

# NORTH SMITHFIELD

POPULATION  
**12,349**

HOUSEHOLDS  
**4,560**

MEDIAN HOUSEHOLD INCOME  
**\$81,649**

**80% OWN**

**20% RENT**



## HOUSING COSTS

### ▶ MEDIAN SINGLE FAMILY

Home price **\$322,500**  
Monthly housing payment **\$2,265**

5 YEAR COMPARISON

2014 **\$256,189** 2019 **\$322,500**  
**26% INCREASE**

### ▶ AVERAGE 2-BEDROOM RENT

Rental payment **\$1,516**

5 YEAR COMPARISON

2014 **\$1,313** 2019 **\$1,516**  
**15% INCREASE**

**\$90,594**

Income needed to afford this

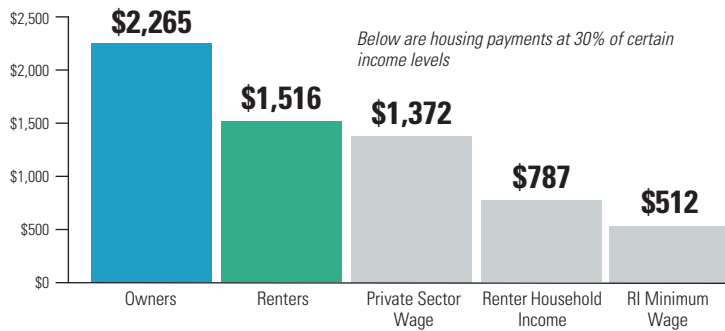
**\$60,640**

Income needed to afford this



## AFFORDABILITY GAP

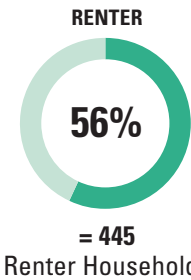
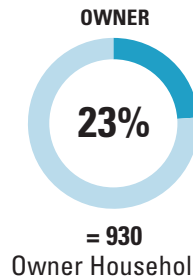
### ▶ MONTHLY COSTS: OWNERS & RENTERS



### ▶ COST BURDENED HOUSEHOLDS



**1,375** 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 **4,927** Single family **68%** Multifamily **32%**

### ▶ INFRASTRUCTURE

REGION: Northeast

Public Water

Nearly Full  < Partial  None

Public Sewer

Nearly Full  < Partial  None

### ▶ MULTIFAMILY BY RIGHT

IN RESIDENTIAL ZONES

Yes  No

6,000 sq. ft. lot;  
4,000 add'l sq. ft. per bedroom

### ▶ RESIDENTIAL DEVELOPMENT ORDINANCES

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

▶ 2019 BUILDING PERMITS: Total **28** Single family **28** Multi-family **0**

### ▶ LONG-TERM AFFORDABLE HOMES

RI General Law: 45-53-3(9) Low or Moderate Income Housing

CURRENT **8.18%** % of year-round housing stock

**413** # of long-term affordable homes



Elderly **71%**



Family **15%**



Special Needs **14%**

### NEWLY ADDED

Ownership **0**

Rental **0**

### PRESERVED RENTALS

**0**

State-Funded Homes

**BUILDING HOMES RHODE ISLAND** (Rounds I, II, & III): **65**