### Housing Data Profiles - Bridgeport 2015

#### Population, Households & Age

<table>
<thead>
<tr>
<th>Category</th>
<th>2009-13</th>
<th>2000</th>
<th>% Change</th>
<th>2009-13</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>145,587</td>
<td>139,529</td>
<td>4%</td>
<td>Householders living alone</td>
<td>29%</td>
<td>29%</td>
</tr>
<tr>
<td>Households</td>
<td>50,333</td>
<td>50,307</td>
<td>0%</td>
<td>Residents living in families</td>
<td>64%</td>
<td>65%</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.81</td>
<td>2.7</td>
<td>4%</td>
<td>Households with someone &lt;18</td>
<td>38%</td>
<td>40%</td>
</tr>
<tr>
<td>Average family size</td>
<td>3.52</td>
<td>3.34</td>
<td>5%</td>
<td>Households with someone &gt; 65</td>
<td>22%</td>
<td>24%</td>
</tr>
</tbody>
</table>

Median age for those living in Bridgeport is 32.3 years old, 7.9 years younger than CT’s median age of 40.2 years old.

#### Income & Age

Bridgeport’s annual median household income in 2013 was $41,050, 41% less than Connecticut’s median household income of $69,461. It is 50% less than Fairfield County’s median household income of $82,283. Bridgeport’s median household income ranks 165 (1=highest, 169=lowest) among CT’s 169 municipalities.

#### Income by Age of Head of Household: Bridgeport

In Bridgeport, 4% (1,841) of the heads of households were under 25 years old, 41% (20,390) were 25-44 years old, 38% (18,972) were 45-64 years old and 18% (9,130) were 65 or older.

Throughout Connecticut, households headed by those under 25 and those 65 and over tend to have lower incomes than those 25-64 years old, limiting their housing options.

#### Aging of the Population

Bridgeport is one of the 16 Connecticut municipalities projected to see a rise in school-age population between 2015 and 2025. Many municipalities will see declines over 30%. The projected increase for Bridgeport is 1%. Meanwhile the 65+ population for Bridgeport is projected to increase by 33%.
Characteristics of Housing Stock

### Tenure

<table>
<thead>
<tr>
<th></th>
<th>Bridgeport</th>
<th>Fairfield County</th>
<th>Connecticut</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>57,881</td>
<td>361,272</td>
<td>1,486,995</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>21,001</td>
<td>229,486</td>
<td>919,488</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>29,332</td>
<td>103,169</td>
<td>436,361</td>
</tr>
<tr>
<td>Vacant</td>
<td>7,548</td>
<td>28,617</td>
<td>131,146</td>
</tr>
</tbody>
</table>

Source: 2009-13 American Community Survey

Bridgeport saw its number of housing units increase by 6% from 2000 to 2013. Renters live in 51% of Bridgeport’s housing stock, compared to 29% for Fairfield County and 29% for Connecticut.

### Units in Structure

Overall, 67% of CT’s occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Bridgeport, 36% of occupied homes are single-family, 64% are multifamily (2+ units in structure), and 0% are mobile homes. Renters live in 77% of Bridgeport’s 32,153 multifamily homes, and owners occupy 75% of its 18,062 single-family homes.

### Year Built

CT’s housing stock varies in age, with 23% built before 1939, 36% built from 1940 to 1969 and 41% built from 1970 on.

In Bridgeport, 35% of the housing stock was built prior to 1939, 40% was built between 1940 and 1969 and the remaining 25% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT’s current and future residents.

### Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 42% of homes in Bridgeport have 3 or more bedrooms, while 58% 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

<table>
<thead>
<tr>
<th></th>
<th>Bridgeport</th>
<th>Fairfield County</th>
<th>Connecticut</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BRs</td>
<td>23%</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>2 BRs</td>
<td>35%</td>
<td>25%</td>
<td>27%</td>
</tr>
<tr>
<td>3 BRs</td>
<td>31%</td>
<td>32%</td>
<td>37%</td>
</tr>
<tr>
<td>4+ BRs</td>
<td>11%</td>
<td>28%</td>
<td>22%</td>
</tr>
</tbody>
</table>

Source: 2009-13 American Community Survey
Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 35% of owners spend more than 30% of their income on housing. In Bridgeport, 57% of renters spend more than 30% of their income on housing, while 52% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

Home Value

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Bridgeport, 79% of homes were valued under $150,000 in 2000, compared to 30% now. The median home value in Bridgeport is now $188,000, an increase of 75% since 2000.

Gross Rent

According to 2009-13 American Community Survey data, 56% of Bridgeport’s 29,332 rental units have a gross rent over $1,000 per month and 23% have a gross rent under $750 per month.

Housing Costs & Income

Owner Households: Bridgeport
The average homeowner household in Bridgeport has a median income of $64,213

Households with a Mortgage
Median Income: $72,063
Median Monthly Owner Costs: $2,017

Households w/out a Mortgage
Median Income: $42,079
Median Monthly Owner Costs: $842

Renter Households: Bridgeport
Median Income Renter Households = $27,203
34% less than the median income of all households.

Median Gross Rent = $1,077
48% of income spent on rent.
52% of income for all other expenses.

Source: 2009-13 American Community Survey
Housing Market General Information

Housing Wage

**2015 Housing Wage: Bridgeport**

$24.67

Bridgeport is included in the Bridgeport Metro Area.

Each year, the National Low Income Housing Coalition calculates the “housing wage,” the hourly wage 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 2015 with a housing wage of $24.29.

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Grand List

**Real Property Grand List Values, 2008-13: Bridgeport**

- Total Real Property 2008: $5,714,723,563
- Total Real Property 2013: $5,959,923,784

% Change, 2008-13: 4%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 114 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mill rates, reduce services, or both.

Source: CT Office of Policy and Management

Building Permits by Year, 1990-2014: Bridgeport

Source: CT Department of Economic and Community Development

Affordable Housing Appeals List

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 Bridgeport in 2014:

<table>
<thead>
<tr>
<th>Assisted Units Counted in 2014 Appeals List: Bridgeport</th>
<th>Calculation of % of Total Units Assisted: Bridgeport</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,870 Governmentally Assisted Units</td>
<td>10,705 ÷ 57,012 = 18.8%</td>
</tr>
<tr>
<td>3,779 Tenant Rental Assistance</td>
<td></td>
</tr>
<tr>
<td>1,036 CHFA/USDA Mortgages</td>
<td></td>
</tr>
<tr>
<td>+ 20 Deed Restricted Units</td>
<td></td>
</tr>
<tr>
<td>10,705 Total Assisted Units</td>
<td></td>
</tr>
</tbody>
</table>

Housing Data Profiles are produced by the Partnership for Strong Communities. Updated November 16, 2015.

For more information about the information presented or to use any of the graphics presented in the Housing Data Profiles, please contact: Christina Rubenstein, Deputy Policy Director, christina@pschousing.org.
Analysis of Housing Conditions

Key Stats

Population
145,587

Households
50,333

Projected Change in Population from 2015-2025
- 5-19 Year Olds: 1%
- 65+ Year Old: 33%

Median Household Income
- All Households: $41,050
- Owners: $64,213
- Renters: $27,203

Housing Units
- Total Units: 50,333
- Owner-Occupied: 36%
- Renter-Occupied: 51%
- Vacant: 13%

Single-Family/Multifamily
- Single Family: 36%
- Multifamily: 64%

Median Home Value
$188,000

Median Gross Rent
$1,077

Households Spending 30% or More on Housing
- All Households: 57%
- Owners: 52%
- Renters: 57%

Housing Built 1970 or Later
25%

2014 Affordable Housing Appeals List
- Assisted Units: 19%

% Change in Total Real Property, 2008-2013
4%

Bridgeport’s Housing Data Profile:
The Story Behind the Numbers

Bridgeport, like most of Connecticut’s cities and first-ring suburbs, has a low-to-moderate median household income, relatively low housing costs, a substantial but aging supply of units for a variety of the municipality’s workforce (such as, teachers, nurses, electricians, firefighters and town employees), but a still too narrow range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in Bridgeport relative to the median household income. Statewide, 50% of renters and 35% of homeowners spend 30% or more of their household incomes on housing. In Bridgeport, where the $41,050 median household income is lower than the statewide median of $69,461, 57% of renters and 52% of homeowners spend 30% or more of their income on housing.

Bridgeport is one of only 16 Connecticut municipalities projected to see an increase in school enrollment through 2025 because of unusual growth in school-age (5-19) population of 1% from 2015 to 2025. At the same time, its population is getting older, with a projected increase of 33% in the 65+ population from 2015 to 2025, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

Bridgeport is among the third of Connecticut municipalities where single-family homes do not dominate its housing stock (36%) and there is substantial multifamily housing to offer (58% of the units are 0-2 bedrooms, compared to 42% statewide). Many towns in Connecticut built the bulk of their homes after 1970 to accommodate the needs of new Baby Boomer families then in their 20s. In Bridgeport, 25% of homes were built in 1970 or after.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns’ total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2013 (latest OPM figures), 151 towns experienced negative growth in real property values, 1 had no growth and 3 had only slight growth of 2 percent or less. The total real property Grand List in Bridgeport has grown by 4% from 2008 through 2013.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Bridgeport, 19% of the homes are affordable, according to the state’s 2014 Affordable Housing Appeals List.
Data Sources & Notes

Page 1

⇒ Populations, Households & Age
DP1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
DP02 - Selected Social Characteristics In The United States, 2009-2013 American Community Survey 5-Year Estimates
DP05 - ACS Demographic And Housing Estimates, 2009-2013 American Community Survey 5-Year Estimates

⇒ Age & Income
• Median Household Income
• Income by Age of Head of Householder
  B19037 - Age Of Householder By Household Income In The Past 12 Months (In 2013 Inflation-Adjusted Dollars), Universe: Households, 2009-13 American Community Survey 5-Year Estimates

⇒ Aging of Population
P12 - Sex by Age, Universe: Total population, 2010 Census Summary File 1

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⇒ Tenure, Units in Structure, Year Built, Bedrooms
DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates

⇒ Tenure note: Universe is all housing units. Total housing stock includes vacant units.
⇒ Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc.
  Universe is occupied housing units (does not include vacant units).

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⇒ Affordability
DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as “Not computed.”

⇒ Home Value
B25075 - Value, Universe: Owner-occupied housing units, 2009-2013 American Community Survey 5-Year Estimates

⇒ Gross Rent
DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates

⇒ Housing Costs & Income
• Median Household Income by Tenure
• Median Household Income for Owner-Occupied Households by Mortgage Status
  B25099 - Mortgage Status By Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2009-2013 American Community Survey 5-Year Estimates
• Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
  DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates,
  Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

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⇒ Housing Wage
Out of Reach 2015, 2-Bedroom Housing Wage, National Low Income Housing Coalition

⇒ Grand Lists
Total Grand Lists by Town, 2008 and 2013, CT Office of Policy and Management

⇒ Building Permits
Connecticut New Housing Authorizations in 2014, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development

⇒ Affordable Housing Appeals List
2014 Affordable Housing Appeals List, CT Dept. of Housing