

HousingWorks RI

2006 Fact Book



Cumberland's Lonsdale Historic District was home to generations of 19th-century factory workers. Valley Affordable Housing Corporation has revitalized the former mill village, providing dozens of healthy homes for Rhode Islanders.

HousingWorksRI 
Quality affordable homes for all

Who is HousingWorks RI?

HousingWorks RI is a coalition, unprecedented in its breadth and depth. It is also a campaign, intended to end one crisis: the state's severe shortage of quality, affordable housing.

HousingWorks RI taps the talents, experience, information, influence, networks and energies of more than 100 member organizations, institutions, corporations, agencies and advocates.

HousingWorks RI members include banks, builders, chambers of commerce, colleges, community-based agencies and advocates, faith groups, manufacturers, preservationists, Realtors, municipal officials, unions... and that's just a small sample. (See the back inside cover for a list of current members.)

Our goal: A Rhode Island where, once again, a decent home in a good neighborhood is within reach of any income.

HousingWorks RI, through its members, activities and website:

- Draws attention to housing issues in Rhode Island
- Provides a one-stop, authoritative source of information about affordable housing in Rhode Island
- Hunts down new ideas and best practices from across the nation
- Celebrates housing progress in our communities
- Advocates for solutions that will end the housing crisis

Mission

The HousingWorks RI coalition seeks to end Rhode Island's current housing crisis by promoting well-planned and high-quality residential construction and community revitalization.

Our long-term goals: healthier communities, a healthier economy and an improved standard of living for our residents. Our vision: a Rhode Island where people all over the state, no matter what their income, can afford good homes in good neighborhoods...once again.

About HousingWorks RI: Its origins and funders

Rhode Island Housing started HousingWorks RI as a campaign to educate the public and the business community about a rapidly emerging economic development problem: the state's workforce housing crisis.

This crisis is not just about housing. It has negative consequences for the quality of our health care (hospitals are the state's biggest employers), the success rates of our schools and our state's economic growth.

Rhode Island Housing started the ball rolling. The agency put a huge amount of resources into this effort and attracted the attention of key policymakers.

At roughly the same time, The Rhode Island Foundation and the United Way of Rhode Island noticed that affordable housing had become a large and increasingly urgent issue for many of their grant recipients. The two funding agencies convened a coalition of stakeholders to search for solutions.

The Rhode Island Housing initiative and the interests of The Rhode Island Foundation and the United Way of Rhode Island converged and HousingWorks RI in its current form was born.

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Welcome: This Book is for You

Welcome to the 2006 edition of the HousingWorks RI Fact Book.

Inside you will find an up-to-date statistical portrait of housing for every one of Rhode Island's 39 cities and towns. If you live in Rhode Island, you and your neighbors, family, co-workers and friends are in this book.

HousingWorks RI publishes the Fact Book annually, so Rhode Islanders can see for themselves what our state's ongoing housing crisis means in their own communities. The Fact Book brings together, in one easy-to-use volume, relevant data collected from numerous government and industry sources.

Our first edition in 2005 was embraced with enthusiasm and astonishment. We hope town and state officials, housing advocates, business leaders, the media and everyone else involved with the issue of affordable rentals and starter homes will find the 2006 Fact Book just as remarkable and informative.

HousingWorks RI is a coalition of more than 100 business, faith, nonprofit and other partners joined in a campaign to...

- Restart the starter home in Rhode Island (it's now extinct).
- Acknowledge that the wages of most Rhode Island workers did not keep pace with the skyrocketing rents and real estate prices of the past few years.
- Encourage economic growth by solving the state's housing shortage.
- Revitalize urban neighborhoods and village centers, preserve open space and plan for development rather than react to development.
- Restore hope to Rhode Island workers that the American Dream of a snug, safe home in a good neighborhood is still possible.
- End homelessness for thousands of desperate men, women and children.

Housing affects everything in Rhode Island: our overall quality of life, the stability of our communities, the well-being of our families, the education of our young and our state's economic future.

But we are already working on solid solutions. Please join us.

Co-Chairs, HousingWorks RI

Ronald V. Gallo, Ed.D.
President and CEO,
The Rhode Island Foundation

Richard Godfrey
Executive Director,
Rhode Island Housing

Anthony Maione
President and CEO,
United Way of Rhode Island

Your Quick Reference Guide to www.HousingWorksRI.org

For your information

- Up-to-date housing fact sheets for each of Rhode Island's 39 cities and towns. (How expensive is it to live in your town? Find out here.)
- A detailed overview of Rhode Island's housing crisis and its collateral damage to the economy, families, education and communities.
- Authoritative, statistical evidence on the extent of Rhode Island's crisis.
- How to build quality affordable housing: proven solutions and intriguing new ideas.
- What's holding us back? The common obstacles.
- Frank, factual answers to the questions communities ask about affordable housing.
- City and town affordable housing plans that have received state approval.
- E-newsletters and action alerts to keep you up-to-date on local, state and federal efforts to tackle this important issue. It only takes a minute to sign-up online.
- Progress on the Hill: the HousingWorks RI platform, successes and goals.

For your convenience

- Our Express Lanes give professionals fast, one-click access to a wealth of essential information. We've set up Express Lanes for developers, employers, housing advocates, HousingWorks RI members, reporters, town planners and people looking for housing.
- An extensive library of downloadable resources including data, tools, case studies.
- Links to dozens of key information sources including state and federal agencies, advocacy groups, professional associations, think tanks, researchers.
- A glossary of housing terms.
- If you or someone you know is looking for housing, start here. We'll help connect you.

For your education and awareness

- Measure your "affordable housing IQ" with this eye-opening quiz.
- Take an on-line tour of outstanding affordable housing in Rhode Island.
- Read the surprising true-life stories of people caught in the housing squeeze.

When you want to act

- Join HousingWorks RI today online. Signing up is quick, easy and free.
- Use www.HousingWorksRI.org to contact your town, state and federal officials online. All you have to do is enter your zip code.

More Towns Fall Off the Affordability Map

In 2005, the American dream of a good home in a good neighborhood grew further out of reach for too many Rhode Islanders

Every year since 2000, thousands more Rhode Island workers have found themselves priced out of our real estate market. News that prices jumped “only” 6.8% in 2005 brings no real relief. In 2005, the median-priced single family home in Rhode Island sold for \$282,900. That’s affordable for a household earning \$90,550 a year, according to industry guidelines.

Most Rhode Island households don’t come close. Last year, the state’s median household income was just under \$50,000. With that kind of income, you can afford to spend \$1,245 per month on housing, enough to buy a \$152,230 house. Rhode Island hasn’t seen a median-priced house at that price since 2001.

Most Rhode Islanders can no longer afford to buy a home in most of Rhode Island:

- Households making \$100,000 annually can afford the median-priced single family home in less than half the state, just 16 communities. That’s four fewer communities than last year.
- Households making \$75,000 can afford the median-priced single family home in just three communities – three fewer than last year.
- And the 60% of Rhode Island households making under \$50,000 cannot afford to buy the median-priced single family home in any Rhode Island community.

Rhode Island has a choice: Watch the economy stagnate or make rents more affordable

In 2005, the average rent for a two-bedroom apartment increased to \$1,147 per month. To afford that, you need an hourly wage of \$22.06. Compare that to what minimum-wage workers make: \$7.10 an hour. In 15 communities, it takes more than three full-time, minimum-wage jobs to afford the average two-bedroom apartment.

In fact, there are just three communities left in Rhode Island where the average two-bedroom apartment remains affordable to someone making less than \$20 per hour. That’s bad news for most Rhode Island workers: our median wage in 2004 was just \$14.38. (And the median wage for the 20 most commonly advertised jobs is even lower, according to the state Department of Labor and Training.)

The growing mismatch between what’s in our wallets and what apartments cost means trouble for Rhode Island’s economy. Families who spend too much on rent have less disposable income to spend on goods and services. And the lack of homes the workforce can afford is making it hard for local businesses to attract and retain workers – and hurting the state’s prospects for economic growth.

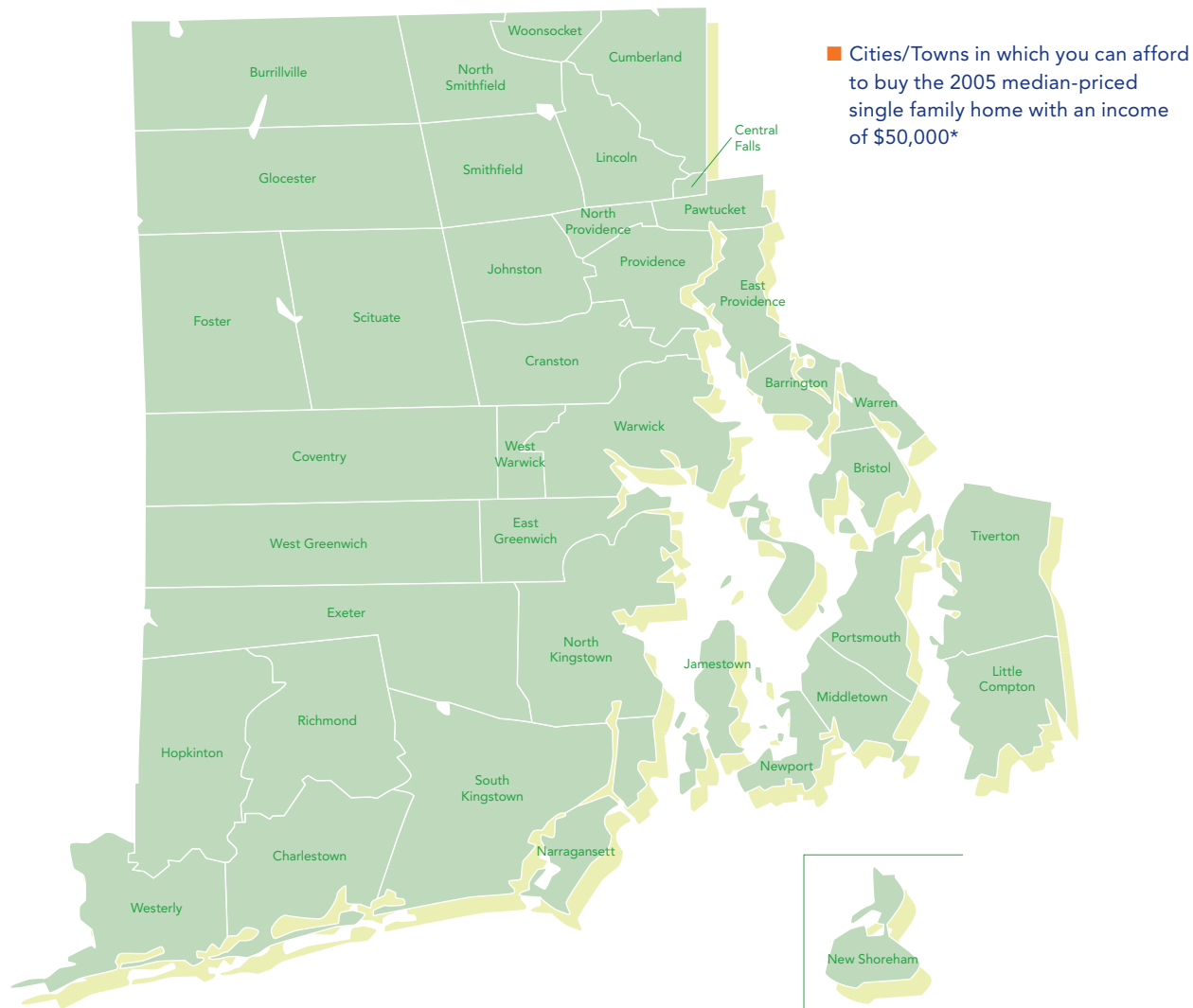
Progress report: Planning for affordability takes a giant step forward

2005 saw 281 new affordable apartments and homeownership opportunities added in communities such as Bristol, Cumberland, Lincoln, Providence and West Warwick. Too little, when you consider that Rhode Island is 13,000 units short.

But there was good progress on the planning side. Last year, the state brought together housing experts, nonprofits, businesses and interested citizens to work on a five-year strategic housing plan.

And most Rhode Island municipalities – 29 of our 39 cities and towns – now have local affordable housing plans. They share a common goal: to ensure there is enough housing so that people who grew up in town and work in the community can afford to stay there.

With a household income of **\$50,000** you can afford the median-priced single family home in **0** of RI's 39 cities and towns.*

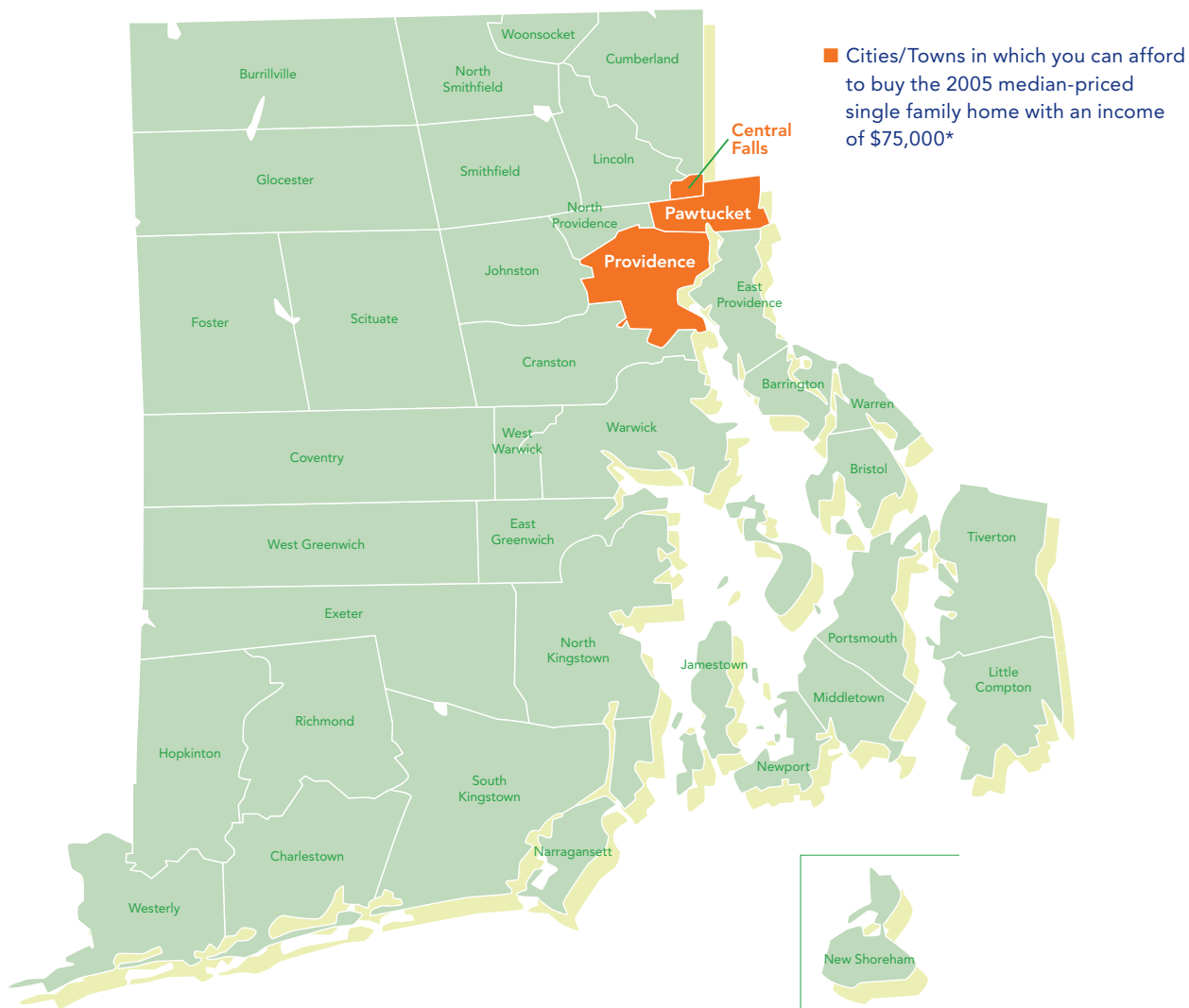


57.7%: Percentage of Rhode Island households earning less than \$50,000**

Rhode Island households earning...	less than \$50K	\$50K-\$75K	\$75K-\$100K	\$100K or more
	57.7%	20.2%	10.7%	11.4%

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006). **Source: U.S. Census

With a household income of **\$75,000** you can afford the median-priced single family home in **3** of RI's 39 cities and towns.*



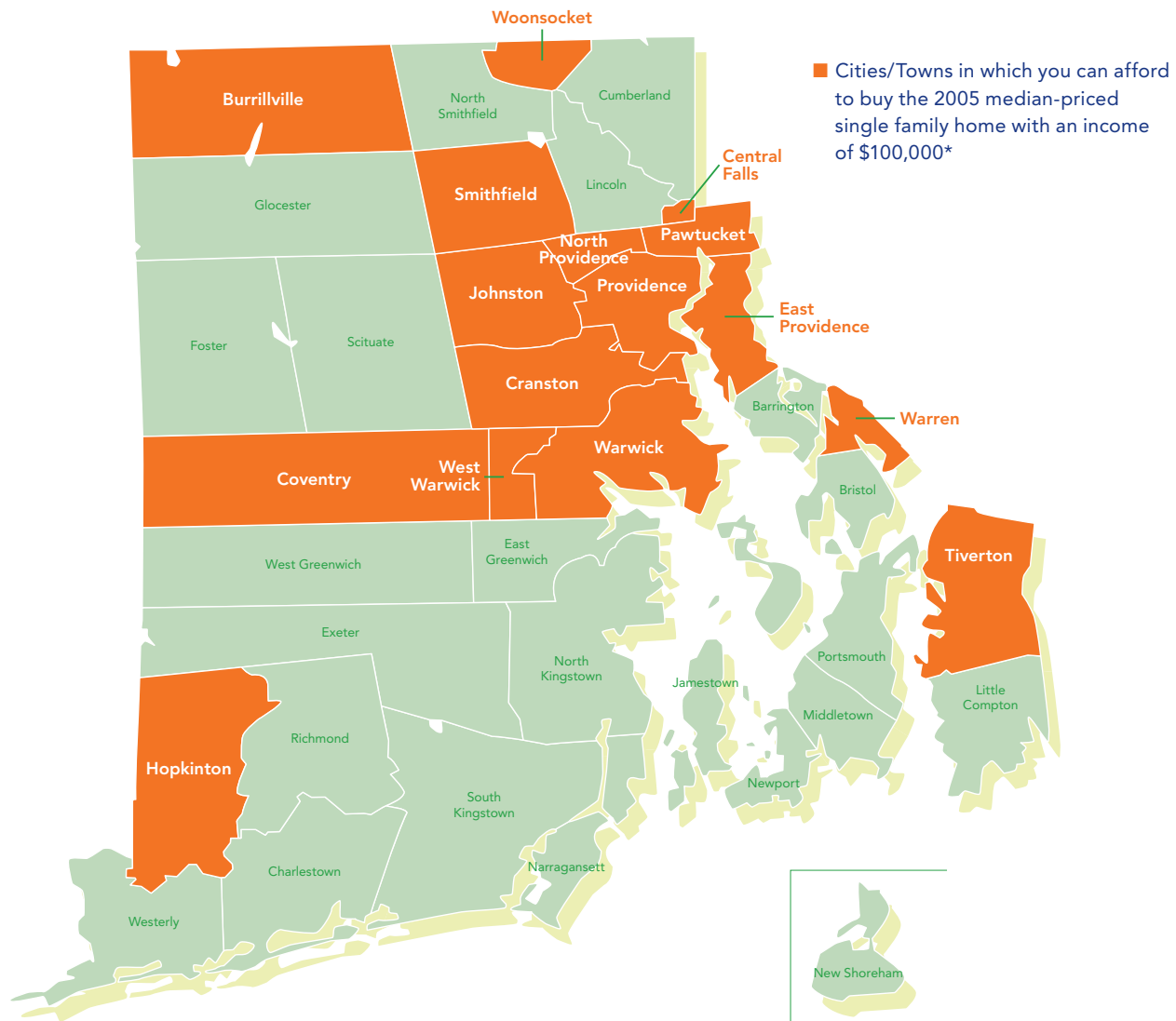
77.9%: Percentage of Rhode Island households earning less than \$75,000**

Rhode Island households earning...

	less than \$75K	\$75K-\$100K	\$100K or more
	77.9%	10.7%	11.4%

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006). **Source: U.S. Census

With a household income of **\$100,000** you can afford the median-priced single family home in **16** of RI's 39 cities and towns.*



88.6%: Percentage of Rhode Island households earning less than \$100,000**

Rhode Island households earning...

less than \$100K | \$100K or more



*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006). **Source: U.S. Census

Renting in Rhode Island doesn't come easy...

If Your Household Income is...	Then You Can Rent in These Towns	2005 Average Rent (2BR Apartment)*	Income Needed per Year	Income Needed per Hour	Income Distribution*
\$0 to \$35,000	Nowhere in Rhode Island	–	–	–	171,356 households or 41.9%
\$35,000 to \$45,000	Central Falls Pawtucket Smithfield West Warwick Warren East Providence Providence North Providence Coventry Johnston Scituate Bristol Woonsocket Cumberland	\$881** \$980 \$987** \$1,045 \$1,082 \$1,096 \$1,097 \$1,098 \$1,102 \$1,102 \$1,107 \$1,112 \$1,116 \$1,124	\$35,240 \$39,200 \$39,480 \$41,800 \$43,280 \$43,840 \$43,880 \$43,920 \$44,080 \$44,080 \$44,280 \$44,480 \$44,640 \$44,960	\$16.94 \$18.85 \$18.98 \$20.10 \$20.81 \$21.08 \$21.10 \$21.12 \$21.19 \$21.19 \$21.29 \$21.38 \$21.46 \$21.62	44,225 households or 10.8%
\$45,000 to \$60,000	Warwick Lincoln North Smithfield Cranston Barrington Tiverton Portsmouth North Kingstown East Greenwich Middletown Newport	\$1,148 \$1,150 \$1,153 \$1,157 \$1,195 \$1,207 \$1,244 \$1,254 \$1,276 \$1,298** \$1,388	\$45,920 \$46,000 \$46,120 \$46,280 \$47,800 \$48,280 \$49,760 \$50,160 \$51,040 \$51,920 \$55,520	\$22.08 \$22.12 \$22.17 \$22.25 \$22.98 \$23.21 \$23.92 \$24.12 \$24.54 \$24.96 \$26.69	57,588 households or 14.1%

*Sources: Rhode Island Housing Year-End Rent Survey 2005, U.S. Census. **2004 data used, as 2005 data are unavailable.

For the following towns there are insufficient local data to determine rental costs: Burrillville, Charlestown, Exeter, Foster, Glocester, Hopkinton, Jamestown, Little Compton, Narragansett, New Shoreham, Richmond, South Kingstown, Westerly, West Greenwich.

Typical earnings for Rhode Island's five most common occupations*:

- Office, clerical and other administrative positions: **\$28,787**
- Sales and retail positions: **\$22,506**
- Food preparation and serving: **\$16,910**
- Manufacturing: **\$25,854**
- Teachers and librarians: **\$40,685**

*These are the median wages for each occupation – halfway between the entry wage and the experienced wage.
Source: Rhode Island Department of Labor and Training.

Rental Data

City/Town	2005 Average Rent: 2BR Apartment	Income Needed per Year	Income Needed per Hour
Barrington	\$1,195	\$47,800	\$22.98
Bristol	\$1,112	\$44,480	\$21.38
Burrillville	**	–	–
Central Falls	\$881*	\$35,240	\$16.94
Charlestown	**	–	–
Coventry	\$1,102	\$44,080	\$21.19
Cranston	\$1,157	\$46,280	\$22.25
Cumberland	\$1,124	\$44,960	\$21.62
East Greenwich	\$1,276	\$51,040	\$24.54
East Providence	\$1,096	\$43,840	\$21.08
Exeter	**	–	–
Foster	**	–	–
Glocester	**	–	–
Hopkinton	**	–	–
Jamestown	**	–	–
Johnston	\$1,102	\$44,080	\$21.19
Lincoln	\$1,150	\$46,000	\$22.12
Little Compton	**	–	–
Middletown	\$1,298*	\$51,920	\$24.96
Narragansett	**	–	–
Newport	\$1,388	\$55,520	\$26.69
New Shoreham	**	–	–
North Kingstown	\$1,254	\$50,160	\$24.12
North Providence	\$1,098	\$43,920	\$21.12
North Smithfield	\$1,153	\$46,120	\$22.17
Pawtucket	\$980	\$39,200	\$18.85
Portsmouth	\$1,244	\$49,760	\$23.92
Providence	\$1,097	\$43,880	\$21.10
Richmond	**	–	–
Scituate	\$1,107	\$44,280	\$21.29
Smithfield	\$987*	\$39,480	\$18.98
South Kingstown	**	–	–
Tiverton	\$1,207	\$48,280	\$23.21
Warren	\$1,082	\$43,280	\$20.81
Warwick	\$1,148	\$45,920	\$22.08
Westerly	**	–	–
West Greenwich	**	–	–
West Warwick	\$1,045	\$41,800	\$20.10
Woonsocket	\$1,116	\$44,640	\$21.46

*2005 data unavailable, 2004 data used. **Insufficient local data.

Source: Rhode Island Housing Year-End Rent Survey 2005, www.rihousing.com.

Home Sales Data

City/Town	Median Price: Single Family Home (Year-End 2005)	Monthly Housing Payment*	Income Needed per Year	Income Needed per Hour
Barrington	\$420,000	\$3,332	\$133,270	\$64.07
Bristol	\$354,500	\$2,822	\$112,860	\$54.26
Burrillville	\$274,000	\$2,194	\$87,777	\$42.20
Central Falls	\$195,900	\$1,586	\$63,441	\$30.50
Charlestown	\$389,900	\$3,097	\$123,891	\$59.56
Coventry	\$259,250	\$2,080	\$83,181	\$39.99
Cranston	\$260,000	\$2,085	\$83,414	\$39.99
Cumberland	\$324,950	\$2,591	\$103,653	\$49.83
East Greenwich	\$527,500	\$4,169	\$166,766	\$80.18
East Providence	\$260,000	\$2,085	\$83,414	\$40.10
Exeter	\$390,000	\$3,098	\$123,922	\$59.58
Foster	\$389,950	\$3,098	\$123,906	\$59.57
Glocester	\$315,000	\$2,514	\$100,552	\$48.34
Hopkinton	\$303,500	\$2,424	\$96,969	\$46.62
Jamestown	\$556,000	\$4,391	\$175,646	\$84.45
Johnston	\$270,000	\$2,163	\$86,530	\$41.60
Lincoln	\$341,000	\$2,716	\$108,654	\$52.24
Little Compton	\$595,000	\$4,695	\$187,799	\$90.29
Middletown	\$389,450	\$3,094	\$123,750	\$59.50
Narragansett	\$432,105	\$3,426	\$137,041	\$65.89
Newport	\$449,000	\$3,558	\$142,306	\$68.42
New Shoreham	\$800,000**	\$6,292	\$251,675	\$121.00
North Kingstown	\$415,000	\$3,293	\$131,712	\$63.32
North Providence	\$259,900	\$2,085	\$83,383	\$40.09
North Smithfield	\$325,000	\$2,592	\$103,668	\$49.84
Pawtucket	\$231,875	\$1,866	\$74,651	\$35.89
Portsmouth	\$376,000	\$2,989	\$119,559	\$57.48
Providence	\$210,000	\$1,696	\$67,835	\$32.61
Richmond	\$315,000	\$2,514	\$100,552	\$48.34
Scituate	\$338,000	\$2,693	\$107,719	\$51.79
Smithfield	\$309,950	\$2,474	\$98,979	\$47.59
South Kingstown	\$374,500	\$2,977	\$119,092	\$57.26
Tiverton	\$309,450	\$2,471	\$98,823	\$47.51
Warren	\$298,250	\$2,383	\$95,333	\$45.83
Warwick	\$244,700	\$1,966	\$78,647	\$37.81
Westerly	\$335,000	\$2,670	\$106,784	\$51.34
West Greenwich	\$329,900	\$2,630	\$105,195	\$50.57
West Warwick	\$245,750	\$1,974	\$78,974	\$37.97
Woonsocket	\$236,750	\$1,904	\$76,170	\$36.62

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

**The only single family house sold in New Shoreham in 2003-2005 sold for \$800,000 in 2003.

Source: Year-End 2005 Existing Single Family Home Sales Statistics, Rhode Island Association of Realtors, www.riliving.com.

Introduction to the City/Town Fact Sheets

On the following pages, you will find individual housing fact sheets for every city and town in Rhode Island. We hope you find these fact sheets useful. (You might even find them surprising.) We've reduced a mountain of statistical information down to a few essentials.

We are grateful, though, for any suggestions you might have that would make future editions of these fact sheets more useful. You can contact us at info@HousingWorksRI.org.

Where did the numbers in this book come from?

The data in this book were obtained from the latest official, industry and other expert sources, all publicly available. For links to these data sources and more information on housing in Rhode Island, visit www.HousingWorksRI.org.

Median selling price of a single family home

Source: Year-End 2005 Single Family Home Sales Statistics, Year-End 1999 Single Family Home Sales Statistics, www.riliving.com, the official site of the Rhode Island Association of Realtors® and State-Wide Multiple Listing Service.

Typical monthly housing payment

Methodology: Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family home for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

Average monthly rent

Source: Rhode Island Housing Year-End Rent Survey 2005, www.rihousing.com.

Household income required to afford the median-priced house and average rent

Methodology: Based on the generally accepted federal standard that a household should spend no more than 30% of its monthly income on housing costs (including rent or mortgage, utilities, taxes and insurance). When households spend more than 30% on housing, other essentials suffer: health care, nutrition, quality education, savings, clothing, transportation.

Number of year-round housing units

Source: Rhode Island Housing 2005 Low and Moderate Income Housing Chart, www.rihousing.com.

Housing units that qualify as affordable

Source: Rhode Island Housing 2005 Low and Moderate Income Housing Chart, www.rihousing.com.

Note: The Low and Moderate Income Housing Act established a goal that 10% of each community's housing stock be affordable to people with low or moderate incomes. In order to count toward that threshold, the housing must have a federal, state or municipal subsidy and remain affordable for at least 30 years. For more information on the Act, visit www.growsmartri.com or www.rihousing.com.

Additional housing units necessary

Methodology: Calculated by subtracting the number of units that qualify as affordable from 10% of the city or town's year-round housing units.

Households in your city or town paying more than half their income

Source: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) 2000.

Note: The standard is that households pay no more than 30% of their income for housing. Those paying more than half are defined as having "worst case housing needs." This figure does not include households earning above 80% of the area median income.

Barrington Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Barrington?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Barrington	\$198,500	\$420,000	212%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$420,000 house: \$3,332
Household income required to afford a \$420,000 house: \$133,270

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,195
Household income required for that rent to be affordable: \$47,800

Housing units in Barrington:

- Number of year-round housing units: 6,137
- Housing units that qualify as affordable: 95
 - Affordable housing units reserved for the elderly: 60
 - Affordable housing units reserved for families and persons with special needs: 35

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 519
- Households in Barrington paying more than half their income for housing: 535
 - Elderly households paying more than half their income for housing: 244
 - Families and other households paying more than half their income for housing: 291

To review Barrington's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Bristol Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Bristol?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Bristol	\$154,995	\$354,500	229%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$354,500 house: \$2,822

Household income required to afford a \$354,500 house: \$112,860

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,112

Household income required for that rent to be affordable: \$44,480

Housing units in Bristol:

- Number of year-round housing units: 8,575
- Housing units that qualify as affordable: 499
 - Affordable housing units reserved for the elderly: 359
 - Affordable housing units reserved for families and persons with special needs: 140

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 359
- Households in Bristol paying more than half their income for housing: 992
 - Elderly households paying more than half their income for housing: 328
 - Families and other households paying more than half their income for housing: 664

To review Bristol's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Burrillville Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Burrillville?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Burrillville	\$135,500	\$274,000	202%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$274,000 house: \$2,194

Household income required to afford a \$274,000 house: \$87,777

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*

Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Burrillville:

- Number of year-round housing units: 5,694
- Housing units that qualify as affordable: 419
 - Affordable housing units reserved for the elderly: 189
 - Affordable housing units reserved for families and persons with special needs: 230

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 150
- Households in Burrillville paying more than half their income for housing: 503
 - Elderly households paying more than half their income for housing: 134
 - Families and other households paying more than half their income for housing: 369

To review Burrillville's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Central Falls Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Central Falls?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Central Falls	\$68,100	\$195,900	288%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$195,900 house: \$1,586

Household income required to afford a \$195,900 house: \$63,441

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2004: \$881*

Household income required for that rent to be affordable: \$35,240

*2004 data used, as 2005 data are unavailable

Housing units in Central Falls:

- Number of year-round housing units: 7,264
- Housing units that qualify as affordable: 808
 - Affordable housing units reserved for the elderly: 632
 - Affordable housing units reserved for families and persons with special needs: 176

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 0
- Households in Central Falls paying more than half their income for housing: 1,575
 - Elderly households paying more than half their income for housing: 338
 - Families and other households paying more than half their income for housing: 1,237



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Charlestown Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Charlestown?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Charlestown	\$165,000	\$389,900	236%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$389,900 house: \$3,097
Household income required to afford a \$389,900 house: \$123,891

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Charlestown:

- Number of year-round housing units: 3,318
- Housing units that qualify as affordable: 46
 - Affordable housing units reserved for the elderly: 0
 - Affordable housing units reserved for families and persons with special needs: 46

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 286
- Households in Charlestown paying more than half their income for housing: 307
 - Elderly households paying more than half their income for housing: 82
 - Families and other households paying more than half their income for housing: 225

To review Charlestown's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm



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Coventry Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Coventry?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Coventry	\$122,000	\$259,250	213%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$259,250 house: \$2,080

Household income required to afford a \$259,250 house: \$83,181

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,102

Household income required for that rent to be affordable: \$44,080

Housing units in Coventry:

- Number of year-round housing units: 12,861
- Housing units that qualify as affordable: 672
 - Affordable housing units reserved for the elderly: 403
 - Affordable housing units reserved for families and persons with special needs: 269

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 614
- Households in Coventry paying more than half their income for housing: 856
 - Elderly households paying more than half their income for housing: 258
 - Families and other households paying more than half their income for housing: 598

To review Coventry's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm



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Cranston Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Cranston?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Cranston	\$112,500	\$260,000	231%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$260,000 house: \$2,085

Household income required to afford a \$260,000 house: \$83,414

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,157

Household income required for that rent to be affordable: \$46,280

Housing units in Cranston:

- Number of year-round housing units: 31,968
- Housing units that qualify as affordable: 1,770
 - Affordable housing units reserved for the elderly: 1,345
 - Affordable housing units reserved for families and persons with special needs: 425

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 1,427
- Households in Cranston paying more than half their income for housing: 3,530
 - Elderly households paying more than half their income for housing: 1,558
 - Families and other households paying more than half their income for housing: 1,972

Cumberland Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Cumberland?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Cumberland	\$148,900	\$324,950	218%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$324,950 house: \$2,591

Household income required to afford a \$324,950 house: \$103,653

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,124

Household income required for that rent to be affordable: \$44,960

Housing units in Cumberland:

- Number of year-round housing units: 12,536
- Housing units that qualify as affordable: 745
 - Affordable housing units reserved for the elderly: 580
 - Affordable housing units reserved for families and persons with special needs: 165

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 509
- Households in Cumberland paying more than half their income for housing: 829
 - Elderly households paying more than half their income for housing: 415
 - Families and other households paying more than half their income for housing: 414

To review Cumberland's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm



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East Greenwich Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in East Greenwich?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
East Greenwich	\$280,500	\$527,500	188%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$527,500 house: \$4,169
Household income required to afford a \$527,500 house: \$166,766

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,276
Household income required for that rent to be affordable: \$51,040

Housing units in East Greenwich:

- Number of year-round housing units: 5,182
- Housing units that qualify as affordable: 225
 - Affordable housing units reserved for the elderly: 141
 - Affordable housing units reserved for families and persons with special needs: 84

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 293
- Households in East Greenwich paying more than half their income for housing: 463
 - Elderly households paying more than half their income for housing: 184
 - Families and other households paying more than half their income for housing: 279

To review East Greenwich's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

East Providence Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in East Providence?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
East Providence	\$105,000	\$260,000	248%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$260,000 house: \$2,085

Household income required to afford a \$260,000 house: \$83,414

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,096

Household income required for that rent to be affordable: \$43,840

Housing units in East Providence:

- Number of year-round housing units: 21,236
- Housing units that qualify as affordable: 2,298
 - Affordable housing units reserved for the elderly: 1,393
 - Affordable housing units reserved for families and persons with special needs: 905

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 0
- Households in East Providence paying more than half their income for housing: 2,508
 - Elderly households paying more than half their income for housing: 1,016
 - Families and other households paying more than half their income for housing: 1,492



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Exeter Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Exeter?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Exeter	\$136,000	\$390,000	287%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$390,000 house: \$3,098
Household income required to afford a \$390,000 house: \$123,922

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Exeter:

- Number of year-round housing units: 2,158
- Housing units that qualify as affordable: 29
 - Affordable housing units reserved for the elderly: 0
 - Affordable housing units reserved for families and persons with special needs: 29

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 187
- Households in Exeter paying more than half their income for housing: 170
 - Elderly households paying more than half their income for housing: 40
 - Families and other households paying more than half their income for housing: 130

To review Exeter's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Foster Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Foster?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Foster	\$158,750	\$389,950	246%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$389,950 house: \$3,098
Household income required to afford a \$389,950 house: \$123,906

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Foster:

- Number of year-round housing units: 1,569
- Housing units that qualify as affordable: 39
 - Affordable housing units reserved for the elderly: 30
 - Affordable housing units reserved for families and persons with special needs: 9

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 118
- Households in Foster paying more than half their income for housing: 118
 - Elderly households paying more than half their income for housing: 32
 - Families and other households paying more than half their income for housing: 86

To review Foster's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Glocester Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Glocester?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Glocester	\$129,000	\$315,000	244%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$315,000 house: \$2,514
Household income required to afford a \$315,000 house: \$100,552

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Glocester:

- Number of year-round housing units: 3,644
- Housing units that qualify as affordable: 80
 - Affordable housing units reserved for the elderly: 62
 - Affordable housing units reserved for families and persons with special needs: 18

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 284
- Households in Glocester paying more than half their income for housing: 239
 - Elderly households paying more than half their income for housing: 58
 - Families and other households paying more than half their income for housing: 181

To review Glocester's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Hopkinton Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Hopkinton?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Hopkinton	\$129,000	\$303,500	235%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$303,500 house: \$2,424

Household income required to afford a \$303,500 house: \$96,969

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*

Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Hopkinton:

- Number of year-round housing units: 3,040
- Housing units that qualify as affordable: 159
 - Affordable housing units reserved for the elderly: 137
 - Affordable housing units reserved for families and persons with special needs: 22

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 145
- Households in Hopkinton paying more than half their income for housing: 288
 - Elderly households paying more than half their income for housing: 105
 - Families and other households paying more than half their income for housing: 183

To review Hopkinton's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Jamestown Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Jamestown?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Jamestown	\$191,500	\$556,000	290%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$556,000 house: \$4,391
Household income required to afford a \$556,000 house: \$175,646

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Jamestown:

- Number of year-round housing units: 2,428
- Housing units that qualify as affordable: 103
 - Affordable housing units reserved for the elderly: 66
 - Affordable housing units reserved for families and persons with special needs: 37

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 140
- Households in Jamestown paying more than half their income for housing: 173
 - Elderly households paying more than half their income for housing: 69
 - Families and other households paying more than half their income for housing: 104

To review Jamestown's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Johnston Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Johnston?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Johnston	\$125,000	\$270,000	216%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$270,000 house: \$2,163
Household income required to afford a \$270,000 house: \$86,530

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,102
Household income required for that rent to be affordable: \$44,080

Housing units in Johnston:

- Number of year-round housing units: 11,526
- Housing units that qualify as affordable: 938
 - Affordable housing units reserved for the elderly: 737
 - Affordable housing units reserved for families and persons with special needs: 201

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 215
- Households in Johnston paying more than half their income for housing: 1,418
 - Elderly households paying more than half their income for housing: 719
 - Families and other households paying more than half their income for housing: 699

To review Johnston's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Lincoln Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Lincoln?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Lincoln	\$175,000	\$341,000	195%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$341,000 house: \$2,716
Household income required to afford a \$341,000 house: \$108,654

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,150
Household income required for that rent to be affordable: \$46,000

Housing units in Lincoln:

- Number of year-round housing units: 8,472
- Housing units that qualify as affordable: 588
 - Affordable housing units reserved for the elderly: 366
 - Affordable housing units reserved for families and persons with special needs: 222

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 259
- Households in Lincoln paying more than half their income for housing: 701
 - Elderly households paying more than half their income for housing: 296
 - Families and other households paying more than half their income for housing: 405

To review Lincoln's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Little Compton Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Little Compton?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Little Compton	\$193,500	\$595,000	307%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$595,000 house: \$4,695
Household income required to afford a \$595,000 house: \$187,799

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Little Compton:

- Number of year-round housing units: 1,516
- Housing units that qualify as affordable: 2
 - Affordable housing units reserved for the elderly: 0
 - Affordable housing units reserved for families and persons with special needs: 2

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 150
- Households in Little Compton paying more than half their income for housing: 102
 - Elderly households paying more than half their income for housing: 70
 - Families and other households paying more than half their income for housing: 32

To review Little Compton's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Middletown Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Middletown?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Middletown	\$157,000	\$389,450	248%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$389,450 house: \$3,094
Household income required to afford a \$389,450 house: \$123,750

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2004: \$1,298*
Household income required for that rent to be affordable: \$51,920

*2004 data used, as 2005 data are unavailable

Housing units in Middletown:

- Number of year-round housing units: 6,152
- Housing units that qualify as affordable: 544
 - Affordable housing units reserved for the elderly: 99
 - Affordable housing units reserved for families and persons with special needs: 445

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 71
- Households in Middletown paying more than half their income for housing: 610
 - Elderly households paying more than half their income for housing: 194
 - Families and other households paying more than half their income for housing: 416

To review Middletown's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Narragansett Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Narragansett?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Narragansett	\$146,320	\$432,105	295%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$432,105 house: \$3,426
Household income required to afford a \$432,105 house: \$137,041

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Narragansett:

- Number of year-round housing units: 7,124
- Housing units that qualify as affordable: 200
 - Affordable housing units reserved for the elderly: 110
 - Affordable housing units reserved for families and persons with special needs: 90

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 512
- Households in Narragansett paying more than half their income for housing: 1,098
 - Elderly households paying more than half their income for housing: 195
 - Families and other households paying more than half their income for housing: 903

To review Narragansett's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

New Shoreham Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in New Shoreham?

Median Selling Price of a Single Family Home

	1998	2005	Percent of 1998 value
New Shoreham	\$405,000	\$800,000*	198%
State of RI	\$126,000	\$282,900	225%

*The only single family house sold in New Shoreham in 2003-2005 sold for \$800,000 in 2003.

- Typical monthly housing payment* for a \$800,000 house: \$6,292

Household income required to afford a \$800,000 house: \$251,675

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*

Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in New Shoreham:

- Number of year-round housing units: 497
- Housing units that qualify as affordable: 36
 - Affordable housing units reserved for the elderly: 0
 - Affordable housing units reserved for families and persons with special needs: 36

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 14
- Households in New Shoreham paying more than half their income for housing: 90
 - Elderly households paying more than half their income for housing: 36
 - Families and other households paying more than half their income for housing: 54

To review New Shoreham's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm



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Newport Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Newport?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Newport	\$148,000	\$449,000	303%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$449,000 house: \$3,558

Household income required to afford a \$449,000 house: \$142,306

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,388

Household income required for that rent to be affordable: \$55,520

Housing units in Newport:

- Number of year-round housing units: 12,368
- Housing units that qualify as affordable: 2,142
 - Affordable housing units reserved for the elderly: 433
 - Affordable housing units reserved for families and persons with special needs: 1,709

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 0
- Households in Newport paying more than half their income for housing: 1,525
 - Elderly households paying more than half their income for housing: 329
 - Families and other households paying more than half their income for housing: 1,196



2006 City/Town Fact Sheets are available for download as individual PDFs at www.HousingWorksRI.org

North Kingstown Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in North Kingstown?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
North Kingstown	\$180,000	\$415,000	231%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$415,000 house: \$3,293
Household income required to afford a \$415,000 house: \$131,712

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,254
Household income required for that rent to be affordable: \$50,160

Housing units in North Kingstown:

- Number of year-round housing units: 10,477
- Housing units that qualify as affordable: 843
 - Affordable housing units reserved for the elderly: 170
 - Affordable housing units reserved for families and persons with special needs: 673

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 205
- Households in North Kingstown paying more than half their income for housing: 958
 - Elderly households paying more than half their income for housing: 260
 - Families and other households paying more than half their income for housing: 698

To review North Kingstown's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

North Providence Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in North Providence?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
North Providence	\$111,000	\$259,900	234%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$259,900 house: \$2,085

Household income required to afford a \$259,900 house: \$83,383

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,098

Household income required for that rent to be affordable: \$43,920

Housing units in North Providence:

- Number of year-round housing units: 14,793
- Housing units that qualify as affordable: 1,067
 - Affordable housing units reserved for the elderly: 922
 - Affordable housing units reserved for families and persons with special needs: 145

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 412
- Households in North Providence paying more than half their income for housing: 1,616
 - Elderly households paying more than half their income for housing: 673
 - Families and other households paying more than half their income for housing: 943



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North Smithfield Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in North Smithfield?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
North Smithfield	\$155,000	\$325,000	210%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$325,000 house: \$2,592
Household income required to afford a \$325,000 house: \$103,668

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,153
Household income required for that rent to be affordable: \$46,120

Housing units in North Smithfield:

- Number of year-round housing units: 4,058
- Housing units that qualify as affordable: 277
 - Affordable housing units reserved for the elderly: 215
 - Affordable housing units reserved for families and persons with special needs: 62

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 129
- Households in North Smithfield paying more than half their income for housing: 269
 - Elderly households paying more than half their income for housing: 157
 - Families and other households paying more than half their income for housing: 112

To review North Smithfield's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Pawtucket Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Pawtucket?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Pawtucket	\$94,500	\$231,875	245%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$231,875 house: \$1,866

Household income required to afford a \$231,875 house: \$74,651

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$980

Household income required for that rent to be affordable: \$39,200

Housing units in Pawtucket:

- Number of year-round housing units: 31,748
- Housing units that qualify as affordable: 2,644
 - Affordable housing units reserved for the elderly: 1,351
 - Affordable housing units reserved for families and persons with special needs: 1,293

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 531
- Households in Pawtucket paying more than half their income for housing: 4,663
 - Elderly households paying more than half their income for housing: 1,241
 - Families and other households paying more than half their income for housing: 3,422

Portsmouth Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Portsmouth?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Portsmouth	\$175,000	\$376,000	215%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$376,000 house: \$2,989
Household income required to afford a \$376,000 house: \$119,559

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,244
Household income required for that rent to be affordable: \$49,760

Housing units in Portsmouth:

- Number of year-round housing units: 7,005
- Housing units that qualify as affordable: 176
 - Affordable housing units reserved for the elderly: 134
 - Affordable housing units reserved for families and persons with special needs: 42

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 525
- Households in Portsmouth paying more than half their income for housing: 548
 - Elderly households paying more than half their income for housing: 205
 - Families and other households paying more than half their income for housing: 343

To review Portsmouth's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Providence Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Providence?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Providence	\$75,000	\$210,000*	280%
State of RI	\$126,000	\$282,900	225%

*Does not include homes sold in the East Side section of Providence.

- Typical monthly housing payment* for a \$210,000 house: \$1,696

Household income required to afford a \$210,000 house: \$67,835

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,097

Household income required for that rent to be affordable: \$43,880

Housing units in Providence:

- Number of year-round housing units: 67,572
- Housing units that qualify as affordable: 9,710
 - Affordable housing units reserved for the elderly: 4,348
 - Affordable housing units reserved for families and persons with special needs: 5,362

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 0
- Households in Providence paying more than half their income for housing: 14,982
 - Elderly households paying more than half their income for housing: 2,763
 - Families and other households paying more than half their income for housing: 12,219



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Richmond Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Richmond?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Richmond	\$133,000	\$315,000	237%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$315,000 house: \$2,514
Household income required to afford a \$315,000 house: \$100,552

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Richmond:

- Number of year-round housing units: 2,592
- Housing units that qualify as affordable: 66
 - Affordable housing units reserved for the elderly: 0
 - Affordable housing units reserved for families and persons with special needs: 66

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 193
- Households in Richmond paying more than half their income for housing: 99
 - Elderly households paying more than half their income for housing: 30
 - Families and other households paying more than half their income for housing: 69

To review Richmond's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Scituate Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Scituate?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Scituate	\$150,000	\$338,000	225%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$338,000 house: \$2,693

Household income required to afford a \$338,000 house: \$107,719

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,107

Household income required for that rent to be affordable: \$44,280

Housing units in Scituate:

- Number of year-round housing units: 3,882
- Housing units that qualify as affordable: 39
 - Affordable housing units reserved for the elderly: 24
 - Affordable housing units reserved for families and persons with special needs: 15

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 349
- Households in Scituate paying more than half their income for housing: 265
 - Elderly households paying more than half their income for housing: 40
 - Families and other households paying more than half their income for housing: 225

To review Scituate's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm



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Smithfield Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Smithfield?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Smithfield	\$137,500	\$309,950	225%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$309,950 house: \$2,474
Household income required to afford a \$309,950 house: \$98,979

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2004: \$987*
Household income required for that rent to be affordable: \$39,480

*2004 data used, as 2005 data are unavailable

Housing units in Smithfield:

- Number of year-round housing units: 7,354
- Housing units that qualify as affordable: 333
 - Affordable housing units reserved for the elderly: 244
 - Affordable housing units reserved for families and persons with special needs: 89

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 402
- Households in Smithfield paying more than half their income for housing: 780
 - Elderly households paying more than half their income for housing: 423
 - Families and other households paying more than half their income for housing: 357

To review Smithfield's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm



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South Kingstown Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in South Kingstown?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
South Kingstown	\$153,000	\$374,500	245%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$374,500 house: \$2,977
Household income required to afford a \$374,500 house: \$119,092

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in South Kingstown:

- Number of year-round housing units: 9,565
- Housing units that qualify as affordable: 497
 - Affordable housing units reserved for the elderly: 263
 - Affordable housing units reserved for families and persons with special needs: 234

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 460
- Households in South Kingstown paying more than half their income for housing: 769
 - Elderly households paying more than half their income for housing: 209
 - Families and other households paying more than half their income for housing: 560

To review South Kingstown's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Tiverton Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Tiverton?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Tiverton	\$143,000	\$309,450	216%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$309,450 house: \$2,471

Household income required to afford a \$309,450 house: \$98,823

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,207

Household income required for that rent to be affordable: \$48,280

Housing units in Tiverton:

- Number of year-round housing units: 6,283
- Housing units that qualify as affordable: 239
 - Affordable housing units reserved for the elderly: 120
 - Affordable housing units reserved for families and persons with special needs: 119

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 389
- Households in Tiverton paying more than half their income for housing: 765
 - Elderly households paying more than half their income for housing: 354
 - Families and other households paying more than half their income for housing: 411

To review Tiverton's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Warren Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Warren?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Warren	\$130,500	\$298,250	229%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$298,250 house: \$2,383

Household income required to afford a \$298,250 house: \$95,333

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,082

Household income required for that rent to be affordable: \$43,280

Housing units in Warren:

- Number of year-round housing units: 4,889
- Housing units that qualify as affordable: 217
 - Affordable housing units reserved for the elderly: 153
 - Affordable housing units reserved for families and persons with special needs: 64

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 272
- Households in Warren paying more than half their income for housing: 451
 - Elderly households paying more than half their income for housing: 188
 - Families and other households paying more than half their income for housing: 263

To review Warren's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Warwick Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Warwick?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Warwick	\$100,000	\$244,700	245%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$244,700 house: \$1,966

Household income required to afford a \$244,700 house: \$78,647

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,148

Household income required for that rent to be affordable: \$45,920

Housing units in Warwick:

- Number of year-round housing units: 36,592
- Housing units that qualify as affordable: 1,936
 - Affordable housing units reserved for the elderly: 1,657
 - Affordable housing units reserved for families and persons with special needs: 279

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 1,723
- Households in Warwick paying more than half their income for housing: 3,402
 - Elderly households paying more than half their income for housing: 1,461
 - Families and other households paying more than half their income for housing: 1,941



West Greenwich Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in West Greenwich?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
West Greenwich	\$164,500	\$329,900	201%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$329,900 house: \$2,630
Household income required to afford a \$329,900 house: \$105,195

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in West Greenwich:

- Number of year-round housing units: 1,787
- Housing units that qualify as affordable: 33
 - Affordable housing units reserved for the elderly: 0
 - Affordable housing units reserved for families and persons with special needs: 33

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 146
- Households in West Greenwich paying more than half their income for housing: 124
 - Elderly households paying more than half their income for housing: 22
 - Families and other households paying more than half their income for housing: 102

To review West Greenwich's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

West Warwick Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in West Warwick?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
West Warwick	\$100,000	\$245,750	246%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$245,750 house: \$1,974
Household income required to afford a \$245,750 house: \$78,974

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,045
Household income required for that rent to be affordable: \$41,800

Housing units in West Warwick:

- Number of year-round housing units: 13,115
- Housing units that qualify as affordable: 1,053
 - Affordable housing units reserved for the elderly: 662
 - Affordable housing units reserved for families and persons with special needs: 391

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 259
- Households in West Warwick paying more than half their income for housing: 1,557
 - Elderly households paying more than half their income for housing: 543
 - Families and other households paying more than half their income for housing: 1,014

Westerly Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Westerly?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Westerly	\$140,000	\$335,000	239%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$335,000 house: \$2,670
Household income required to afford a \$335,000 house: \$106,784

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,147*
Household income required for that rent to be affordable: \$45,880

*Based on the statewide average, as there are insufficient local data

Housing units in Westerly:

- Number of year-round housing units: 9,888
- Housing units that qualify as affordable: 524
 - Affordable housing units reserved for the elderly: 359
 - Affordable housing units reserved for families and persons with special needs: 165

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 465
- Households in Westerly paying more than half their income for housing: 962
 - Elderly households paying more than half their income for housing: 467
 - Families and other households paying more than half their income for housing: 495

To review Westerly's approved affordable housing plan, visit www.planning.ri.gov/housing/plans.htm

Woonsocket Affordable Housing Facts

Sources and methodologies for the numbers below can be found on page 10.

How much does it cost to live in Woonsocket?

Median Selling Price of a Single Family Home

	1999	2005	Percent of 1999 value
Woonsocket	\$105,000	\$236,750	225%
State of RI	\$126,000	\$282,900	225%

- Typical monthly housing payment* for a \$236,750 house: \$1,904

Household income required to afford a \$236,750 house: \$76,170

*Calculated using a 30-year mortgage at 6.35% interest with a 3% down payment and including property taxes (the state's median mill rate of \$15.05 per \$1,000 of the median sale price of a single family house for the particular city or town), hazard insurance (\$60/month) and private mortgage insurance (0.006).

- Average monthly rent for a two-bedroom apartment in 2005: \$1,116

Household income required for that rent to be affordable: \$44,640

Housing units in Woonsocket:

- Number of year-round housing units: 18,745
- Housing units that qualify as affordable: 3,059
 - Affordable housing units reserved for the elderly: 1,298
 - Affordable housing units reserved for families and persons with special needs: 1,761

How much housing is needed?

- Additional housing units necessary to meet the 10% threshold established by the State's Low and Moderate Income Housing Act of 2004: 0
- Households in Woonsocket paying more than half their income for housing: 2,664
 - Elderly households paying more than half their income for housing: 752
 - Families and other households paying more than half their income for housing: 1,912

Central Rhode Island



Allegria Court, Johnston

Elderly apartments built by Women's Development Corporation



The Ponds at DeGraide Farm, Coventry

Mixed-income subdivision of single family homes completed by OMNI Development Corporation, a Housing Network of RI member



Harold Lewis House, West Warwick

Permanent supportive housing for homeless elderly sponsored by Crossroads RI



Earl Street, West Warwick

2-family, historic home rehabbed by the West Bay Community Action Program, a Housing Network of RI member, with affordability maintained through a housing land trust



The Crossroads, Coventry

1, 2 and 3-bedroom apartments for families built by Coventry Housing Associates, a nonprofit arm of the Coventry Housing Authority



Haswill Street, Warwick

Permanent supportive housing sponsored by the House of Hope Community Development Corporation



School House Place, Warwick

Family apartments created by Women's Development Corporation



Jefferson Boulevard, Warwick

Family apartments developed by the House of Hope Community Development Corporation

Newport County and the East Bay



Harbor House, Newport

Apartments for seniors built by Church Community Housing Corporation, a Housing Network of RI member



Beacon Court, Newport

Infill subdivision of single family homes completed by Church Community Housing Corporation



Franklin Court, Bristol

Adaptive re-use of a former mill into elderly apartments and an assisted living facility by the East Bay Community Development Corporation, a Housing Network of RI member



Newport Heights, Newport

Revitalization of public housing units into a mixed-income neighborhood by the Newport Housing Authority



St. Elizabeth's Street, Bristol

Family apartments created by the East Bay Community Development Corporation



Windwood Estates, Tiverton

9 homes built by Church Community Housing Corporation, with affordability preserved through a housing land trust



State Street, Bristol

Mixed-income condos developed by the East Bay Community Development Corporation



Villa Nia, Middletown

Apartments for people with physical disabilities built by Church Community Housing Corporation



Washington Square, Newport

Adaptive re-use of the former Armed Services YMCA into emergency shelter and permanent apartments by Church Community Housing Corporation

Northern Rhode Island and Blackstone Valley



Pleasant Street, Pawtucket

2 new duplexes – each with a homeowner's unit and rental apartment – built by the Blackstone Valley Community Action Program, a Housing Network of RI member



Woodridge Estates, Woonsocket

26 homeownership units clustered on a 10-acre parcel by the Woonsocket Neighborhood Development Corporation, a Housing Network of RI member, with affordability preserved through a housing land trust



Main Street, Cumberland

Valley Affordable Housing Corporation's 4-phase revitalization project included new construction and the renovation of historic mill worker housing into affordable apartments



Littlefield Commons, Pawtucket

Historic house renovated into 5 condos by the Pawtucket Citizens Development Corporation, a Housing Network of RI member



Hawes Street, Central Falls

2 homeownership units created by REACH, a Housing Network of RI member



Barton Street, Pawtucket

Pawtucket Citizen's Development Corporation's neighborhood revitalization project includes newly built and renovated homeownership units and apartments



Factory Street, Cumberland

Renovation of several historic buildings and new, historically compatible construction in the Lonsdale Mill Historic District by Valley Affordable Housing Corporation



Heritage Place, Woonsocket

Apartments, commercial space and a community learning center, created by the Woonsocket Neighborhood Development Corporation

Providence



Adelaide Avenue

Greater Elmwood Neighborhood Services' (GENS, a Housing Network of RI member) Adelaide Avenue revitalization project restored 14 historic houses and built 1 historically compatible building



Broad Street

Mixed-use building, part of a major neighborhood revitalization initiative completed by the Elmwood Foundation, a Housing Network of RI member



Olneyville

2 new homeownership units completed by Habitat for Humanity of RI – Greater Providence, a Housing Network of RI member



Olneyville

Olneyville Housing Corporation, a Housing Network of RI member, revitalized a 3-block area by replacing vacant lots and abandoned houses with 32 new apartments



The Governor, Fox Point

Formerly a home for young, female immigrants, renovated into elderly apartments by OMNI Development Corporation, a Housing Network of RI member



Smith Hill

Smith Hill Community Development Corporation, a Housing Network of RI member, partnered with Crossroads RI to rehab cottages into permanent supportive family apartments



Westfield Lofts

Adaptive re-use of the former Rao Fastener mill complex into mixed-income apartments and commercial space by the West Elmwood Housing Development Corporation, a Housing Network of RI member



Olneyville

New single family home built by the Olneyville Housing Corporation



Adelaide Avenue

Another example from GENs' Adelaide Avenue revitalization project, which includes affordable rental and homeownership opportunities

South County



Shore Courts, North Kingstown

Independent living for people with mental illness, built by the Women's Development Corporation in partnership with the South Shore Mental Health Center



Bowling Lane, Westerly

Renovation of 18 turn-of-the-century mill buildings into 36 modern apartments by Action Community Land Trust



Narragansett

Rental duplex built by the Narragansett Affordable Housing Corporation, a nonprofit arm of the Narragansett Housing Authority



Kingston

Single family home created by Habitat for Humanity of South County, a Housing Network of RI member



LaCasa, South Kingstown

Elderly apartments currently under construction by the Women's Development Corporation



Canonchet Cliffs III, Hopkinton

Apartments for elderly and people with disabilities, sponsored by Hopkinton Housing, Inc.



The Cove, Wickford

18 apartments achieved through substantial renovation of former tourist cottages and new construction, sponsored by Wickford Properties



Westerly

3 condos developed by Habitat for Humanity of South County, with affordability preserved through a housing land trust



Peace Dale

Rental property for people with special needs, developed by Habitat for Humanity of South County

AIDS Care Ocean State
 America First – Home Loans
 Amos House
 Armory Revival Company
 Bank of America – Rhode Island
 Bank Rhode Island
 BankNewport
 Barbara Sokoloff Associates
 Brown University
 Business Development Company of Rhode Island
 Catholic Diocese of Providence
 Centerville Savings Bank
 Church Community Housing Corporation
 Citizens Bank of Rhode Island
 City of Pawtucket
 City of Providence
 City of Warwick
 Coldwell Banker Residential Brokerage
 Community College of Rhode Island
 Consumer Credit Counseling Service of SNE
 Corporation for Supportive Housing
 Design One Consortium
 East Bay Coalition for the Homeless
 Elmwood Foundation
 F.M. Properties
 Family Choice Mortgage Corporation
 Fannie Mae – Rhode Island
 Financial Architects Partners
 FJS Associates
 Fund for Community Progress
 George A. Wiley Center
 Greater Elmwood Neighborhood Services
 Greater Providence Chamber of Commerce
 Grow Smart Rhode Island
 Habitat for Humanity of Providence
 Healing Homes
 Homestar Mortgage
 Hope Housing Corporation
 House of Hope
 Housing Network of Rhode Island
 I Squared Community Development Consulting
 Images of Home
 Jewish Federation of Rhode Island
 John Hope Settlement House
 Johnson and Wales University
 Joseph W. Accetta & Associates
 Local Initiatives Support Corporation
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 Mount Hope Neighborhood Land Trust
 NAMI Rhode Island
 Narragansett Chamber of Commerce
 Narragansett Electric Company
 Neighborhood Health Plan of Rhode Island
 New England Gas Company
 New England RMS
 Newport County Chamber of Commerce
 Newport County Community Mental Health Center
 North Kingstown Chamber of Commerce
 Northern Rhode Island Affordable Homes Action
 Northern Rhode Island Chamber of Commerce
 Nunes Realty
 O'Halloran Family Foundation
 Ocean State Association of Residential Resources
 Ocean State Center for Independent Living
 Opportunities Unlimited
 Pawtucket Citizens Development Corporation
 Poverty Institute at Rhode Island College School of Social Work
 Preserve Rhode Island
 Progreso Latino
 Project Outreach
 Providence Center
 Providence Foundation
 Providence Rotary
 Public Archaeology Laboratory
 REACH
 Rhode Island AFL-CIO
 Rhode Island ARC
 Rhode Island Bankers Association
 Rhode Island Board of Rabbis
 Rhode Island Builders Association
 Rhode Island Coalition for the Homeless
 Rhode Island Community Action Association
 Rhode Island for Community and Justice
 Rhode Island Council of Community Mental Health Organizations
 Rhode Island Economic Development Corporation
 Rhode Island Economic Policy Council
 Rhode Island Family Life Center
 The Rhode Island Foundation
 Rhode Island Hispanic American Chamber of Commerce
 Rhode Island Hospitality & Tourism Association
 Rhode Island Housing
 Rhode Island KIDS COUNT
 Rhode Island League of Cities and Towns
 Rhode Island Mortgage Bankers Association
 Rhode Island Real Estate Commission
 Rhode Island School of Design
 Rhode Island State Council of Churches
 Rhodes To Independence
 Smith Hill Community Development Corporation
 Sovereign Bank
 Statewide Housing Action Coalition
 SWAP
 Struever Brothers, Eccles and Rouse
 Thurlow Small Atelier
 United Way of Rhode Island
 University of Rhode Island
 Urban League of Rhode Island
 Urban Revitalization Fund for Rhode Island
 Visiting Nurses Services of Newport and Bristol Counties
 Washington County Coalition for Children
 Washington County Regional Planning Council
 The Washington Trust Company
 Wealth Mortgage Concepts
 West Elmwood Housing Development Corporation
 Westerly-Pawcatuck Chamber of Commerce
 Women & Infants Hospital of Rhode Island
 Women's Development Corporation
 Women's Fund of Rhode Island
 Woonsocket Neighborhood Development Corporation

We need you too.

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