

JOHNSTON

POPULATION **29,235** | HOUSEHOLDS **11,614** | MEDIAN HOUSEHOLD INCOME **\$63,973**

68% OWN

32% RENT

HOUSING COSTS

MEDIAN SINGLE FAMILY

Home price **\$250,000**
Monthly housing payment **\$1,927**

5 YEAR COMPARISON
2014 **\$175,657** ↑ **2019**
42% INCREASE

AVERAGE 2-BEDROOM RENT

Rental payment **\$1,722**

5 YEAR COMPARISON
2014 **\$1,635** ↑ **2019**
5% INCREASE

\$77,076

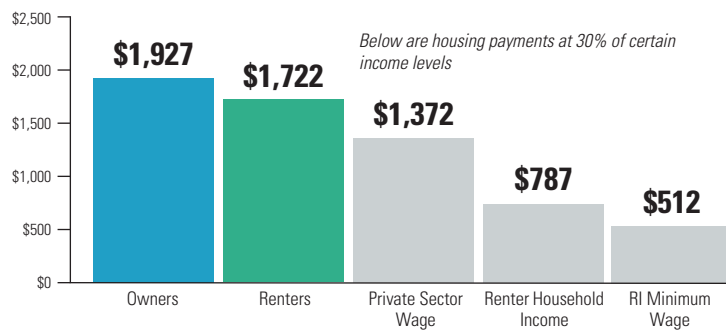
Income needed to afford this

\$68,880

Income needed to afford this

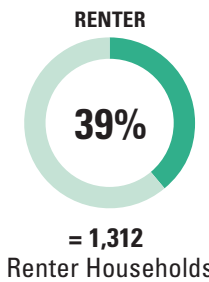
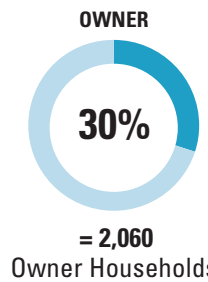
AFFORDABILITY GAP

MONTHLY COSTS: OWNERS & RENTERS



COST BURDENED HOUSEHOLDS

3,372 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 **13,061** | Single family **65%** | Multifamily **35%**

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/V C 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

Elderly **73%** | Family **15%** | Special Needs **12%**

NEWLY ADDED

Ownership **0** | Rental **0**

PRESERVED RENTALS

0

State-Funded Homes
BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): 7