### Local Housing Facts

#### Johnstown

- **Population**: 29,159
- **Households**: 11,992
- **Median Household Income**: $60,574
- **Ownership**: 68% Own, 32% Rent

### Housing Costs

#### Median Single Family
- **5 Year Comparison**:
  - Home price: Increase of 36%
- **Income needed to afford this**: $83,163

#### Average 2-Bedroom Rent
- **Rental Payment**: $1,759 (2013), $1,759 (2018)
- **5 Year Comparison**:
  - Rental payment: Increase of 14%
- **Income needed to afford this**: $70,360

### Affordability Gap

#### Monthly Costs: Owners & Renters

- **Owners**: $2,079
- **Renters**: $1,759
- **Private Sector Wage**: $1,350
- **Renter Household Income**: $755
- **RI Minimum Wage**: $512

Below are housing payments at 30% of certain income levels.

### Housing & Development Conditions

#### Housing Stock
- **Total Homes**: 13,492
  - **Single Family**: 65%
  - **Multifamily**: 35%

#### Infrastructure
- **Region**: Northwestern
  - **Public Water**: Nearly Full
  - **Public Sewer**: Nearly Full

#### Multifamily by Right
- **In Residential Zones**
  - **Yes**: 2 acres net area; 5 or 10 units per net acre depending on zone; Maximum 12 units in structure
  - **No**: Partial

#### Housing Toolbox

#### 2018 Building Permits
- **Total**: 16
  - **Single Family**: 16
  - **Multifamily**: 0

#### Long-Term Affordable Homes
- **Total**: 1,005
- **8.1% of year-round housing stock**

#### Net Gain Since 2005
- **Total**: +67

### State-Funded Building Homes Rhode Island
- **51**
- **0**
- **16**

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*HousingWorks RI @ RWU | 2019 Housing Fact Book*