

BRISTOL

POPULATION
22,317

HOUSEHOLDS
8,480

MEDIAN HOUSEHOLD INCOME
\$96,005

69% OWN

31% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$575,000**
Monthly housing payment **\$4,786**

5 YEAR COMPARISON

2019 **\$339,457** 2024 **\$478,600**
69% INCREASE

► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,002**

5 YEAR COMPARISON

2019 **\$1,657** 2024 **\$2,002**
21% INCREASE

\$191,440

Income needed to afford this

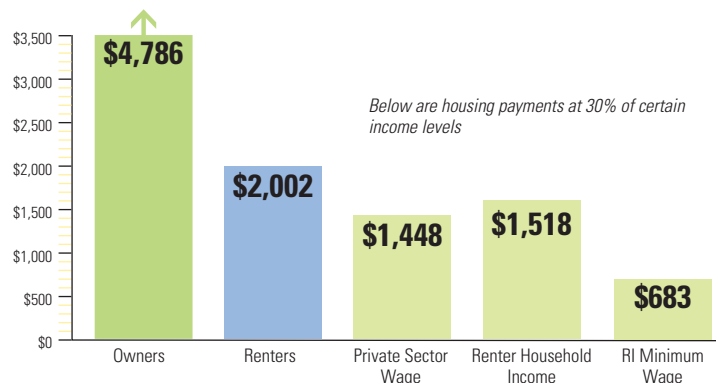
\$80,080

Income needed to afford this



AFFORDABILITY GAP

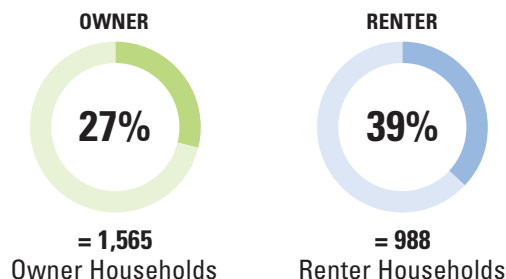
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



2,553 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 **9,670** Single family **59%** Two or more **41%**

► INFRASTRUCTURE

REGION: Southeast

Public Water

☐ Nearly Full ☒ Partial ☐ None

Public Sewer

☐ Nearly Full ☒ Partial ☐ None

► MULTIFAMILY BY RIGHT

Permitted right in one or more zones

☒ Yes ☐ No

► RESIDENTIAL DEVELOPMENT ORDINANCES

ADU

AHTF

AR

CP

FZ

G/VC

ID

IZ

MU

TOD

► 2024 BUILDING PERMITS: Total **19** Single family **15** Two or more **0** ADU **4**

► LOW AND MODERATE INCOME HOUSING RI General Law: 45-53-3(9)

Number of households below HUD 80% area median income: **2,655**



CURRENT 7.21% % of year-round housing stock

670* # of long-term affordable homes
*138 vouchers



Elderly **53%**



Family **37%**



Special Needs **10%**

ADDED UNITS

Ownership **0**

Rental **3**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

19