

Housing Data Profile

Connecticut 2013

Population & Households

About Connecticut

3,590,347 people live in 1,357,812 households.

Connecticut median age is 39.8.

Average household size is 2.56 people.



81% of residents live in families.

Average family size is 2.87 people.

28% of householders live alone.

live alone.

32% of households had someone under 18 in 2011, compared to 35% in 2000.

27% of households had someone over 65 in 2011, compared to 25% in 2000.

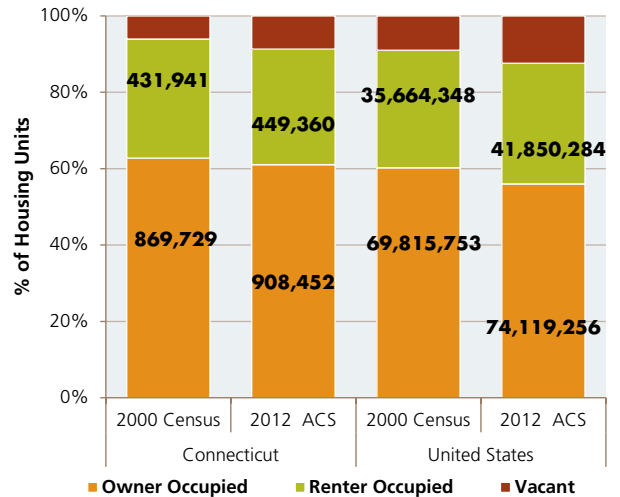
Source: 2012 American Community Survey, 2000 Census

Housing Units

Owner Occupied, Renter Occupied and Vacant

Occupancy and Tenure of Housing Units in Connecticut & the United States

Source: 2012 1-Year American Community Survey

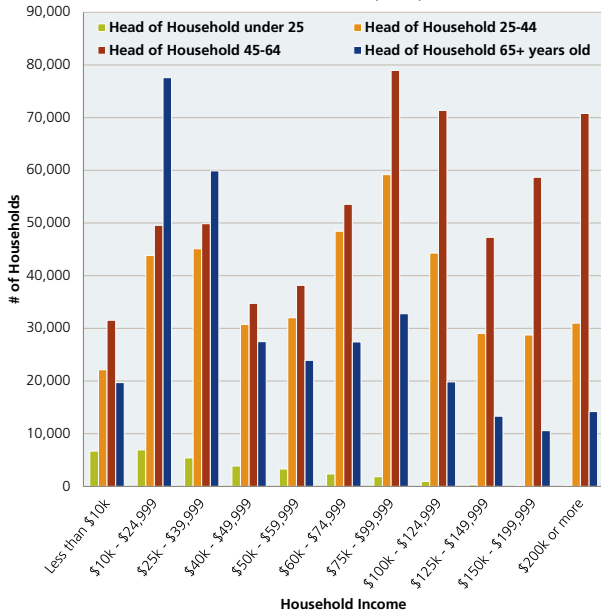


About 67% of the state's housing units are owner occupied, with higher rates of owner occupancy in suburban areas and higher rates of rental housing in the state's urban areas.

Household Income by Age

Income by Age in Connecticut

Source: 2012 American Community Survey



Median Household Income

Source: 2012 ACS	Connecticut	United States
100% of Median	\$67,276	\$51,371
80% of Median	\$53,821	\$41,097
50% of Median	\$33,638	\$25,686
30% of Median	\$20,183	\$15,411

Median Home Values

Change from 2000 Census to 2012 American Community Survey

Connecticut

\$267,800

+67% from 2000

United States

\$171,800

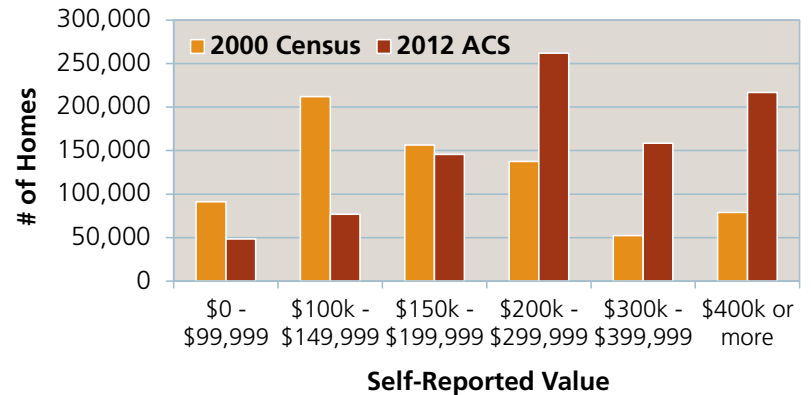
+54% from 2000

Changing Home Values

By comparing home values as reported in the 2000 Census to home values in the 2012 American Community Survey, one can see that homes under \$200,000 are becoming scarce.

Self-Reported Value of Owner-Occupied Homes in Connecticut

Source: Census 2000, 2012 American Community Survey

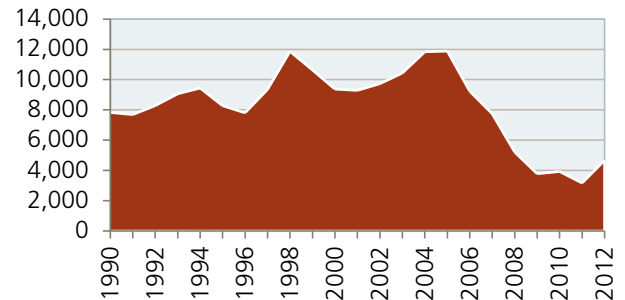


Housing Permits

The number of housing permits issued each year indicates the level of housing construction. Connecticut has consistently ranked near the bottom in housing permits per capita when compared to other states, averaging 50th from 2003-2012 out of the 50 states and Washington D.C.

Housing Permits by Year in Connecticut, 1990-2012

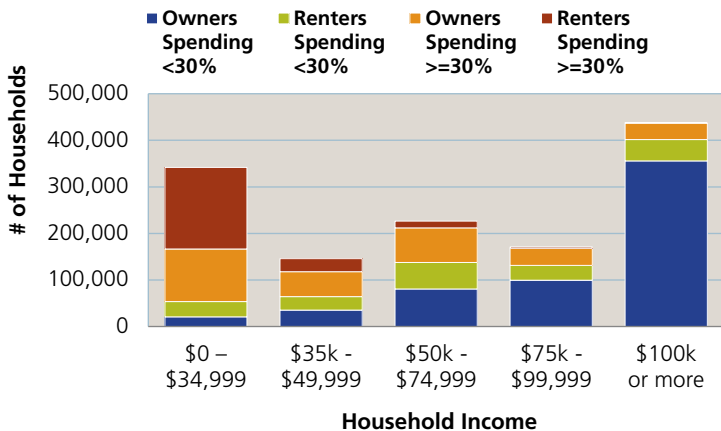
Source: CT Dept. of Housing



Housing Costs

Housing Cost as a % of Income by Household Income for Connecticut

Source: 2012 American Community Survey



The Housing Wage

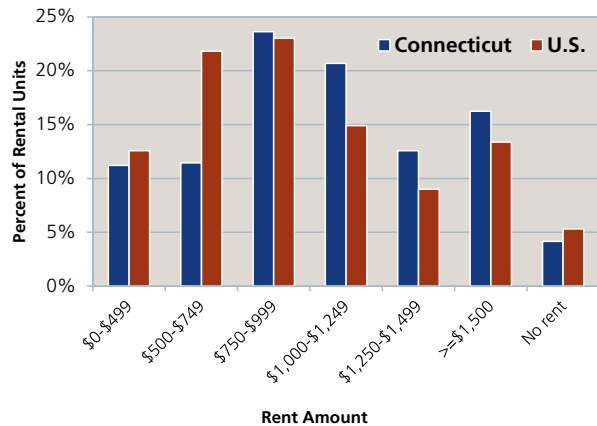
\$23.22

for Connecticut

Each year, the National Low Income Housing Coalition calculates the "housing wage," the amount needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States. Connecticut's housing costs are typically high, ranking #8 in 2013 with a housing wage of \$23.22.

Rental Units by Gross Rent

50% of Connecticut's 449,360 rental units have a gross rent over \$1,000 per month, according to 2012 American Community Survey data. 23% have a gross rent under \$750 per month.



Population Density in Connecticut

Land Area: 4,842 square miles

Population Density: 738 persons/sq mile

Source: Census Bureau

United Way 2-1-1 Top 5 Housing-Related Requests for Service for Connecticut

Calls into the United Way's 2-1-1 Infoline are one indication of the housing needs in Connecticut's communities. CT residents call 2-1-1 to get connected to various services, as seen in this table:

Type of Request	2012	2011
1. Homeless Shelter	18,070	17,804
2. Housing Search and Information	13,446	12,458
3. Rent Payment Assistance	10,613	11,603
4. Rental Deposit Assistance	8,934	7,486
5. Below Market Housing Rental	5,231	5,189

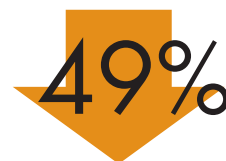
Affordable Units in Connecticut

Each year the CT Department Of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. The following housing units are counted as affordable in Connecticut in 2012:

86,209	Governmentally Assisted Units
42,649	Tenant Rental Assistance
26,829	CHFA/USDA Mortgages
+ 5,692	Deed Restricted Units
<hr/>	
161,379	Total Assisted Units
÷ 1,487,891	Total Units, 2010 Census
= 10.8%	Units Assisted

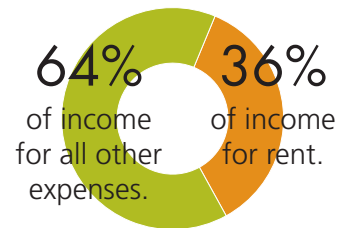
Renter Households in Connecticut

Renter Median Income =
\$34,226



less than the median income of all households.

Median Gross Rent =
\$1,019



Source: 2012 American Community Survey

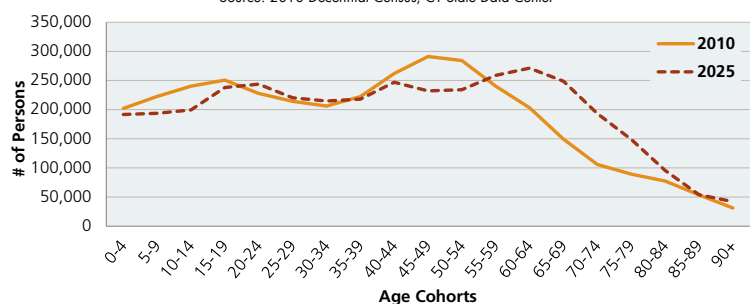
An Aging Population

Connecticut's population is older than the rest of the nation, with a median age of 40.4 compared to 37.4 for the nation. Many of CT's town also have an aging population, which, if trends continue as they are, will translate into fewer children in 2015, 2020 and 2025.

In particular, the population of school aged children is projected to drop significantly in many towns over the next two decades, while the 65+ population will rise.

Age Cohorts - Connecticut
2010 Population & 2025 Population Projection

Source: 2010 Decennial Census, CT State Data Center

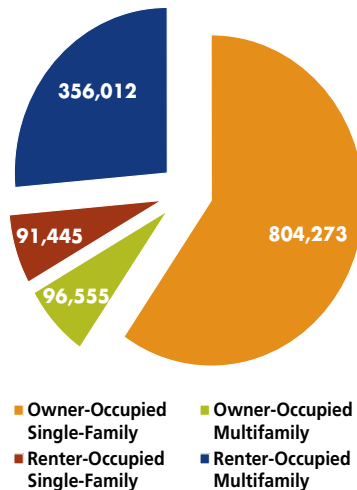


Connecticut's Housing Supply

Overall, 66% of Connecticut's housing stock is comprised of single-family housing, while 33% is comprised of multifamily housing.

Renters occupy 79% of Connecticut's multifamily homes, and owners occupy 92% of its single-family housing.

Source: 2012 American Community Survey



Homeowner Costs

Source: 2012 American Community Survey

The average homeowner household in Connecticut has a median income of

\$87,742

Households with a Mortgage

Median Income:

\$97,646

Median Monthly Owner Costs:

\$2,027

Households without a Mortgage

Median Income:

\$60,615

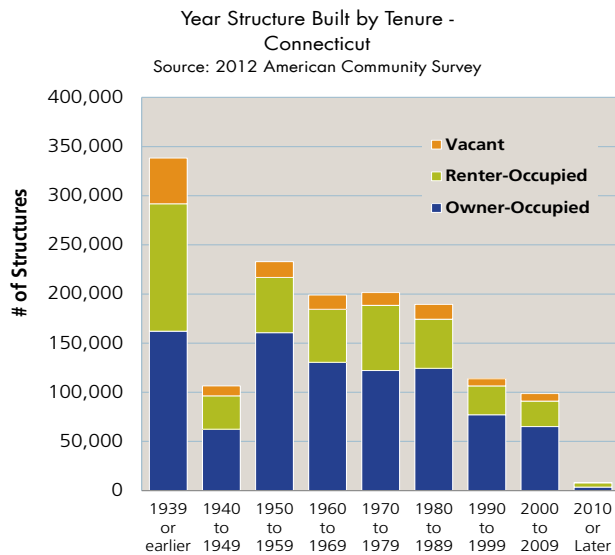
Median Monthly Owner Costs:

\$806

Age of Housing Stock

Connecticut's housing stock varies in age, with 23% built before 1939, half built from 1940 to 1979 and 27% built in 1980 and later.

Source: 2012 American Community Survey

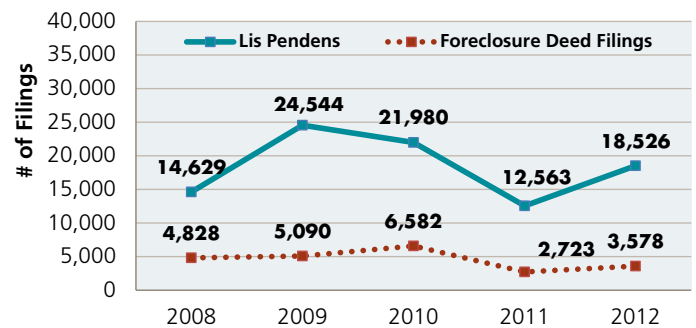


Foreclosure Activity

Foreclosure activity in Connecticut is heavily concentrated in more urban areas, with eight communities (Bridgeport, Bristol, Hartford, Meriden, New Britain, New Haven, Norwich, Waterbury) accounting for 39% of foreclosure deed filings and 32% of lis pendens.

Lis Pendens and Foreclosure Deed Filings From 2008-2012 - Connecticut

Source: CT Housing Finance Authority



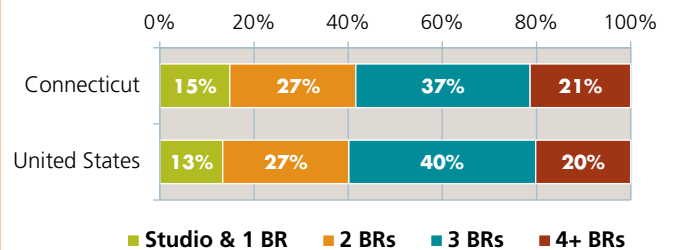
How Many Bedrooms?

A majority of homes in Connecticut have 3 or more bedrooms, with 37% having 3 bedrooms and 21% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

Housing Units by Number of Bedrooms

Source: 2012 American Community Survey



FOR MORE INFORMATION: DAVID FINK, POLICY DIRECTOR, DAVID@PSCHOUSING.ORG, 860-244-0066.