

# CRANSTON

## 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.

<b>RACE</b>	<b>POPULATION<sup>1</sup></b>	<b>% OF POPULATION</b>
White	66,627	82.8%
Black or African American	3,725	4.6%
American Indian & Alaskan Native	602	0.7%
Asian	3,653	4.5%
Native Hawaiian & Other Pacific Islander	10	0.0%
Other	3,843	4.8%
Two or More Races	2,010	2.5%
<i>TOTAL</i>	<i>80,470</i>	

<b>ETHNICITY</b>	<b>POPULATION<sup>1</sup></b>	<b>% OF POPULATION</b>
Hispanic or Latino (any race)	9,398	11.7%
Not Hispanic or Latino	71,072	88.3%
<i>TOTAL</i>	<i>80,470</i>	

<b>EDUCATIONAL ATTAINMENT</b>	<b>POPULATION 25-YEARS &amp; OLDER<sup>2</sup></b>	<b>% OF POPULATION 25-YEARS &amp; OLDER</b>
Less than 9th grade	2,671	4.7%
9th to 12th grade, no diploma	4,716	8.4%
High School Diploma or GED Equivalency	16,937	30.0%
Completed Some College	10,055	17.8%
Associate Degree	5,117	9.1%
Bachelor's Degree	10,496	18.6%
Master's Degree	4,407	7.8%
Professional Degree	1,304	2.3%
Doctorate Degree	743	1.3%
<i>TOTAL</i>	<i>56,446</i>	

Median Household Income: **\$60,283<sup>4</sup>**

<b>HOUSEHOLD INCOME</b>	<b>HOUSEHOLDS<sup>3</sup></b>	<b>% OF OCCUPIED HOUSEHOLDS</b>
Less than \$10,000	1,662	5.5%
\$10,000 to \$14,999	1,595	5.3%
\$15,000 to \$24,999	2,786	9.3%
\$25,000 to \$34,999	2,774	9.2%
\$35,000 to \$49,999	3,869	12.9%
\$50,000 to \$74,999	5,134	17.1%
\$75,000 to \$99,999	4,497	15.0%
\$100,000 to \$149,999	4,821	16.1%
\$150,000 to \$199,999	1,564	5.2%
\$200,000 or more	1,331	4.4%
<i>TOTAL</i>	<i>30,033</i>	

<b>AGE</b>	<b>POPULATION<sup>1</sup></b>	<b>% OF POPULATION</b>
Under 5 years	4,306	5.4%
5 to 9 years	4,541	5.6%
10 to 14 years	4,206	5.2%
15 to 19 years	5,264	6.5%
20 to 24 years	5,707	7.1%
25 to 34 years	10,059	12.5%
35 to 44 years	10,549	13.1%
45 to 54 years	13,375	16.6%
55 to 59 years	5,704	7.1%
60 to 64 years	4,730	5.9%
65 to 74 years	5,735	7.1%
75 to 84 years	3,978	4.9%
85 years & over	2,316	2.9%
<i>TOTAL</i>	<i>80,470</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>
80,304	81,382	82,162	82,486	82,271

**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:* **32,189<sup>5</sup>**  
*Relative trend in housing development since 2000:* **Increase of 121 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:* **30,033** or **93.3%** of total housing units  
*Vacant housing units:* **2,156** or **6.7%** 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:* **32,012** or **99.5%** of total housing units  
*Seasonal housing units:* **177** or **0.5%** of total housing units

*Single-family housing units:* **20,532** or **63.8%** of total housing units  
*Multi-family housing units:* **11,585** or **36.0%** of total housing units  
*Other types of housing units:* **72** or **0.2%** 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:* **19,846** or **66.1%** of occupied housing units  
*Rental housing units:* **10,187** or **33.9%** of occupied housing units

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

*Median year built:* **1956**  
*Median age:* **59**

- 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>

YEAR END	2000	2005	2010	2015
<b>MEDIAN SALES PRICE</b>	\$122,000	\$260,000	\$185,000	\$190,000

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	\$904	\$1,187	\$1,376
2013	\$872	\$1,129	\$1,384
2012	\$907	\$1,157	\$1,504
2011	\$893	\$1,094	\$1,583
2010	\$940	\$1,197	\$1,547
2009	\$919	\$1,089	\$1,468
2008	\$934	\$1,122	\$1,345
2007	\$834	\$1,094	\$1,103
2006	\$890	\$1,184	\$1,363
2005	\$855	\$1,157	\$1,370

**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: **12,220** or **40.1%** 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: **5,175** or **17.0%** 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: **8,685** or **71.0%** 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: **4,765** or **38.9%** 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: **4,750** or **54.7%** 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: **3,935** or **45.3%** 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: **32,935**  
Number of renter-occupied, year-round rental housing units: **10,120** or **30.73%** of year-round housing units  
Number of LMI rental housing units: **1,606** or **15.9%** of renter-occupied, year-round rental 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 **1,665**<sup>19</sup>  
Average household size: **2.52**<sup>15</sup>  
Total population that lives in a household without a private vehicle: **4,196** or **5.5%**<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 **36,566**  
Number of workers using public transit for commuting: **732** or **2.0%** 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 **36,566**  
Number of workers that walk or bike for commuting: **754** or **2.1%** 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