



Housing Data Profiles

2015



Population, Households & Age

Source: 2009-13 American Community Survey

	2009-13	2000	% Change		2009-13	2000	% Change
Population	274,090	259,088	6%	Householders living alone	28%	26%	1%
Households	107,066	99,835	7%	Residents living in families	66%	67%	-2%
Average household size	2.44	2.48	-2%	Households with someone <18	31%	35%	-4%
Average family size	2.99	3.00	0%	Households with someone > 65	27%	24%	3%

Median age for those living in New London County is 40.5 years old, 0.3 years older than CT's median age of 40.2 years old.

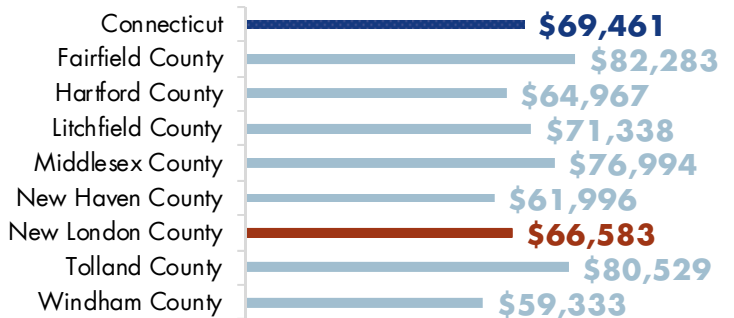


Income & Age

New London County's annual median household income in 2013 was \$66,583, 4% less than Connecticut's median household income of \$69,461. New London County's median household income ranks 5 (1=highest, 8=lowest) among CT's eight counties.

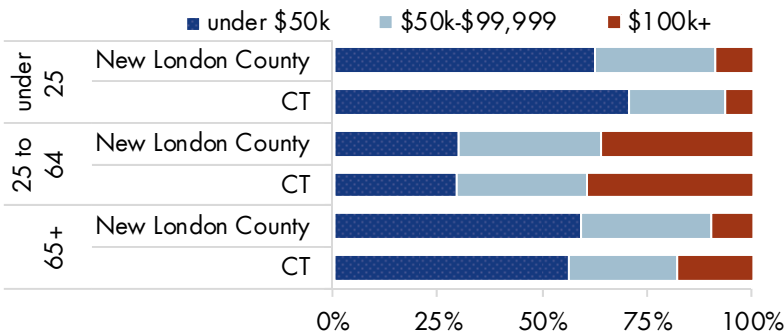
Median Household Income

Source: 2009-13 American Community Survey



Income by Age of Head of Household: New London County

Source: American Community Survey 2009-13



In New London County, 3% (3,613) of the heads of households were under 25 years old, 31% (33,200) were 25-44 years old, 43% (45,622) were 45-64 years old and 23% (24,631) 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.

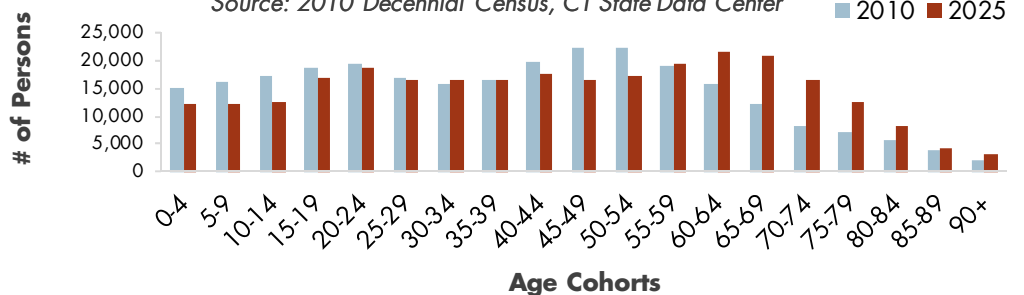


Aging of the Population

All eight of Connecticut's counties, like 153 of the 169 municipalities, are projected to see a drop in their school-age population between 2015 and 2025. The projected decrease for New London County is 17%. Meanwhile the 65+ population for New London County is projected to increase by 41%.

Age Cohorts - 2010 Population, 2025 Population Projections: New London County

Source: 2010 Decennial Census, CT State Data Center





Characteristics of Housing Stock

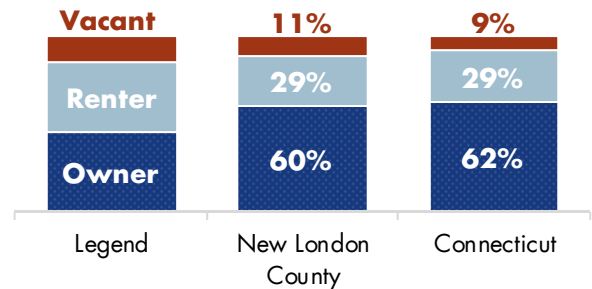
Tenure

	New London County
Total	120,900
Owner-Occupied	72,293
Renter-Occupied	34,773
Vacant	13,834

Source: 2009-13 American Community Survey

New London County saw its number of housing units increase by 9% from 2000 to 2013. Renters live in 29% of New London County's housing stock, compared to 29% for Connecticut.

Percent of Owner-Occupied, Renter-Occupied and Vacant Housing Units

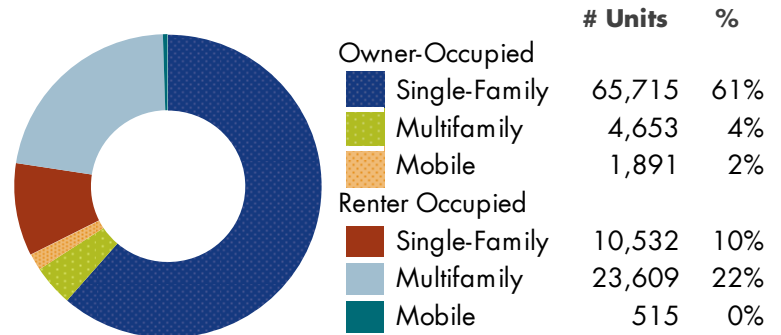


Units in Structure

Overall, 67% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing and 1% is mobile homes.

In New London County, 71% of occupied homes are single-family, 26% are multifamily (2+ units in structure), and 2% are mobile homes. Renters live in 84% of New London County's 28,262 multifamily homes, and owners occupy 86% of its 76,247 single-family homes.

Units in Structure by Tenure: New London County



Source: 2009-13 American Community Survey

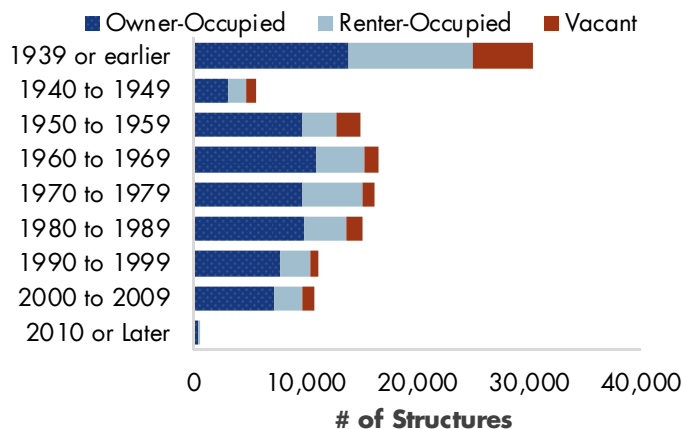
Year Built

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 New London County, 25% of the housing stock was built prior to 1939, 31% was built between 1940 and 1969 and the remaining 44% 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.

Tenure by Year Structure Built: New London County

Source: 2009-2013 American Community Survey



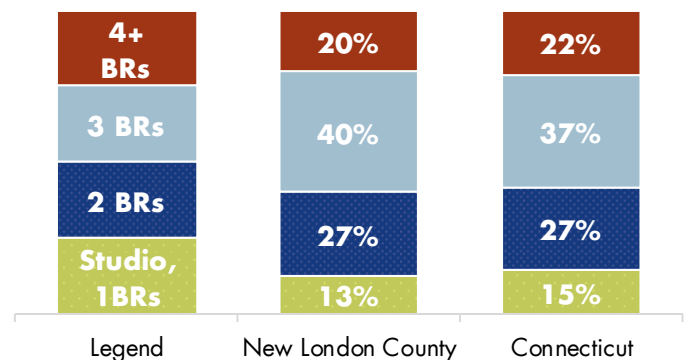
Bedrooms

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 60% of homes in New London County have 3 or more bedrooms, while 40% 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: 2009-13 American Community Survey



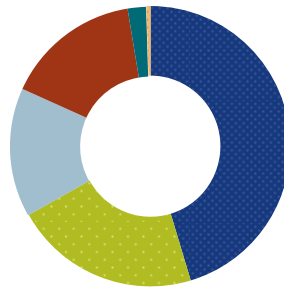


Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 35% of owners spend more than 30% of their income on housing. In New London County, 46% of renters spend more than 30% of their income on housing, while 32% 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.

Housing Costs as a % of Household Income: New London County



	# Units	% Total
Owner-Occupied		
Spending <30%	48,223	45%
Spending >=30%	22,742	21%
Not computed	494	0%
Renter Occupied		
Spending <30%	16,620	16%
Spending >=30%	15,895	15%
Not computed	2,258	2%

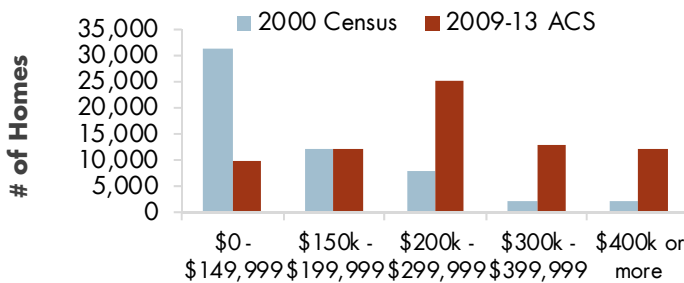
Source: 2009-13 American Community Survey

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 New London County, 56% of homes were valued under \$150,000 in 2000, compared to 13% now. The median home value in New London County is now \$252,900, an increase of 81% since 2000.

Self-Reported Value of Owner-Occupied Homes: New London County

Source: Census 2000, 2009-2013 American Community Survey

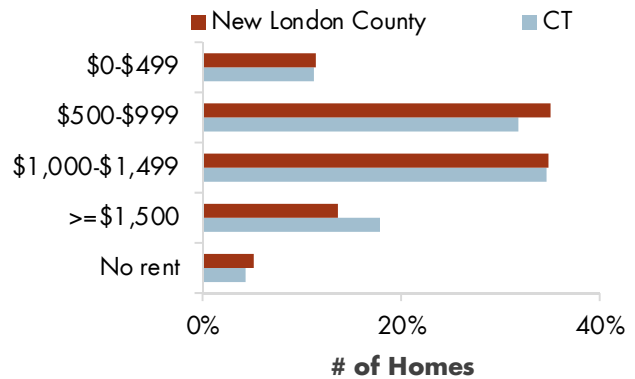


Gross Rent

According to 2009-13 American Community Survey data, 48% of New London County's 34,773 rental units have a gross rent over \$1,000 per month and 22% have a gross rent under \$750 per month.

Rental Units by Gross Rent: New London County

Source: 2009-2013 American Community Survey



Housing Costs and Income

Owner Households: New London

The average homeowner household in New London County has a median income of

\$84,348

Households with a Mortgage

Median Income:
\$96,205

Median Monthly Owner Costs:
\$1,923

Households w/out a Mortgage

Median Income:
\$57,632

Median Monthly Owner Costs:
\$708

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. Incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2009-13 American Community Survey

Renter Households: New London County

Median Income Renter Households =

\$39,886

40% less than the median income of all households.

Median Gross Rent =

\$1,012

30% of income for rent. **70%** of income for all other expenses.



Housing Market General Information

Housing Wage

2015 Housing Wage: New London County

\$21.87 Colchester-Lebanon HMFA: Colchester, Lebanon

\$20.33 Norwich-New London HMFA: Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, Waterford

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.

Grand List

Real Property Grand List Values, 2008-12: Municipalities in New London County

Total Real Property 2008 \$25,083,061,290

Total Real Property 2012 \$22,666,938,024

% Change, 2008-12 -10%

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, 135 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mil rates, reduce services, or both.

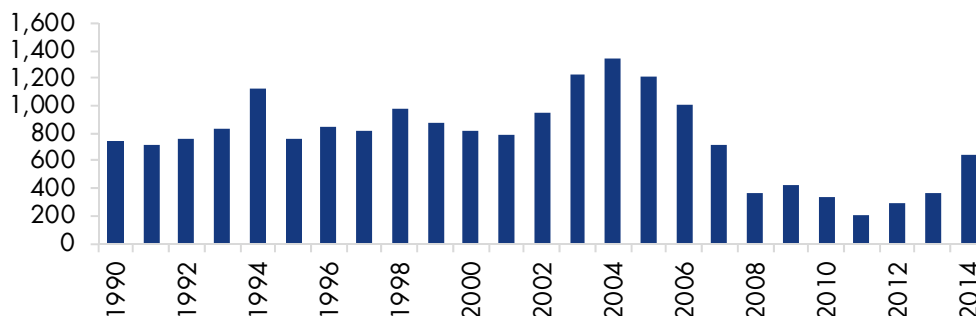
Source: CT Office of Policy and Management

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.

Building Permits by Year, 1990-2014: New London County

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 New London County in 2014:

Assisted Units Counted in 2014 Appeals List:

New London County

9,029	Governmentally Assisted Units
1,683	Tenant Rental Assistance
3,032	CHFA/USDA Mortgages
+ 138	Deed Restricted Units
13,882	Total Assisted Units

Calculation of % of Total Units Assisted:

New London County

$$13,882 \div 120,994 = 11.5\%$$

Total Assisted Units Total Units, 2010 Census Units Assisted

Housing Data Profiles are produced by the Partnership for Strong Communities. Updated August 21, 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.



Data Sources & Notes

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- ⇒ Populations, Households & Age
 - DP-1 - 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
 - B25119 - Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2009-2013 American Community Survey 5-Year Estimates
 - 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
 - 2015-2025 Population Projections for Connecticut, November 1, 2012 edition, CT State Data Center

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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
 - B25119 Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2009-2013 American Community Survey 5-Year Estimates
 - 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 is suppressed for some geographies. Reasons for data 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 2012, 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