JOHNSTON

POPULATION | HOUSEHOLDS | MEDIAN HOUSEHOLD INCOME | OWNERSHIP
29,235 | 11,614 | $63,973 | 68% OWN | 32% RENT

HOUSING COSTS

**MEDIAN SINGLE FAMILY**

- Home price: $250,000
- Monthly housing payment: $1,927

**5 YEAR COMPARISON**

<table>
<thead>
<tr>
<th>2014</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>$175,657</td>
<td>$1,722</td>
</tr>
<tr>
<td>42% INCREASE</td>
<td>5% INCREASE</td>
</tr>
</tbody>
</table>

Income needed to afford this: $77,076

**AVERAGE 2-BEDROOM RENT**

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Income needed to afford this: $68,880

AFFORDABILITY GAP

**MONTHLY COSTS: OWNERS & RENTERS**

- Owners: $1,927
- Renters: $1,722
- Private Sector Wage: $1,372
- Renter Household Income: $787
- RI Minimum Wage: $512

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

- Owners: 30%
- Renters: 39%

Cost Burdened Households:

- 3,372 households are cost burdened

- 2,060 Owner Households (30%)
- 1,312 Renter Households (39%)

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

CURRENT HOUSING & DEVELOPMENT

**HOUSING STOCK**

Total: 13,061

- Single family: 65%
- Multifamily: 35%

**INFRASTRUCTURE**

REGION: Northwest

- Nearly Full
- Partial
- None

- Public Water
- Public Sewer

**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

**2019 BUILDING PERMITS**

- Total: 31
- Single family: 31
- Multi-family: 0

**LONG-TERM AFFORDABLE HOMES**

RI General Law: 45-53-3(9) Low or Moderate Income Housing

- CURRENT: 8.12% of year-round housing stock
- 1,005 # of long-term affordable homes

**NEWLY ADDED**

- Ownership: 0
- Rental: 0

**PRESERVED RENTALS**

- 0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): 7