

CENTRAL FALLS

2017 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	9,951	51.4%
Black or African American	4,222	21.8%
American Indian & Alaskan Native	171	0.9%
Asian	88	0.5%
Native Hawaiian & Other Pacific Islander	0	0.0%
Other	4,240	21.9%
Two or More Races	694	3.6%
<i>TOTAL</i>	<i>19,366</i>	

ETHNICITY	POPULATION¹	% OF POPULATION
Hispanic or Latino (any race)	12,365	63.8%
Not Hispanic or Latino	7,001	36.2%
<i>TOTAL</i>	<i>19,366</i>	

EDUCATIONAL ATTAINMENT	POPULATION 25-YEARS & OLDER²	% OF POPULATION 25-YEARS & OLDER
Less than 9th grade	2,803	25.4%
9th to 123th grade, no diploma	2,027	18.4%
High School Diploma or GED Equivalency	3,429	31.1%
Completed Some College	1,363	12.3%
Associate Degree	457	4.1%
Bachelor's Degree	657	5.9%
Master's Degree	211	1.9%
Professional Degree	50	0.5%
Doctorate Degree	46	0.4%
<i>TOTAL</i>	<i>11,043</i>	

Median Household Income: **\$28,901³**

HOUSEHOLD INCOME	HOUSEHOLDS³	% OF OCCUPIED HOUSEHOLDS
Less than \$10,000	1,003	15.9%
\$10,000 to \$14,999	598	9.5%
\$15,000 to \$24,999	1,161	18.3%
\$25,000 to \$34,999	1,094	17.3%
\$35,000 to \$49,999	766	12.1%
\$50,000 to \$74,999	870	13.8%
\$75,000 to \$99,999	409	6.5%
\$100,000 to \$149,999	283	4.5%
\$150,000 to \$199,999	81	1.3%
\$200,000 or more	62	1.0%
<i>TOTAL</i>	<i>6,327</i>	

AGE	POPULATION¹	% OF POPULATION
Under 5 years	2,103	10.9%
5 to 9 years	1,298	6.7%
10 to 14 years	1,703	8.8%
15 to 19 years	1,353	7.0%
20 to 24 years	1,866	9.6%
25 to 34 years	3,318	17.1%
35 to 44 years	2,419	12.5%
45 to 54 years	2,407	12.4%
55 to 59 years	762	3.9%
60 to 64 years	651	3.4%
65 to 74 years	740	3.8%
75 to 84 years	391	2.0%
85 years & over	355	1.8%
<i>TOTAL</i>	<i>19,366</i>	

REQUIREMENT 1.4 Include a 20-year population projection.⁴

2020	2025	2030	2035	2040
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: **7,379**⁵*
*Relative trend in housing development since 2000: **Increase of 109 units**⁶*

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

*Occupied housing units: **6,327** or **85.7%** of total housing units*
*Vacant housing units: **1,052** or **14.3%** 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: **7,374** or **99.9%** of total housing units*
*Seasonal housing units: **5** or **0.1%** of total housing units*

*Single-family housing units: **823** or **11.2%** of total housing units*
*Multi-family housing units: **6,556** or **88.8%** 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 units⁵

*Owner-occupied housing units: **1,507** or **23.8%** of occupied housing units*
*Rental housing units: **4,820** or **76.2%** of occupied housing units*

- e. Median age of housing units⁸

*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 years⁹

YEAR END	2000	2005	2010	2015	2017
MEDIAN SALES PRICE	\$77,500	\$195,900	\$83,500	\$115,000	\$165,000

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
2017	\$836	\$1,041	\$1,334
2016	\$844	\$983	\$1,220
2015	\$866	\$960	\$1,148
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 households¹¹

*Number of cost-burdened households: **3,487** or **53.3%** 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: **1,794** or **27.4%** 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: **3,135** or **64.2%** 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: **1,725** or **35.3%** 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: **2,405** or **76.7%** 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 households¹¹

*Number of LMI cost-burdened households that own their home: **724** or **23.1%** 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: **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: **767** or **15.1%** 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 census¹²

*Number of LMI housing units: **836** or **11.2%** 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 **1,436**¹⁹
Average household size: **3.00**¹⁵
Total population that lives in a household without a private vehicle: **4,308** or **22.7%**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 **8,033**
Number of workers using public transit for commuting: **431** or **5.4%** 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 8,033
Number of workers that walk or bike for commuting: 490 or **6.1%** of the working population

DATA SOURCES

¹ 2016 American Community Survey (ACS) DP05

² 2016 ACS B15003

³ 2016 ACS DP03

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

⁵ 2016 ACS DP04

⁶ 2000 Census H001

⁷ 2010 Census DP-1 and 2016 ACS DP04; percent of seasonal housing units from 2010 Census (0.1%) applied to 2016 ACS total housing unit figure

⁸ 2016 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/2016_LowModChart_ShortForm_FINAL.pdf; and the

Rhode Island Housing, Low Mod Chart, Rental Exemption Status chart 2016

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 2016 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 2016 ACS B25008

²⁰ 2016 ACS DP04 used for number of occupied housing units

²¹ 2016 ACS B08301