

CRANSTON

2016 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	65,426	81.0%
Black or African American	4,131	5.1%
American Indian & Alaskan Native	494	0.6%
Asian	4,496	5.6%
Native Hawaiian & Other Pacific Islander	26	0.0%
Other	3,606	4.5%
Two or More Races	2,582	3.2%
<i>TOTAL</i>	<i>80,761</i>	

ETHNICITY	POPULATION¹	% OF POPULATION
Hispanic or Latino (any race)	10,374	12.8%
Not Hispanic or Latino	70,387	87.2%
<i>TOTAL</i>	<i>80,470</i>	

EDUCATIONAL ATTAINMENT	POPULATION 25-YEARS & OLDER²	% OF POPULATION 25-YEARS & OLDER
Less than 9th grade	2,904	5.1%
9th to 123th grade, no diploma	3,963	7.0%
High School Diploma or GED Equivalency	17,915	31.5%
Completed Some College	10,199	17.9%
Associate Degree	4,966	8.7%
Bachelor's Degree	10,529	18.5%
Master's Degree	4,666	8.2%
Professional Degree	1,224	2.1%
Doctorate Degree	589	1.0%
<i>TOTAL</i>	<i>56,955</i>	

Median Household Income: **\$59,701³**

HOUSEHOLD INCOME	HOUSEHOLDS³	% OF OCCUPIED HOUSEHOLDS
Less than \$10,000	1,878	6.2%
\$10,000 to \$14,999	1,404	4.6%
\$15,000 to \$24,999	2,792	9.2%
\$25,000 to \$34,999	3,038	10.1%
\$35,000 to \$49,999	3,944	13.1%
\$50,000 to \$74,999	4,992	16.5%
\$75,000 to \$99,999	4,321	14.3%
\$100,000 to \$149,999	4,782	15.8%
\$150,000 to \$199,999	1,688	5.6%
\$200,000 or more	1,369	4.5%
<i>TOTAL</i>	<i>30,208</i>	

AGE	POPULATION¹	% OF POPULATION
Under 5 years	4,476	5.5%
5 to 9 years	4,041	5.0%
10 to 14 years	4,415	5.5%
15 to 19 years	5,193	6.4%
20 to 24 years	5,681	7.0%
25 to 34 years	10,636	13.2%
35 to 44 years	10,328	12.8%
45 to 54 years	12,789	15.8%
55 to 59 years	5,896	7.3%
60 to 64 years	4,974	6.2%
65 to 74 years	6,211	7.7%
75 to 84 years	3,741	4.6%
85 years & over	2,380	2.9%
<i>TOTAL</i>	<i>80,761</i>	

REQUIREMENT 1.4 Include a 20-year population projection.⁴

2020	2025	2030	2035	2040
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: **32,307⁵**
Relative trend in housing development since 2000: **Increase of 239 units⁶**

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

Occupied housing units: **30,208** or **93.5%** of total housing units
Vacant housing units: **2,099** or **6.5%** 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: **32,129** or **99.5%** of total housing units
Seasonal housing units: **178** or **0.5%** of total housing units

Single-family housing units: **20,652** or **63.9%** of total housing units
Multi-family housing units: **11,508** or **35.6%** of total housing units
Other types of housing units: **147** or **0.5%** 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: **19,776** or **65.5%** of occupied housing units
Rental housing units: **10,432** or **34.5%** of occupied housing units

- e. Median age of housing units⁸

Median year built: **1956**
Median age: **60**

- 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	2016
MEDIAN SALES PRICE	\$122,000	\$260,000	\$185,000	\$195,000	\$205,000

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
2016	\$916	\$1,246	\$1,681
2015	\$948	\$1,193	\$1,479
2014	\$904	\$1,187	\$1,376
2015	\$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 households¹¹

*Number of cost-burdened households: **11,805** or **39.3%** 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: **5,155** or **17.2%** 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: **8,555** or **73.5%** 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: **4,800** 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: **4,635** or **54.2%** 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: **3,915** or **45.8%** 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 units¹²

*Number of year-round housing units: **32,935***

*Number of renter-occupied, year-round rental housing units: **10,120** or **30.7%** 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 **1,928**¹⁹*

*Average household size: **2.52**¹⁵*

*Total population that lives in a household without a private vehicle: **4,859** or **6.4%**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 **37,885***

*Number of workers using public transit for commuting: **1,084** or **2.9%** of the working*

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

*Number of workers, age 16-years and older **37,885***

*Number of workers that walk or bike for commuting: **761** or **2.0%** of the working population*

DATA SOURCES

¹ 2015 American Community Survey (ACS) DP05

² 2015 ACS B15003

³ 2015 ACS DP03

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

⁵ 2015 ACS DP04

⁶ 2000 Census H001

⁷ 2010 Census DP-1 and 2015 ACS DP04; percent of seasonal housing units from 2010 Census (0.5%) applied to 2015 ACS total housing unit figure

⁸ 2015 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 2013 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/2015_LowModChart_ShortForm_FINAL.pdf; and the

Rhode Island Housing, Low Mod Chart, Rental Exemption Status chart 2015

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 2015 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 2015 ACS B25008

²⁰ 2015 ACS DP04 used for number of occupied housing units

²¹ 2015 ACS B08301