

MIDDLETOWN

POPULATION **16,078** | HOUSEHOLDS **6,827** | MEDIAN HOUSEHOLD INCOME **\$69,592**

52% OWN

48% RENT

HOUSING COSTS

▶ MEDIAN SINGLE FAMILY

Home price **\$397,000**
Monthly housing payment **\$2,710**

5 YEAR COMPARISON

2014 **\$364,826** ↑ 2019 **\$397,000**
9% INCREASE

▶ AVERAGE 2-BEDROOM RENT

Rental payment **\$1,635**

5 YEAR COMPARISON

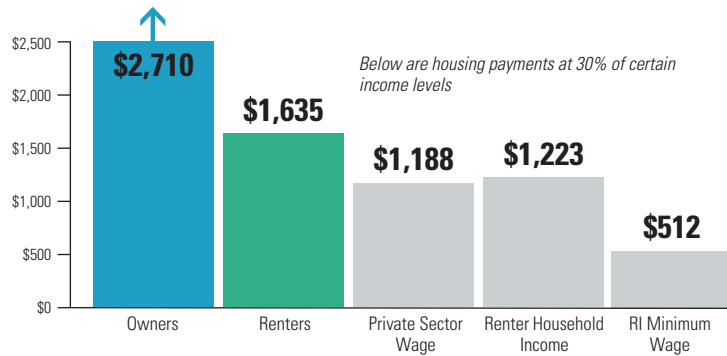
2014 **\$1,444** ↑ 2019 **\$1,635**
13% INCREASE

\$108,400 ← Income needed to afford this

\$65,400 ← Income needed to afford this

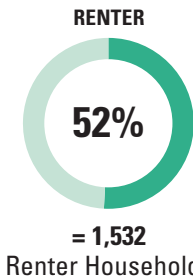
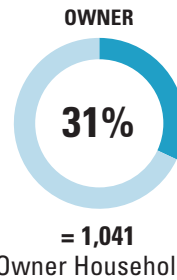
AFFORDABILITY GAP

▶ MONTHLY COSTS: OWNERS & RENTERS



▶ COST BURDENED HOUSEHOLDS

2,573 HOUSEHOLDS ARE COST BURDENED



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

CURRENT HOUSING & DEVELOPMENT

▶ HOUSING STOCK

Total **7,833** | Single family **65%** | Multifamily **35%**

▶ INFRASTRUCTURE

REGION: Southeast
Public Water: Nearly Full > Partial None
Public Sewer: Nearly Full > Partial None

▶ MULTIFAMILY BY RIGHT

IN RESIDENTIAL ZONES
 Yes No

▶ RESIDENTIAL DEVELOPMENT ORDINANCES

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

▶ 2019 BUILDING PERMITS: Total **42** | Single family **38** | Multi-family **4**

▶ LONG-TERM AFFORDABLE HOMES RI General Law: 45-53-3(9) Low or Moderate Income Housing

CURRENT **5.40%** % of year-round housing stock | **371** # of long-term affordable homes

Elderly **25%**

Family **43%**

Special Needs **31%**

NEWLY ADDED

Ownership **0** | Rental **0**

PRESERVED RENTALS

0

State-Funded Homes
BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): **45**