

# CENTRAL FALLS

## 2015 DATA POINTS FOR COMPREHENSIVE PLANNING

**REQUIREMENT 1.3** Include a demographic profile of the municipality, including breakdowns of population race, ethnicity, education, income and age.

RACE	POPULATION <sup>1</sup>	% OF POPULATION
White	11,493	59.3%
Black or African American	3,625	18.7%
American Indian & Alaskan Native	14	0.1%
Asian	5	0.0%
Native Hawaiian & Other Pacific Islander	0	0.0%
Other	3,641	18.8%
Two or More Races	609	3.1%
<i>TOTAL</i>	<i>19,387</i>	

ETHNICITY	POPULATION <sup>1</sup>	% OF POPULATION
Hispanic or Latino (any race)	12,730	65.7%
Not Hispanic or Latino	6,657	34.3%
<i>TOTAL</i>	<i>19,387</i>	

EDUCATIONAL ATTAINMENT	POPULATION 25-YEARS & OLDER <sup>2</sup>	% OF POPULATION 25-YEARS & OLDER
Less than 9th grade	3,292	29.6%
9th to 12th grade, no diploma	2,016	18.1%
High School Diploma or GED Equivalency	2,904	26.1%
Completed Some College	1,575	14.2%
Associate Degree	487	4.4%
Bachelor's Degree	569	5.1%
Master's Degree	204	1.8%
Professional Degree	47	0.4%
Doctorate Degree	19	0.2%
<i>TOTAL</i>	<i>11,113</i>	

Median Household Income: **\$27,993<sup>4</sup>**

<b>HOUSEHOLD INCOME</b>	<b>HOUSEHOLDS<sup>3</sup></b>	<b>% OF OCCUPIED HOUSEHOLDS</b>
Less than \$10,000	1,038	15.9%
\$10,000 to \$14,999	479	7.3%
\$15,000 to \$24,999	1,413	21.6%
\$25,000 to \$34,999	899	13.7%
\$35,000 to \$49,999	1,048	16.0%
\$50,000 to \$74,999	838	12.8%
\$75,000 to \$99,999	367	5.6%
\$100,000 to \$149,999	401	6.1%
\$150,000 to \$199,999	7	0.1%
\$200,000 or more	54	0.8%
<i>TOTAL</i>	<i>6,544</i>	

<b>AGE</b>	<b>POPULATION<sup>1</sup></b>	<b>% OF POPULATION</b>
Under 5 years	2,103	10.8%
5 to 9 years	1,459	7.5%
10 to 14 years	1,395	7.2%
15 to 19 years	1,352	7.0%
20 to 24 years	1,965	10.1%
25 to 34 years	3,070	15.8%
35 to 44 years	2,722	14.0%
45 to 54 years	2,295	11.8%
55 to 59 years	853	4.4%
60 to 64 years	503	2.6%
65 to 74 years	812	4.2%
75 to 84 years	505	2.6%
85 years & over	353	1.8%
<i>TOTAL</i>	<i>19,387</i>	

**REQUIREMENT 1.4** Include a 20-year population projection.<sup>4</sup>

<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
19,620	20,012	20,332	20,540	20,613

**REQUIREMENT 5.1** Provide an overview of the existing housing context by including the following data points:

- a. Existing housing units, both the number and the relative trend in housing development over the past 10 or more years

*Number of existing housing units:* **7,783<sup>5</sup>**  
*Relative trend in housing development since 2000:* **Increase of 513 units<sup>6</sup>**

- b. Occupied and vacant housing units, both the number and as a percentage of total housing units<sup>5</sup>

*Occupied housing units:* **6,544** or **84.1%** of total housing units  
*Vacant housing units:* **1,239** or **15.9%** of total housing units

- c. Year-round, seasonal, single-family and multi-family housing units, both the number and as a percentage of total housing units<sup>7</sup>

*Year-round housing units:* **7,778** or **99.9%** of total housing units  
*Seasonal housing units:* **5** or **0.1%** of total housing units

*Single-family housing units:* **933** or **12.0%** of total housing units  
*Multi-family housing units:* **6,850** or **88.0%** of total housing units  
*Other types of housing units:* **0** or **0.0%** of total housing units

- d. Owner-occupied and rental units, both the number and as a percentage of occupied housing units<sup>5</sup>

*Owner-occupied housing units:* **1,776** or **27.1%** of occupied housing units  
*Rental housing units:* **4,768** or **72.9%** of occupied housing units

- e. Median age of housing units<sup>8</sup>

*Median year built:* **unknown**  
*Median age:* **unknown**

- f. Number of single-family and multi-family units constructed each year for the past 10 or more years

***to be determined using local data***

- g. The current median home sale price, and the general trend in home sales prices over the past 10 or more years<sup>9</sup>

<b>YEAR END</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>
<b>MEDIAN SALES PRICE</b>	\$77,500	\$195,900	\$83,500	\$117,050

h. The median monthly rental price for one-bedroom, two-bedroom and three-bedroom rental units, and the general trend in rental prices over the past 10 or more years<sup>10</sup>

MEDIAN RENTAL PRICE			
YEAR	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
2014	\$718	\$893	\$1,071
2013	\$709	\$876	\$1,105
2012	\$748	\$863	\$1,093
2011	\$761	\$849	\$1,133
2010	\$765	\$933	\$1,103
2009	\$726	\$902	\$1,137
2008	\$709	\$937	\$1,178
2007	\$736	\$1,142	\$1,085
2006	\$749	\$875	\$1,188
2005	\$739		\$1,067

**REQUIREMENT 5.3** Include the following data points related to housing affordability:

a. Number of households within the community that are housing cost-burdened, meaning that they are paying more than 30% of their income on housing, also as a percentage of total households<sup>11</sup>

*Number of cost-burdened households: **3,225** or **48.8%** of total households*

b. Number of households within the community that are severely housing cost-burdened, meaning that they are paying more than 50% of their income on housing, also as a percentage of total households<sup>11</sup>

*Number of severely cost-burdened households: **1,745** or **26.4%** of total households*

c. Number of LMI households that are housing cost-burdened, also as a percentage of total LMI households<sup>11</sup>

*Number of LMI cost-burdened households: **2,895** or **60.9%** of total LMI households*

d. Number of LMI households that are severely housing cost-burdened, also as a percentage of total LMI households<sup>11</sup>

*Number of LMI severely cost-burdened households: **1,675** or **35.2%** of total LMI households*

e. Number of cost-burdened LMI households that are currently renting, also as a percentage of total cost-burdened LMI households<sup>11</sup>

*Number of LMI cost-burdened households that are renting: **2,370** or **81.9%** of total LMI cost-burdened households*

f. Number of cost-burdened LMI households that own their home, also as a percentage of total cost-burdened LMI households<sup>11</sup>

*Number of LMI cost-burdened households that own their home: **530** or **18.3%** of total LMI cost-burdened households*

**REQUIREMENT 5.5A** Demonstrate how one of the mandated low- and moderate-income thresholds will be met, by including:

ii. The data necessary to show how the threshold has been met, including the current number of LMI housing units in the municipality and the percentage serving each population type (family, elderly or special needs).

*In the case of an urban city or town which has at least 5,000 occupied year-round rental units and the units, as reported in the latest decennial census of the city or town, comprise twenty-five percent (25%) or more of the year-round housing units, is in excess of fifteen percent (15%) of the total occupied year-round rental units<sup>12</sup>*

*Number of year-round housing units: **7,473**  
Number of renter-occupied, year-round rental housing units: **5,063** or **67.8%** of year-round housing units  
Number of LMI rental housing units: **816** or **16.1%** of renter-occupied, year-round rental housing units*

*In the case of all other cities or towns, is in excess of ten percent (10%) of the year-round housing units reported in the census<sup>12</sup>*

*Number of LMI housing units: **884** or **11.8%** of total year-round housing units*

**REQUIREMENT 11.2J** Assess the community's transportation system by including the following data points:

i. The percentage of the population that lives in a household without a private vehicle

*Total number of housing units without access to a private vehicle **1,407**<sup>19</sup>  
Average household size: **2.91**<sup>15</sup>  
Total population that lives in a household without a private vehicle: **4,094** or **21.5%**<sup>20</sup> of the population*

ii. The percentage of the working population that use public transit for commuting purposes<sup>21</sup>

*Number of workers, age 16-years and older **7,520**  
Number of workers using public transit for commuting: **270** or **3.6%** of the working population*

iii. The percentage of the working population that bike or walk for commuting purposes<sup>21</sup>

*Number of workers, age 16-years and older **7,520**  
Number of workers that walk or bike for commuting: **367** or **4.9%** of the working population*

## DATA SOURCES

<sup>1</sup> 2013 American Community Survey (ACS) DP05

<sup>2</sup> 2013 ACS B15003

<sup>3</sup> 2013 ACS DP03

<sup>4</sup> RI SPP 20-year population projections, available at <http://www.planning.ri.gov/geodeminfo/data/popprojections.php>

<sup>5</sup> 2013 ACS DP04

<sup>6</sup> 2000 Census H001

<sup>7</sup> 2010 Census DP-1 and 2013 ACS DP04; percent of seasonal housing units from 2010 Census (31.8%) applied to 2013 ACS total housing unit figure

<sup>8</sup> 2013 ACS B25035

<sup>9</sup> Home sales statistics from [riving.com](http://riving.com)

<sup>10</sup> 2-bedroom rent statistics from HousingWorks RI; all others from Rhode Island Housing rent survey

<sup>11</sup> 2012 American Housing Survey (AHS), queried at [http://www.huduser.gov/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html)

<sup>12</sup> Rhode Island Housing, Low- and Moderate-Income Homes by Community chart, available at [http://www.rhodeislandhousing.org/filelibrary/2014\\_LowModChart\\_ShortForm\\_FINAL.pdf](http://www.rhodeislandhousing.org/filelibrary/2014_LowModChart_ShortForm_FINAL.pdf)

<sup>13</sup> Calculated using the year-round housing unit figure found in Requirement 5.1c

<sup>14</sup> Calculated by subtracting the existing number of LMI housing units (Requirement 5.5b.i.) from the 10% threshold (Requirement 5.5b.iii)

<sup>15</sup> 2013 ACS B25010

<sup>16</sup> Calculated by dividing the 20-year population projection by the average household size

<sup>17</sup> Calculated by multiplying the 20-year housing unit projection by 10%

<sup>18</sup> Calculated by subtracting the existing number of LMI housing units (Requirement 5.5b.i) from the forecasted 10% threshold (Requirement 5.5b.v)

<sup>19</sup> 2013 ACS B25008

<sup>20</sup> 2013 ACS DP04 used for number of occupied housing units

<sup>21</sup> 2013 ACS B08301