

MIDDLETOWN

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	POPULATION¹	% OF POPULATION
White	13,232	81.9%
Black or African American	1,122	6.9%
American Indian & Alaskan Native	20	0.1%
Asian	721	4.5%
Native Hawaiian & Other Pacific Islander	18	0.1%
Other	175	1.1%
Two or More Races	860	5.3%
<i>TOTAL</i>	<i>16,148</i>	

ETHNICITY	POPULATION¹	% OF POPULATION
Hispanic or Latino (any race)	973	6.0%
Not Hispanic or Latino	15,175	94.0%
<i>TOTAL</i>	<i>16,148</i>	

EDUCATIONAL ATTAINMENT	POPULATION 25-YEARS & OLDER²	% OF POPULATION 25-YEARS & OLDER
Less than 9th grade	241	2.2%
9th to 12th grade, no diploma	467	4.2%
High School Diploma or GED Equivalency	2,689	24.1%
Completed Some College	2,270	20.3%
Associate Degree	1,100	9.9%
Bachelor's Degree	2,516	22.6%
Master's Degree	1,415	12.7%
Professional Degree	229	2.1%
Doctorate Degree	228	2.0%
<i>TOTAL</i>	<i>11,155</i>	

Median Household Income: **\$69,784⁴**

HOUSEHOLD INCOME	HOUSEHOLDS³	% OF OCCUPIED HOUSEHOLDS
Less than \$10,000	354	5.4%
\$10,000 to \$14,999	248	3.8%
\$15,000 to \$24,999	621	9.5%
\$25,000 to \$34,999	468	7.2%
\$35,000 to \$49,999	617	9.4%
\$50,000 to \$74,999	1,262	19.3%
\$75,000 to \$99,999	982	15.0%
\$100,000 to \$149,999	1,083	16.6%
\$150,000 to \$199,999	576	8.8%
\$200,000 or more	325	5.0%
<i>TOTAL</i>	<i>6,356</i>	

AGE	POPULATION¹	% OF POPULATION
Under 5 years	962	6.0%
5 to 9 years	1,063	6.6%
10 to 14 years	1,285	8.0%
15 to 19 years	866	5.4%
20 to 24 years	817	5.1%
25 to 34 years	1,731	10.7%
35 to 44 years	2,170	13.4%
45 to 54 years	2,554	15.8%
55 to 59 years	1,305	8.1%
60 to 64 years	736	4.6%
65 to 74 years	1,219	7.5%
75 to 84 years	851	5.3%
85 years & over	589	3.6%
<i>TOTAL</i>	<i>16,148</i>	

REQUIREMENT 1.4 Include a 20-year population projection.⁴

2020	2025	2030	2035	2040
14,591	14,048	13,464	12,822	12,121

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: **7,238⁵**
Relative trend in housing development since 2000: **Decrease of 365 units⁶**

- b. Occupied and vacant housing units, both the number and as a percentage of total housing units⁵

Occupied housing units: **6,536** or **90.3%** of total housing units
Vacant housing units: **702** or **9.7%** 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 units⁷

Year-round housing units: **6,916** or **95.6%** of total housing units
Seasonal housing units: **322** or **4.4%** of total housing units

Single-family housing units: **4,444** or **61.4%** of total housing units
Multi-family housing units: **2,622** or **39.2%** of total housing units
Other types of housing units: **172** or **2.4%** of total housing units

- d. Owner-occupied and rental units, both the number and as a percentage of occupied housing units⁵

Owner-occupied housing units: **3,408** or **52.1%** of occupied housing units
Rental housing units: **3,128** or **47.9%** of occupied housing units

- e. Median age of housing units⁸

Median year built: **1970**
Median age: **45 years**

- 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 years⁹

YEAR END	2000	2005	2010	2015
MEDIAN SALES PRICE	\$188,000	\$389,450	\$306,500	\$375,000

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 years¹⁰

MEDIAN RENTAL PRICE			
YEAR	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
2014	\$1,208	\$1,398	
2013	\$1,123	\$1,390	\$1,798
2012	\$1,124	\$1,322	\$1,899
2011	\$1,094	\$1,289	
2010	\$1,107	\$1,265	
2009	\$1,054	\$1,170	
2008	\$1,088	\$1,232	
2007		\$1,213	
2006		\$1,379	\$1,631
2005			

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 households¹¹

*Number of cost-burdened households: **2,504** or **38.6%** 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 households¹¹

*Number of severely cost-burdened households: **1,104** or **17.0%** of total households*

c. Number of LMI households that are housing cost-burdened, also as a percentage of total LMI households¹¹

*Number of LMI cost-burdened households: **1,540** or **68.3%** of total LMI households*

d. Number of LMI households that are severely housing cost-burdened, also as a percentage of total LMI households¹¹

*Number of LMI severely cost-burdened households: **930** or **41.2%** of total LMI households*

e. Number of cost-burdened LMI households that are currently renting, also as a percentage of total cost-burdened LMI households¹¹

*Number of LMI cost-burdened households that are renting: **1,090** or **70.8%** 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 households¹¹

*Number of LMI cost-burdened households that own their home: **450** or **29.2%** of total LMI cost-burdened households*

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

i. The existing number of LMI housing units (the number of low- and moderate-income (LMI) housing units that currently exist within the municipality, also as a percentage of the total number of year-round housing units within the municipality)¹²

*Number of LMI housing units: **386** or **5.6%** of total year-round housing units*

ii. The existing number of LMI housing units by population served (the current number of LMI housing units within the municipality designed to serve families, the elderly and those with special needs, also as percentages of the total LMI housing units within the municipality) ¹²

*“Family” LMI housing units: **185** or **47.9%** of LMI housing units
“Elderly” LMI housing units: **99** or **25.6%** of LMI housing units
“Other” LMI housing units: **102** or **26.4%** of LMI housing units*

iii. The 10% threshold (the number representing 10% of the existing year-round housing stock)¹³

*Number of year-round housing units: 6,916
10% threshold: **692 units** (6,916 * 10%)*

iv. The existing deficit (the gap between the 10% threshold and the number of LMI housing units that currently exist within the community) ¹⁴

*Deficit between 10% threshold and existing LMI units: **306 units***

v. The forecasted 10% threshold (the number representing 10% of the forecasted housing units either at the end of the 20-year planning horizon or at build-out)

*20-year population projection 12,822⁴
Average household size: 2.42¹⁵
20-year housing unit projection: 5,298¹⁶
Forecasted 10% threshold **530**¹⁷*

vi. The forecasted deficit (the gap between the existing LMI housing units and the forecasted threshold)

*Deficit between forecasted 10% threshold and existing LMI units: **144 units**¹⁸*

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 500¹⁹
Average household size: 2.42¹⁵
Total population that lives in a household without a private vehicle: **1,210** or **7.6%**²⁰ of the population

- ii. The percentage of the working population that use public transit for commuting purposes²¹

Number of workers, age 16-years and older 7,670
Number of workers using public transit for commuting: 141 or **1.8%** of the working population

- iii. The percentage of the working population that bike or walk for commuting purposes²¹

Number of workers, age 16-years and older 7,670
Number of workers that walk or bike for commuting: 226 or **2.9%** of the working population

DATA SOURCES

¹ 2013 American Community Survey (ACS) DP05
² 2013 ACS B15003
³ 2013 ACS DP03
⁴ RI SPP 20-year population projections, available at <http://www.planning.ri.gov/geodeminfo/data/popprojections.php>
⁵ 2013 ACS DP04
⁶ 2000 Census H001
⁷ 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
⁸ 2013 ACS B25035
⁹ Home sales statistics from riving.com
¹⁰ 2-bedroom rent statistics from HousingWorks RI; all others from Rhode Island Housing rent survey
¹¹ 2012 American Housing Survey (AHS), queried at http://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html
¹² Rhode Island Housing, Low- and Moderate-Income Homes by Community chart, available at http://www.rhodeislandhousing.org/filelibrary/2014_LowModChart_ShortForm_FINAL.pdf

¹³ Calculated using the year-round housing unit figure found in Requirement 5.1c
¹⁴ Calculated by subtracting the existing number of LMI housing units (Requirement 5.5b.i.) from the 10% threshold (Requirement 5.5b.iii)
¹⁵ 2013 ACS B25010
¹⁶ Calculated by dividing the 20-year population projection by the average household size
¹⁷ Calculated by multiplying the 20-year housing unit projection by 10%
¹⁸ Calculated by subtracting the existing number of LMI housing units (Requirement 5.5b.i) from the forecasted 10% threshold (Requirement 5.5b.v)
¹⁹ 2013 ACS B25008
²⁰ 2013 ACS DP04 used for number of occupied housing units
²¹ 2013 ACS B08301