

# JOHNSTON

POPULATION **29,326** | HOUSEHOLDS **11,531** | MEDIAN HOUSEHOLD INCOME **\$68,859**

71% OWN

29% RENT

## HOUSING COSTS

### MEDIAN SINGLE FAMILY

Home price **\$335,000**  
 Monthly housing payment **\$2,385**

5 YEAR COMPARISON  
 2016 **\$226,710** ↑ **2021** **\$335,000**  
**48% INCREASE**

### AVERAGE 2-BEDROOM RENT

Rental payment **\$1,901**

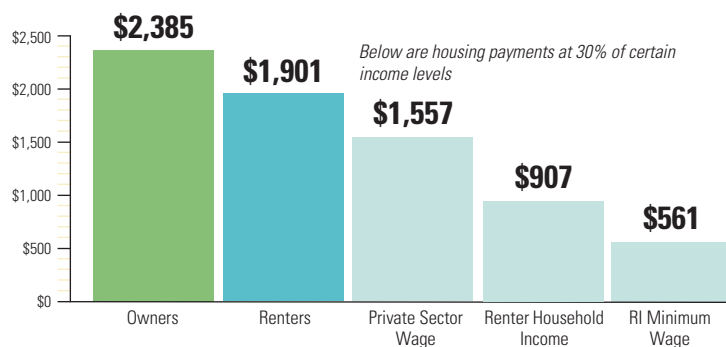
5 YEAR COMPARISON  
 2016 **\$1,820** ↑ **2021** **\$1,901**  
**4% INCREASE**

**\$95,405** Income needed to afford this

**\$76,040** Income needed to afford this

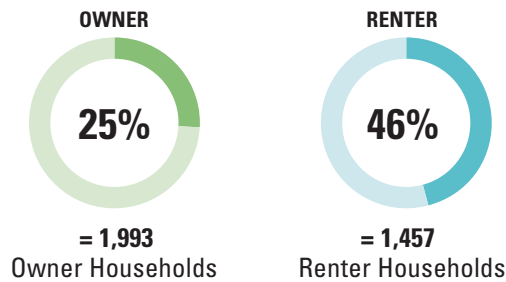
## AFFORDABILITY GAP

### MONTHLY COSTS: OWNERS & RENTERS



### COST BURDENED HOUSEHOLDS

**3,450** HOUSEHOLDS ARE COST BURDENED



*A household is considered burdened if it spends 30% or more of its income on housing costs.*

## CURRENT HOUSING & DEVELOPMENT

### HOUSING STOCK

Total **12,747** | Single family **67%** | Two or more **33%**

### INFRASTRUCTURE

REGION: Northwest

Public Water  
 Nearly Full  Partial  None

Public Sewer  
 Nearly Full  < Partial  None

### MULTIFAMILY BY RIGHT

IN RESIDENTIAL ZONES

Yes  No

2 acres net area;  
 5 or 10 units per net acre depending on zone;  
 Maximum 12 units in structure

### RESIDENTIAL DEVELOPMENT ORDINANCES

ADU AHTF AR CP FZ  
 G/VC ID IZ **MU** TOD

2021 BUILDING PERMITS: Total **39** | Single family **39** | Two or more **0**

### LONG-TERM AFFORDABLE HOMES RI General Law: 45-53-3(9) Low or Moderate Income Housing

Number of households below HUD 80% area median income: **4,215**

**8.00%** CURRENT % of year-round housing stock | **991** # of long-term affordable homes

**74%** Elderly | **13%** Family | **13%** Special Needs

ADDED UNITS: Ownership **0** | Rental **0** | PRESERVED RENTALS: **0**

State-Funded Homes  
**BUILDING HOMES RHODE ISLAND (I - IV): 7**