td>
<td>34%</td>
</tr>
<tr>
<td>Warren</td>
<td>$245,000</td>
<td>$72,158</td>
<td>57%</td>
<td>37%</td>
</tr>
<tr>
<td>Warwick</td>
<td>$177,350</td>
<td>$53,540</td>
<td>71%</td>
<td>34%</td>
</tr>
<tr>
<td>Westerly</td>
<td>$285,000</td>
<td>$74,506</td>
<td>64%</td>
<td>28%</td>
</tr>
<tr>
<td>West Greenwich</td>
<td>$272,250</td>
<td>$82,548</td>
<td>79%</td>
<td>32%</td>
</tr>
<tr>
<td>West Warwick</td>
<td>$159,950</td>
<td>$51,135</td>
<td>53%</td>
<td>33%</td>
</tr>
<tr>
<td>Woonsocket</td>
<td>$138,500</td>
<td>$49,332</td>
<td>39%</td>
<td>39%</td>
</tr>
<tr>
<td><strong>Rhode Island</strong></td>
<td><strong>$225,000</strong></td>
<td><strong>$65,284</strong></td>
<td><strong>60%</strong></td>
<td><strong>34%</strong></td>
</tr>
</tbody>
</table>
## SECOND QUARTER 2016 HOMEOWNER DATA

<table>
<thead>
<tr>
<th>City/Town</th>
<th>Median Price: Single Family Home Q2 2016</th>
<th>Income Needed Per Year to be Affordable</th>
<th>Percent Owner Households</th>
<th>Percent Owner Households that are Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>$400,000</td>
<td>$112,475</td>
<td>88%</td>
<td>32%</td>
</tr>
<tr>
<td>Bristol</td>
<td>$297,500</td>
<td>$80,870</td>
<td>68%</td>
<td>36%</td>
</tr>
<tr>
<td>Burrillville</td>
<td>$202,500</td>
<td>$59,095</td>
<td>72%</td>
<td>34%</td>
</tr>
<tr>
<td>Central Falls</td>
<td>$146,500</td>
<td>$48,395</td>
<td>27%</td>
<td>51%</td>
</tr>
<tr>
<td>Charlestown</td>
<td>$355,450</td>
<td>$91,815</td>
<td>81%</td>
<td>32%</td>
</tr>
<tr>
<td>Coventry</td>
<td>$213,250</td>
<td>$63,332</td>
<td>79%</td>
<td>33%</td>
</tr>
<tr>
<td>Cranston</td>
<td>$200,000</td>
<td>$61,163</td>
<td>65%</td>
<td>36%</td>
</tr>
<tr>
<td>Cumberland</td>
<td>$284,500</td>
<td>$79,652</td>
<td>74%</td>
<td>30%</td>
</tr>
<tr>
<td>East Greenwich</td>
<td>$424,900</td>
<td>$128,104</td>
<td>76%</td>
<td>31%</td>
</tr>
<tr>
<td>East Providence</td>
<td>$205,000</td>
<td>$62,652</td>
<td>56%</td>
<td>34%</td>
</tr>
<tr>
<td>Exeter</td>
<td>$300,000</td>
<td>$82,554</td>
<td>85%</td>
<td>29%</td>
</tr>
<tr>
<td>Foster</td>
<td>$251,000</td>
<td>$75,469</td>
<td>86%</td>
<td>28%</td>
</tr>
<tr>
<td>Glocester</td>
<td>$265,061</td>
<td>$80,065</td>
<td>92%</td>
<td>34%</td>
</tr>
<tr>
<td>Hopkinton</td>
<td>$265,000</td>
<td>$77,473</td>
<td>79%</td>
<td>33%</td>
</tr>
<tr>
<td>Jamestown</td>
<td>$543,750</td>
<td>$135,161</td>
<td>80%</td>
<td>24%</td>
</tr>
<tr>
<td>Johnston</td>
<td>$209,000</td>
<td>$67,906</td>
<td>67%</td>
<td>33%</td>
</tr>
<tr>
<td>Lincoln</td>
<td>$325,000</td>
<td>$97,539</td>
<td>68%</td>
<td>25%</td>
</tr>
<tr>
<td>Little Compton</td>
<td>$570,000</td>
<td>$136,542</td>
<td>77%</td>
<td>37%</td>
</tr>
<tr>
<td>Middletown</td>
<td>$372,500</td>
<td>$102,253</td>
<td>54%</td>
<td>34%</td>
</tr>
<tr>
<td>Narragansett</td>
<td>$420,000</td>
<td>$106,638</td>
<td>69%</td>
<td>32%</td>
</tr>
<tr>
<td>Newport</td>
<td>$439,000</td>
<td>$113,474</td>
<td>43%</td>
<td>30%</td>
</tr>
<tr>
<td>New Shoreham</td>
<td>$885,000</td>
<td>$208,558</td>
<td>77%</td>
<td>32%</td>
</tr>
<tr>
<td>North Kingstown</td>
<td>$368,250</td>
<td>$105,749</td>
<td>74%</td>
<td>34%</td>
</tr>
<tr>
<td>North Providence</td>
<td>$210,000</td>
<td>$67,655</td>
<td>62%</td>
<td>34%</td>
</tr>
<tr>
<td>North Smithfield</td>
<td>$295,000</td>
<td>$81,940</td>
<td>71%</td>
<td>24%</td>
</tr>
<tr>
<td>Pawtucket</td>
<td>$169,900</td>
<td>$51,696</td>
<td>44%</td>
<td>42%</td>
</tr>
<tr>
<td>Portsmouth</td>
<td>$342,500</td>
<td>$95,949</td>
<td>75%</td>
<td>31%</td>
</tr>
<tr>
<td>Providence (without East Side)</td>
<td>$149,900</td>
<td>$45,252</td>
<td>33%</td>
<td>49%</td>
</tr>
<tr>
<td>Providence (East Side)</td>
<td>$492,000</td>
<td>$139,710</td>
<td>44%</td>
<td>31%</td>
</tr>
<tr>
<td>Richmond</td>
<td>$280,000</td>
<td>$82,642</td>
<td>88%</td>
<td>30%</td>
</tr>
<tr>
<td>Scituate</td>
<td>$230,500</td>
<td>$67,068</td>
<td>86%</td>
<td>27%</td>
</tr>
<tr>
<td>Smithfield</td>
<td>$267,900</td>
<td>$75,416</td>
<td>79%</td>
<td>30%</td>
</tr>
<tr>
<td>South Kingstown</td>
<td>$329,500</td>
<td>$91,331</td>
<td>74%</td>
<td>31%</td>
</tr>
<tr>
<td>Tiverton</td>
<td>$245,000</td>
<td>$71,597</td>
<td>80%</td>
<td>34%</td>
</tr>
<tr>
<td>Warren</td>
<td>$253,000</td>
<td>$74,444</td>
<td>57%</td>
<td>37%</td>
</tr>
<tr>
<td>Warwick</td>
<td>$197,000</td>
<td>$59,117</td>
<td>71%</td>
<td>34%</td>
</tr>
<tr>
<td>Westerly</td>
<td>$271,500</td>
<td>$71,270</td>
<td>64%</td>
<td>28%</td>
</tr>
<tr>
<td>West Greenwich</td>
<td>$337,000</td>
<td>$100,416</td>
<td>79%</td>
<td>32%</td>
</tr>
<tr>
<td>West Warwick</td>
<td>$195,450</td>
<td>$61,854</td>
<td>53%</td>
<td>33%</td>
</tr>
<tr>
<td>Woonsocket</td>
<td>$154,500</td>
<td>$54,739</td>
<td>39%</td>
<td>39%</td>
</tr>
<tr>
<td>Rhode Island</td>
<td>$240,000</td>
<td>$69,558</td>
<td>60%</td>
<td>34%</td>
</tr>
</tbody>
</table>
### 2015 RENTER DATA

<table>
<thead>
<tr>
<th>City/Town</th>
<th>2015 Average Rent: 2-Bedroom Apartment</th>
<th>Income Needed Per Year to be Affordable</th>
<th>Percent Renter Households</th>
<th>Percent Renter Households that are Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>$1,336</td>
<td>$53,440</td>
<td>12%</td>
<td>72%</td>
</tr>
<tr>
<td>Bristol</td>
<td>$1,325</td>
<td>$53,000</td>
<td>32%</td>
<td>53%</td>
</tr>
<tr>
<td>Burrillville</td>
<td>$1,183</td>
<td>$47,320</td>
<td>28%</td>
<td>55%</td>
</tr>
<tr>
<td>Central Falls</td>
<td>$960</td>
<td>$38,400</td>
<td>73%</td>
<td>61%</td>
</tr>
<tr>
<td>Charlestown</td>
<td>$1,318</td>
<td>$52,720</td>
<td>19%</td>
<td>48%</td>
</tr>
<tr>
<td>Coventry</td>
<td>$1,288</td>
<td>$51,520</td>
<td>21%</td>
<td>44%</td>
</tr>
<tr>
<td>Cranston</td>
<td>$1,193</td>
<td>$47,720</td>
<td>35%</td>
<td>53%</td>
</tr>
<tr>
<td>Cumberland</td>
<td>$1,220</td>
<td>$48,800</td>
<td>26%</td>
<td>42%</td>
</tr>
<tr>
<td>East Greenwich</td>
<td>$1,396</td>
<td>$55,840</td>
<td>24%</td>
<td>40%</td>
</tr>
<tr>
<td>East Providence</td>
<td>$1,252</td>
<td>$50,080</td>
<td>44%</td>
<td>45%</td>
</tr>
<tr>
<td>Exeter</td>
<td>*</td>
<td>*</td>
<td>15%</td>
<td>56%†</td>
</tr>
<tr>
<td>Foster</td>
<td>*</td>
<td>*</td>
<td>14%</td>
<td>66%†</td>
</tr>
<tr>
<td>Glocester</td>
<td>*</td>
<td>*</td>
<td>8%</td>
<td>40%†</td>
</tr>
<tr>
<td>Hopkinton</td>
<td>*</td>
<td>*</td>
<td>21%</td>
<td>45%†</td>
</tr>
<tr>
<td>Jamestown</td>
<td>*</td>
<td>*</td>
<td>20%</td>
<td>52%†</td>
</tr>
<tr>
<td>Johnston</td>
<td>$1,313</td>
<td>$52,520</td>
<td>33%</td>
<td>49%†</td>
</tr>
<tr>
<td>Lincoln</td>
<td>$1,262</td>
<td>$50,480</td>
<td>32%</td>
<td>44%</td>
</tr>
<tr>
<td>Little Compton</td>
<td>*</td>
<td>*</td>
<td>23%</td>
<td>45%†</td>
</tr>
<tr>
<td>Middletown</td>
<td>$1,406</td>
<td>$56,240</td>
<td>46%</td>
<td>54%</td>
</tr>
<tr>
<td>Narragansett</td>
<td>$1,393</td>
<td>$55,720</td>
<td>31%</td>
<td>59%</td>
</tr>
<tr>
<td>Newport</td>
<td>$1,468</td>
<td>$58,720</td>
<td>57%</td>
<td>43%</td>
</tr>
<tr>
<td>New Shoreham</td>
<td>*</td>
<td>*</td>
<td>23%</td>
<td>31%†</td>
</tr>
<tr>
<td>North Kingstown</td>
<td>$1,487</td>
<td>$59,480</td>
<td>26%</td>
<td>40%</td>
</tr>
<tr>
<td>North Providence</td>
<td>$1,211</td>
<td>$48,440</td>
<td>38%</td>
<td>56%</td>
</tr>
<tr>
<td>North Smithfield</td>
<td>$1,632</td>
<td>$65,280</td>
<td>29%</td>
<td>58%</td>
</tr>
<tr>
<td>Pawtucket</td>
<td>$1,140</td>
<td>$45,600</td>
<td>56%</td>
<td>51%</td>
</tr>
<tr>
<td>Portsmouth</td>
<td>$1,414</td>
<td>$56,560</td>
<td>25%</td>
<td>54%</td>
</tr>
<tr>
<td>Providence (without East Side)</td>
<td>$1,126</td>
<td>$45,040</td>
<td>67%</td>
<td>57%</td>
</tr>
<tr>
<td>Providence (East Side)</td>
<td>$1,391</td>
<td>$55,628</td>
<td>56%</td>
<td>50%</td>
</tr>
<tr>
<td>Richmond</td>
<td>*</td>
<td>*</td>
<td>12%</td>
<td>13%†</td>
</tr>
<tr>
<td>Scituate</td>
<td>$1,379</td>
<td>$55,160</td>
<td>14%</td>
<td>53%†</td>
</tr>
<tr>
<td>Smithfield</td>
<td>*</td>
<td>*</td>
<td>21%</td>
<td>43%</td>
</tr>
<tr>
<td>South Kingstown</td>
<td>$1,434</td>
<td>$57,360</td>
<td>26%</td>
<td>52%</td>
</tr>
<tr>
<td>Tiverton</td>
<td>$1,467</td>
<td>$58,680</td>
<td>20%</td>
<td>45%</td>
</tr>
<tr>
<td>Warren</td>
<td>$1,196</td>
<td>$47,840</td>
<td>43%</td>
<td>53%</td>
</tr>
<tr>
<td>Warwick</td>
<td>$1,346</td>
<td>$53,840</td>
<td>29%</td>
<td>53%</td>
</tr>
<tr>
<td>Westerly</td>
<td>$1,227</td>
<td>$49,080</td>
<td>36%</td>
<td>53%</td>
</tr>
<tr>
<td>West Greenwich</td>
<td>*</td>
<td>*</td>
<td>21%</td>
<td>49%†</td>
</tr>
<tr>
<td>West Warwick</td>
<td>$1,151</td>
<td>$46,040</td>
<td>47%</td>
<td>56%</td>
</tr>
<tr>
<td>Woonsocket</td>
<td>$1,050</td>
<td>$42,000</td>
<td>61%</td>
<td>53%</td>
</tr>
<tr>
<td><strong>Rhode Island</strong></td>
<td><strong>$1,238</strong></td>
<td><strong>$49,520</strong></td>
<td><strong>40%</strong></td>
<td><strong>52%</strong></td>
</tr>
</tbody>
</table>

*Data not available
### SIX MONTH 2016 RENTER DATA

<table>
<thead>
<tr>
<th>City/Town</th>
<th>First Half 2016 Average Rent: 2-Bedroom Apartment</th>
<th>Income Needed Per Year to be Affordable</th>
<th>Percent Renter Households</th>
<th>Percent Renter Households that are Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrington</td>
<td>*</td>
<td>*</td>
<td>12%</td>
<td>72%</td>
</tr>
<tr>
<td>Bristol</td>
<td>$1,303</td>
<td>$52,133</td>
<td>32%</td>
<td>53%</td>
</tr>
<tr>
<td>Burrillville</td>
<td>*</td>
<td>*</td>
<td>28%</td>
<td>55%</td>
</tr>
<tr>
<td>Central Falls</td>
<td>$1,105</td>
<td>$44,210</td>
<td>73%</td>
<td>61%</td>
</tr>
<tr>
<td>Charlestown</td>
<td>*</td>
<td>*</td>
<td>19%</td>
<td>48%</td>
</tr>
<tr>
<td>Coventry</td>
<td>$1,342</td>
<td>$53,669</td>
<td>21%</td>
<td>44%</td>
</tr>
<tr>
<td>Cranston</td>
<td>$1,258</td>
<td>$50,325</td>
<td>35%</td>
<td>53%</td>
</tr>
<tr>
<td>Cumberland</td>
<td>*</td>
<td>*</td>
<td>26%</td>
<td>42%</td>
</tr>
<tr>
<td>East Greenwich</td>
<td>$1,491</td>
<td>$59,629</td>
<td>24%</td>
<td>40%</td>
</tr>
<tr>
<td>East Providence</td>
<td>$1,218</td>
<td>$48,722</td>
<td>44%</td>
<td>45%</td>
</tr>
<tr>
<td>Exeter</td>
<td>*</td>
<td>*</td>
<td>15%</td>
<td>56%†</td>
</tr>
<tr>
<td>Foster</td>
<td>*</td>
<td>*</td>
<td>14%</td>
<td>66%†</td>
</tr>
<tr>
<td>Glocester</td>
<td>*</td>
<td>*</td>
<td>8%</td>
<td>40%†</td>
</tr>
<tr>
<td>Hopkinton</td>
<td>*</td>
<td>*</td>
<td>21%</td>
<td>45%†</td>
</tr>
<tr>
<td>Jamestown</td>
<td>*</td>
<td>*</td>
<td>20%</td>
<td>52%†</td>
</tr>
<tr>
<td>Johnston</td>
<td>$1,409</td>
<td>$56,371</td>
<td>33%</td>
<td>49%†</td>
</tr>
<tr>
<td>Lincoln</td>
<td>$1,359</td>
<td>$54,375</td>
<td>32%</td>
<td>44%</td>
</tr>
<tr>
<td>Little Compton</td>
<td>*</td>
<td>*</td>
<td>23%</td>
<td>45%†</td>
</tr>
<tr>
<td>Middletown</td>
<td>$1,465</td>
<td>$58,585</td>
<td>46%</td>
<td>54%</td>
</tr>
<tr>
<td>Narragansett</td>
<td>$1,332</td>
<td>$53,296</td>
<td>31%</td>
<td>59%</td>
</tr>
<tr>
<td>Newport</td>
<td>$1,587</td>
<td>$63,462</td>
<td>57%</td>
<td>43%</td>
</tr>
<tr>
<td>New Shoreham</td>
<td>*</td>
<td>*</td>
<td>23%</td>
<td>31%†</td>
</tr>
<tr>
<td>North Kingstown</td>
<td>$1,480</td>
<td>$59,180</td>
<td>26%</td>
<td>40%</td>
</tr>
<tr>
<td>North Providence</td>
<td>$1,345</td>
<td>$53,798</td>
<td>38%</td>
<td>56%</td>
</tr>
<tr>
<td>North Smithfield</td>
<td>*</td>
<td>*</td>
<td>29%</td>
<td>58%</td>
</tr>
<tr>
<td>Pawtucket</td>
<td>$1,196</td>
<td>$47,854</td>
<td>56%</td>
<td>51%</td>
</tr>
<tr>
<td>Portsmouth</td>
<td>$1,598</td>
<td>$63,909</td>
<td>25%</td>
<td>54%</td>
</tr>
<tr>
<td>Providence (without East Side)</td>
<td>$1,301</td>
<td>$52,054</td>
<td>67%</td>
<td>57%</td>
</tr>
<tr>
<td>Providence (East Side)</td>
<td>$1,516</td>
<td>$60,621</td>
<td>56%</td>
<td>50%</td>
</tr>
<tr>
<td>Richmond</td>
<td>*</td>
<td>*</td>
<td>12%</td>
<td>13%†</td>
</tr>
<tr>
<td>Scituate</td>
<td>*</td>
<td>*</td>
<td>14%</td>
<td>53%†</td>
</tr>
<tr>
<td>Smithfield</td>
<td>*</td>
<td>*</td>
<td>21%</td>
<td>43%</td>
</tr>
<tr>
<td>South Kingstown</td>
<td>*</td>
<td>*</td>
<td>26%</td>
<td>52%</td>
</tr>
<tr>
<td>Tiverton</td>
<td>$1,475</td>
<td>$58,993</td>
<td>20%</td>
<td>45%</td>
</tr>
<tr>
<td>Warren</td>
<td>$1,215</td>
<td>$48,600</td>
<td>43%</td>
<td>53%</td>
</tr>
<tr>
<td>Warwick</td>
<td>$1,522</td>
<td>$60,883</td>
<td>29%</td>
<td>53%</td>
</tr>
<tr>
<td>Westerly</td>
<td>$1,308</td>
<td>$52,320</td>
<td>36%</td>
<td>53%</td>
</tr>
<tr>
<td>West Greenwich</td>
<td>*</td>
<td>*</td>
<td>21%</td>
<td>49%†</td>
</tr>
<tr>
<td>West Warwick</td>
<td>$1,284</td>
<td>$51,367</td>
<td>47%</td>
<td>56%</td>
</tr>
<tr>
<td>Woonsocket</td>
<td>$1,143</td>
<td>$45,734</td>
<td>61%</td>
<td>53%</td>
</tr>
<tr>
<td><strong>Rhode Island</strong></td>
<td><strong>$1,349</strong></td>
<td><strong>$53,968</strong></td>
<td><strong>40%</strong></td>
<td><strong>52%</strong></td>
</tr>
</tbody>
</table>

*Data not available  †Estimates with high margins of error
METHODS AND SOURCES FOR LOCAL HOUSING FACTS

The data and research presented in this book were obtained from the latest official, industry, and other expert sources as well as from academic research databases, professional journals, and other peer-reviewed research sources. Data in tables, graphs, and infographics are rounded to the nearest decimal places and may not total to 100 percent.


Households Source: US Census Bureau, American Community Survey, 2010-2014 5-year estimates of total occupied housing units.

Owner and Renter Households Source: US Census Bureau, American Community Survey, 2010-2014 5-year estimates of tenure.

HOUSING FACTS

Median Home Price


Monthly Housing Payment for Homeownership Methodology:
Calculated by annualizing the typical housing payment and dividing by 30% to get the income required to pay no more than 30%.

Cost Burdened Owner and Renter Households Source: US Census Bureau, American Community Survey, 2010-2014 5-year estimates of tenure by housing costs as a percentage of household income in the past 12 months. Owner-occupied units that report zero or negative income and renter-occupied units that indicate “no cash rent” are excluded from cost burden calculations.

HOUSING STOCK

Total Units Source: US Census Bureau, American Community Survey, 2010-2014 5-year estimates of housing units.

Affordable Housing Source: Units that qualify as affordable as percent of year-round housing stock 2015 Low and Moderate Income Housing Chart, Rhode Island Housing.

Annual Building Permits

Source: US Census Bureau, Building Permits Survey, 2000-2015, Annual Permits by Place; statewide figure based on Annual Permits by State.

AFFORDABILITY

Average Wage for a Private Sector Job in Each City/Town Source: Quarterly Census of Employment and Wages, Private Sector, Annual 2015. Rhode Island Department of Labor and Training (http://www.dlt.ri.gov/ymi/es202/town/qcew15.htm). The average weekly wage is multiplied by 52 weeks for an annualized figure.

Minimum Wage in Rhode Island Source: Workforce Regulation and Safety, Labor Standards, Minimum Wage Rhode Island Department of Labor and Training (http://www.dlt.ri.gov/is/minwage.htm). The hourly wage is multiplied by 37.5 hours for a full week and then multiplied by 4 for a monthly figure.

Cost Burdened Owner and Renter Households Source: US Census Bureau, American Community Survey, 2010-2014 5-year estimates of tenure by housing costs as a percentage of household income.

Minimum Renter Household Income by Area Source: US Census Bureau, American Community Survey, 2010-2014 5-year estimates of the median household income for renter households in each Rhode Island county and Statewide. A description of counties by cities and towns is here: http://www.dlt.ri.gov/ymi/maps/county.htm.

Average Wage for a Private Sector Job in Each City/Town Source: Quarterly Census of Employment and Wages, Private Sector, Annual 2015. Rhode Island Department of Labor and Training (http://www.dlt.ri.gov/ymi/es202/town/qcew15.htm). The average weekly wage is multiplied by 52 weeks for an annualized figure.

Minimum Wage in Rhode Island Source: Workforce Regulation and Safety, Labor Standards, Minimum Wage Rhode Island Department of Labor and Training (http://www.dlt.ri.gov/is/minwage.htm). The hourly wage is multiplied by 37.5 hours for a full week and then multiplied by 4 for a monthly figure.

Cost Burdened Owner and Renter Households Source: US Census Bureau, American Community Survey, 2010-2014 5-year estimates of tenure by housing costs as a percentage of household income.

Minimum Renter Household Income by Area Source: US Census Bureau, American Community Survey, 2010-2014 5-year estimates of the median household income for renter households in each Rhode Island county and Statewide. A description of counties by cities and towns is here: http://www.dlt.ri.gov/ymi/maps/county.htm.
REFERENCES

2. Ibid.
6. Ibid.
7. Ibid.
15. Crossroads Rhode Island, Housing is Health: A report on the Relationship between Housing and Healthcare, December 2015.
18. Rhode Island Housing, Low and Moderate Income Housing Chart, 2015; Rhode Island Housing, Count of Units Funded by Building Homes Rhode Island.