

SOUTH KINGSTOWN

POPULATION **30,735** | HOUSEHOLDS **10,314** | MEDIAN HOUSEHOLD INCOME **\$81,375**

72% OWN

28% RENT

HOUSING COSTS

▶ MEDIAN SINGLE FAMILY

Home price **\$370,000**
Monthly housing payment **\$2,545**

5 YEAR COMPARISON

2014 **\$326,316**  2019 **\$370,000**
13% INCREASE

▶ AVERAGE 2-BEDROOM RENT

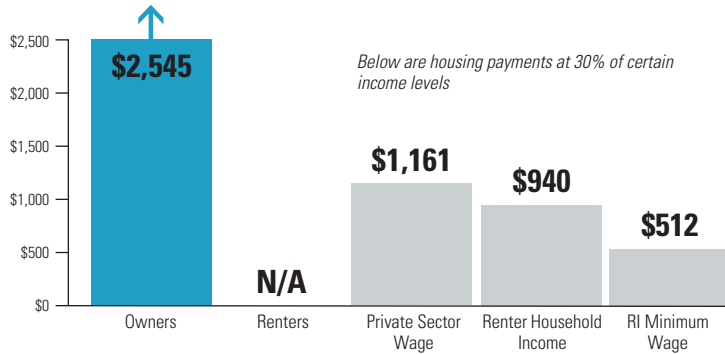
Rental payment **N/A**
2014 **N/A** | 2019 **N/A**

\$101,783 Income needed to afford this

N/A Income needed to afford this

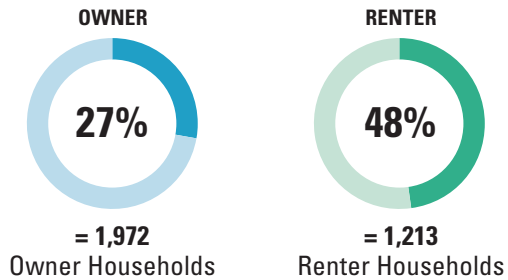
AFFORDABILITY GAP

▶ MONTHLY COSTS: OWNERS & RENTERS



▶ COST BURDENED HOUSEHOLDS

3,185 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 **13,015** | Single family **80%** | Multifamily **20%**

▶ INFRASTRUCTURE

REGION: South
Public Water: Nearly Full Partial None
Public Sewer: Nearly Full < Partial None

▶ MULTIFAMILY BY RIGHT

IN RESIDENTIAL ZONES
 Yes No
15,000 sq. ft. lot for 1st 2 units;
5,000 add'l sq. ft. per add'l unit

▶ RESIDENTIAL DEVELOPMENT ORDINANCES

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

▶ 2019 BUILDING PERMITS: Total **129** | Single family **97** | Multi-family **32**

▶ LONG-TERM AFFORDABLE HOMES

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

CURRENT **5.61%** % of year-round housing stock | **611** # of long-term affordable homes

Elderly **56%** | Family **26%** | Special Needs **17%**

NEWLY ADDED

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

PRESERVED RENTALS

0

State-Funded Homes
BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): **15**