

# MIDDLETOWN

## 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.

<b>RACE</b>	<b>POPULATION<sup>1</sup></b>	<b>% OF POPULATION</b>
White	13,173	82.0%
Black or African American	937	5.8%
American Indian & Alaskan Native	45	0.3%
Asian	666	4.1%
Native Hawaiian & Other Pacific Islander	13	0.1%
Other	319	2.0%
Two or More Races	904	5.6%
<i>TOTAL</i>	<i>16,057</i>	

<b>ETHNICITY</b>	<b>POPULATION<sup>1</sup></b>	<b>% OF POPULATION</b>
Hispanic or Latino (any race)	970	6.0%
Not Hispanic or Latino	15,087	94.0%
<i>TOTAL</i>	<i>16,057</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	292	2.6%
9th to 12th grade, no diploma	487	4.4%
High School Diploma or GED Equivalency	2,622	23.8%
Completed Some College	1,988	18.0%
Associate Degree	1,060	9.6%
Bachelor's Degree	2,970	26.9%
Master's Degree	1,378	12.5%
Professional Degree	93	0.8%
Doctorate Degree	132	1.2%
<i>TOTAL</i>	<i>11,022</i>	

Median Household Income: **\$64,423<sup>3</sup>**

<b>HOUSEHOLD INCOME</b>	<b>HOUSEHOLDS<sup>3</sup></b>	<b>% OF OCCUPIED HOUSEHOLDS</b>
Less than \$10,000	317	4.9%
\$10,000 to \$14,999	246	3.8%
\$15,000 to \$24,999	483	7.5%
\$25,000 to \$34,999	590	9.2%
\$35,000 to \$49,999	779	12.1%
\$50,000 to \$74,999	1,275	19.9%
\$75,000 to \$99,999	760	11.8%
\$100,000 to \$149,999	1,136	17.7%
\$150,000 to \$199,999	471	7.3%
\$200,000 or more	362	5.6%
<i>TOTAL</i>	<i>6,419</i>	

<b>AGE</b>	<b>POPULATION<sup>1</sup></b>	<b>% OF POPULATION</b>
Under 5 years	855	5.3%
5 to 9 years	1,122	7.0%
10 to 14 years	1,142	7.1%
15 to 19 years	763	4.8%
20 to 24 years	1,153	7.2%
25 to 34 years	1,866	11.6%
35 to 44 years	1,967	12.3%
45 to 54 years	2,241	14.0%
55 to 59 years	1,266	7.9%
60 to 64 years	1,009	6.3%
65 to 74 years	1,310	8.2%
75 to 84 years	813	5.1%
85 years & over	550	3.4%
<i>TOTAL</i>	<i>16,057</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>
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:* **7,365<sup>5</sup>**  
*Relative trend in housing development since 2000:* **Decrease of 238 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:* **6,419** or **87.2%** of total housing units  
*Vacant housing units:* **946** or **12.8%** 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:* **7,037** or **95.6%** of total housing units  
*Seasonal housing units:* **328** or **4.4%** of total housing units

*Single-family housing units:* **4,870** or **66.1%** of total housing units  
*Multi-family housing units:* **2,240** or **30.4%** of total housing units  
*Other types of housing units:* **255** or **3.5%** 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:* **3,405** or **53.0%** of occupied housing units  
*Rental housing units:* **3,014** or **47.0%** of occupied housing units

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

*Median year built:* **1967**  
*Median age:* **49 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 years<sup>9</sup>

YEAR END	2000	2005	2010	2015	2016
<b>MEDIAN SALES PRICE</b>	\$188,000	\$389,450	\$306,500	\$360,500	\$352,500

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
2016	\$1,358	\$1,407	\$1,887
2015	\$1,190	\$1,406	\$2,180
2014	\$1,208	\$1,398	
2015	\$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 households<sup>11</sup>

*Number of cost-burdened households: **2,490** or **38.1%** 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: **1,070** or **16.4%** 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: **1,655** or **68.8%** 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: **935** 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: **1,135** or **68.6%** 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: **525** or **31.7%** 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)<sup>12</sup>

*Number of LMI housing units: **385** or **5.5%** 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) <sup>12</sup>

*“Family” LMI housing units: **185** or **48.1%** of LMI housing units  
“Elderly” LMI housing units: **99** or **25.7%** of LMI housing units  
“Other” LMI housing units: **101** or **26.2%** of LMI housing units*

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

*Number of year-round housing units: 7,037  
10% threshold: **704 units** (7,037 \* 10%)*

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

*Deficit between 10% threshold and existing LMI units: **319 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 12,822<sup>4</sup>  
Average household size: 2.45<sup>15</sup>  
20-year housing unit projection: 5,233<sup>16</sup>  
Forecasted 10% threshold **523**<sup>17</sup>*

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: 138 units<sup>18</sup>*

**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 264<sup>19</sup>  
Average household size: 2.45<sup>15</sup>  
Total population that lives in a household without a private vehicle: 647 or 4.1%<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 7,999  
Number of workers using public transit for commuting: 138 or 1.7% 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 7,999  
Number of workers that walk or bike for commuting: 280 or 3.5% of the working population*

## DATA SOURCES

<sup>1</sup> 2015 American Community Survey (ACS) DP05

<sup>2</sup> 2015 ACS B15003

<sup>3</sup> 2015 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> 2015 ACS DP04

<sup>6</sup> 2000 Census H001

<sup>7</sup> 2010 Census DP-1 and 2015 ACS DP04; percent of seasonal housing units from 2010 Census (4.4%) applied to 2015 ACS total housing unit figure

<sup>8</sup> 2015 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> 2013 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/2015\\_LowModChart\\_ShortForm\\_FINAL.pdf](http://www.rhodeislandhousing.org/filelibrary/2015_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> 2015 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> 2015 ACS B25008

<sup>20</sup> 2015 ACS DP04 used for number of occupied housing units

<sup>21</sup> 2015 ACS B08301