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

- **Average 2-Bedroom Rent**
  - Rental payment: N/A

- **5 Year Comparison**
  - Home price: $2,545  
  - Rental payment: N/A

**Affordability Gap**

- **Monthly Costs: Owners & Renters**
  - Owners: $2,545
  - Renters: N/A
  - Below are housing payments at 30% of certain income levels:
    - Owner Household Income: $1,161
    - Renters Household Income: $940
    - RI Minimum Wage: $512

- **Income needed to afford this**: $101,783

- **Cost Burdened Households**
  - 3,185 Households are Cost Burdened
  - **Owner**
    - 27% = 1,972
  - **Renter**
    - 48% = 1,213

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
  - Public Sewer: Nearly Full

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

- **2019 Building Permits**
  - Total: 129
    - Single Family: 97
    - Multi Family: 32

**Long-Term Affordable Homes**

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

- **NEWLY ADDED**
  - Ownership: 0
  - Rental: 0

- **PRESERVED RENTALS**
  - 0

State-Funded Homes

**Building Homes Rhode Island** ( Rounds I, II, & III): 15