

# JOHNSTON

POPULATION  
**29,550**

HOUSEHOLDS  
**11,482**

MEDIAN HOUSEHOLD INCOME  
**\$75,579**

**73% OWN**

**27% RENT**



## HOUSING COSTS

### ► MEDIAN SINGLE FAMILY

Home price **\$380,000**  
Monthly housing payment **\$3,219**

#### 5 YEAR COMPARISON

2017 **\$272,158** 2022 **\$321,900**  
**40% INCREASE**

### ► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,121**

#### 5 YEAR COMPARISON

2017 **\$1,916** 2022 **\$2,121**  
**11% INCREASE**

**\$128,761**

Income needed to afford this

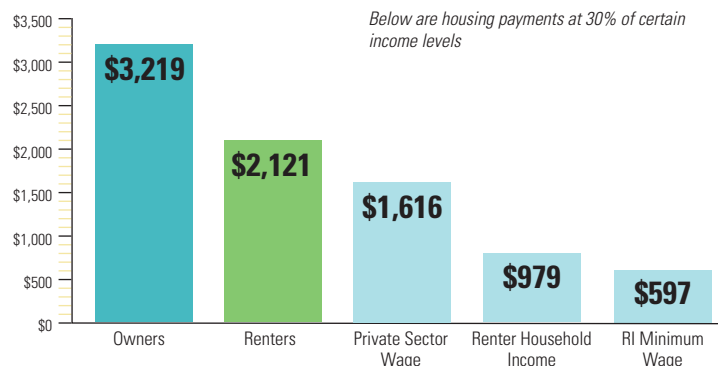
**\$84,822**

Income needed to afford this



## AFFORDABILITY GAP

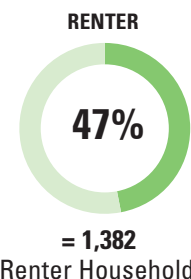
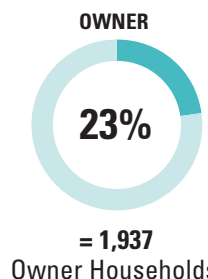
### ► MONTHLY COSTS: OWNERS & RENTERS



### ► COST BURDENED HOUSEHOLDS



**3,319** 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  
**12,709**



Single family  
**67%**



Two or more  
**33%**

### ► INFRASTRUCTURE

REGION: Southeast Providence County  
Public Water

Nearly Full Partial None

Public Sewer

Nearly Full < Partial None

### ► MULTIFAMILY BY RIGHT

Permitted right in one or more zones

Yes No

### ► RESIDENTIAL DEVELOPMENT ORDINANCES

**ADU**

**AHTF**

**AR**

**CP**

**FZ**

**G/VC**

**ID**

**IZ**

**MU**

**TOD**

► 2022 BUILDING PERMITS: Total **35** Single family **35** 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: **4,860**



**CURRENT**

**7.91%** % of year-round housing stock

**986** # of long-term affordable homes



**Elderly**  
**75%**



**Family**  
**13%**



**Special Needs**  
**13%**

### ADDED UNITS

Ownership **0**

Rental **0**

### PRESERVED RENTALS

**0**

State-Funded Homes

**BUILDING HOMES RHODE ISLAND (I - IV):**

**7**