

CHARLESTOWN

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	7,278	93.6%
Black or African American	10	0.1%
American Indian & Alaskan Native	145	1.9%
Asian	85	1.1%
Native Hawaiian & Other Pacific Islander	0	0.0%
Other	48	0.6%
Two or More Races	210	2.7%
<i>TOTAL</i>	<i>7,776</i>	

ETHNICITY	POPULATION¹	% OF POPULATION
Hispanic or Latino (any race)	147	1.9%
Not Hispanic or Latino	7,629	98.1%
<i>TOTAL</i>	<i>7,776</i>	

EDUCATIONAL ATTAINMENT	POPULATION 25-YEARS & OLDER²	% OF POPULATION 25-YEARS & OLDER
Less than 9th grade	129	2.2%
9th to 123th grade, no diploma	227	3.9%
High School Diploma or GED Equivalency	1,469	25.3%
Completed Some College	1,078	18.5%
Associate Degree	616	10.6%
Bachelor's Degree	1,411	24.3%
Master's Degree	665	11.4%
Professional Degree	118	2.0%
Doctorate Degree	102	1.8%
<i>TOTAL</i>	<i>5,815</i>	

Median Household Income: **\$86,250³**

HOUSEHOLD INCOME	HOUSEHOLDS³	% OF OCCUPIED HOUSEHOLDS
Less than \$10,000	32	1.4%
\$10,000 to \$14,999	8	0.4%
\$15,000 to \$24,999	82	3.7%
\$25,000 to \$34,999	133	6.0%
\$35,000 to \$49,999	159	7.2%
\$50,000 to \$74,999	488	22.0%
\$75,000 to \$99,999	507	22.8%
\$100,000 to \$149,999	483	21.7%
\$150,000 to \$199,999	218	9.8%
\$200,000 or more	111	5.0%
<i>TOTAL</i>	<i>2,221</i>	

AGE	POPULATION¹	% OF POPULATION
Under 5 years	365	4.7%
5 to 9 years	306	3.9%
10 to 14 years	457	5.9%
15 to 19 years	394	5.1%
20 to 24 years	439	5.6%
25 to 34 years	807	10.4%
35 to 44 years	733	9.4%
45 to 54 years	1,363	17.5%
55 to 59 years	647	8.3%
60 to 64 years	612	7.9%
65 to 74 years	1,096	14.1%
75 to 84 years	428	5.5%
85 years & over	129	1.7%
<i>TOTAL</i>	<i>7,776</i>	

REQUIREMENT 1.4 Include a 20-year population projection.⁴

2020	2025	2030	2035	2040
8,319	8,631	8,915	9,152	9,329

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: **5,145⁵**
Relative trend in housing development since 2000: **Increase of 348 units⁶**

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

Occupied housing units: **3,171** or **61.6%** of total housing units
Vacant housing units: **1,974** or **38.4%** 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: **3,510** or **68.2%** of total housing units
Seasonal housing units: **1,635** or **31.8%** of total housing units

Single-family housing units: **4,541** or **88.3%** of total housing units
Multi-family housing units: **425** or **8.3%** of total housing units
Other types of housing units: **179** or **3.5%** 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: **2,656** or **83.8%** of occupied housing units
Rental housing units: **515** or **16.2%** of occupied housing units

- e. Median age of housing units⁸

Median year built: **1979**
Median age: **37 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	2017
MEDIAN SALES PRICE	\$177,950	\$389,900	\$350,000	\$335,000	\$389,500

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 years¹⁰

MEDIAN RENTAL PRICE			
YEAR	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
2017		\$1,498	
2016		\$1,258	\$1,482
2015		\$1,318	
2014	\$952	\$1,307	
2013		\$1,653	
2012	\$936	\$1,271	
2011		\$1,150	
2010		\$1,165	
2009		\$1,17-	
2008		\$1,232	
2007		\$1,123	
2006		\$1,435	\$1,612
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: **965** or **30.5%** 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: **365** or **11.6%** 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: **665** or **58.1%** 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: **315** or **27.5%** 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: **185** or **27.8%** 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: **475** or **71.4%** 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: **100** or **2.8%** 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: **43** or **43.0%** of LMI housing units
“Elderly” LMI housing units: **0** or **0.0%** of LMI housing units
“Other” LMI housing units: **57** or **57.0%** 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: **3,510**
10% threshold: **351 units** (3,510 * 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: **251 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 **9,152**⁴
Average household size: **2.44**¹⁵
20-year housing unit projection: **3,751**¹⁶
Forecasted 10% threshold **375**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: 275 units¹⁸

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 105¹⁹
Average household size: 2.44¹⁵
Total population that lives in a household without a private vehicle: 256 or 3.3%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 3,767
Number of workers using public transit for commuting: 32 or 0.8% 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 3,767
Number of workers that walk or bike for commuting: 33 or 0.9% 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 (31.8%) 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

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