SMITHFIELD

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>HOUSEHOLDS</th>
<th>MEDIAN HOUSEHOLD INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>21,630</td>
<td>7,817</td>
<td>$82,347</td>
</tr>
</tbody>
</table>

### HOUSING COSTS

**MEDIAN SINGLE FAMILY**

- Home price: $311,000
- Monthly housing payment: $2,208

**5 YEAR COMPARISON**

- 2014:
  - Home price: $264,836
  - Monthly housing payment: $1,170

- 2019:
  - Home price: $311,000
  - Monthly housing payment: $1,170

**AVERAGE 2-BEDROOM RENT**

- Rental payment: $1,170

**5 YEAR COMPARISON**

- 2014:
  - Rental payment: $1,162

- 2019:
  - Rental payment: $1,170

**Income needed to afford this**

- $88,322

### AFFORDABILITY GAP

**MONTHLY COSTS: OWNERS & RENTERS**

- Owners: $2,208
- Renters: $1,170
- Private Sector Wage: $1,372
- Renter Household Income: $787
- RI Minimum Wage: $512

Below are housing payments at 30% of certain income levels

**COST BURDENED HOUSEHOLDS**

- 2,243 HOUSEHOLDS ARE COST BURDENED

**OWNER**

- 1,471 Owner Households
- 23%

**RENTER**

- 772 Renter Households
- 43%

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

### CURRENT HOUSING & DEVELOPMENT

**HOUSING STOCK**

- Total: 8,166
- Single family: 69%
- Multifamily: 31%

**INFRASTRUCTURE**

- REGION: Northwest
- Public Water: Nearly Full
- Public Sewer: Nearly Full

**MULTIFAMILY BY RIGHT IN RESIDENTIAL ZONES**

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

**RESIDENTIAL DEVELOPMENT ORDINANCES**

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

**2019 BUILDING PERMITS**

- Total: 31
- Single family: 28
- Multi-family: 0
- ADU: 3

Municipally reported

**LONG-TERM AFFORDABLE HOMES**

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

- CURRENT: 5.97%
- 468 # of long-term affordable homes

**NEWLY ADDED**

- Ownership: 0
- Rental: 42

**PRESERVED RENTALS**

- 0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): 47