

Housing Data Profile

Glastonbury
2013

Population & Households

About Glastonbury

34,171 people live in 12,769 households.
Median age is 42.1. CT median age is 39.8.
Average household size is 2.65 people.



88% of residents live in families.
Average family size is 3.11 people.

21% of householders live alone.

39% of households had someone under 18 in 2011, compared to 38% in 2000.

26% of households had someone over 65 in 2011, compared to 23% in 2000.

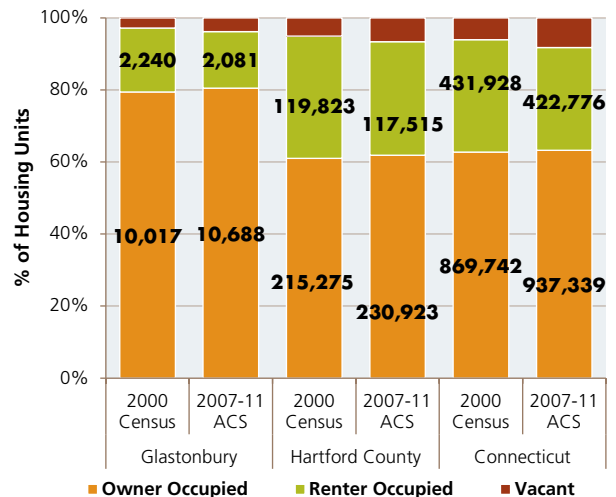
Source: 2007-11 American Community Survey, 2000 Census

Housing Units

Owner Occupied, Renter Occupied and Vacant

Occupancy and Tenure of Housing Units in Glastonbury, Hartford County & Connecticut

Source: 2007-2011 American Community Survey

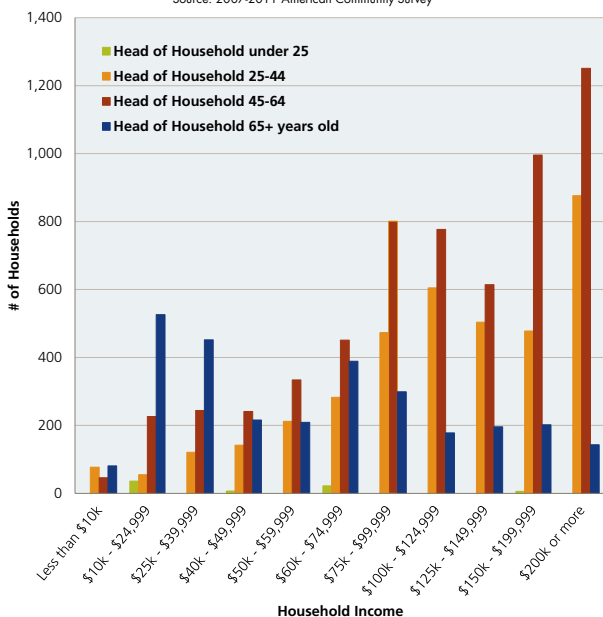


About 67% of the state's housing units are owner occupied, with higher rates of owner occupancy in suburban areas and higher rates of rental housing in the state's urban areas.

Household Income by Age

Income by Age in Glastonbury

Source: 2007-2011 American Community Survey

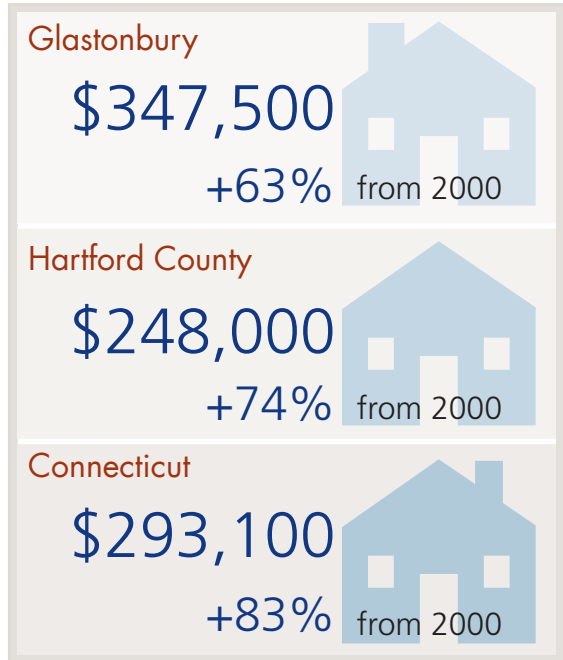


Median Household Income

Source: 2007-11 ACS	Glastonbury	Hartford County	CT
100% of Median	\$104,967	\$64,007	\$69,243
80% of Median	\$83,974	\$51,206	\$55,394
50% of Median	\$52,484	\$32,004	\$34,622
30% of Median	\$31,490	\$19,202	\$20,773

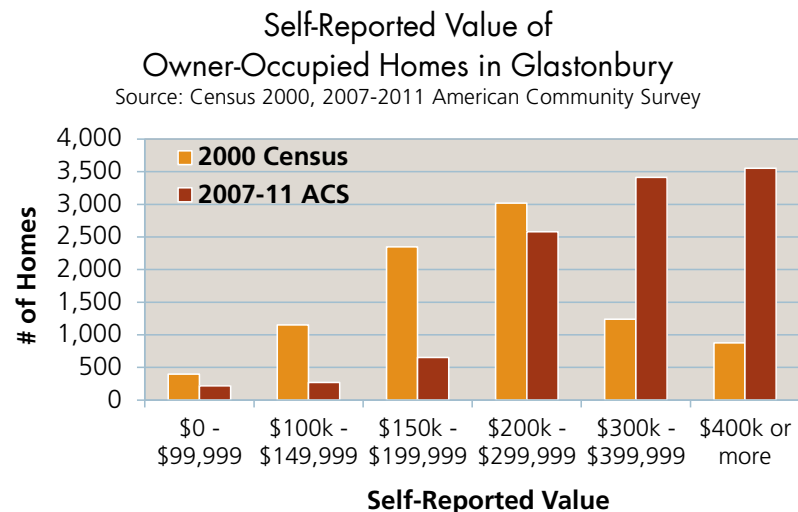
Median Home Values

Change from 2000 Census to 2007-11 American Community Survey



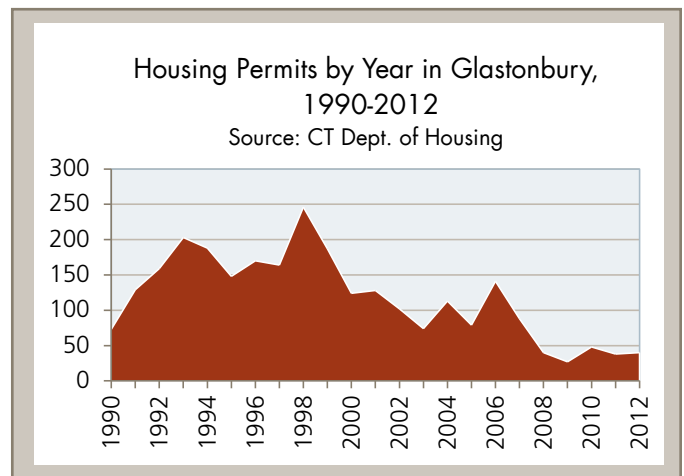
Changing Home Values

By comparing home values as reported in the 2000 Census to home values in the 2007-2011 ACS, one can see that homes under \$200,000 are becoming scarce.

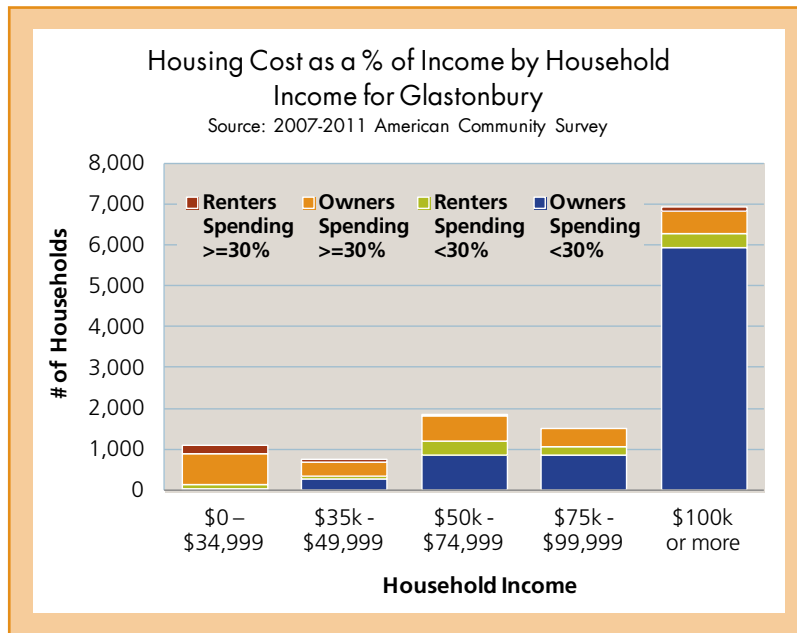


Housing Permits

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 Costs



The Housing Wage

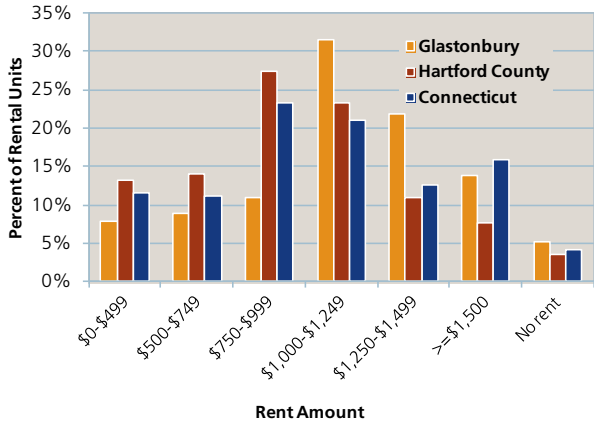
\$21.17

for the Hartford-West Hartford-East Hartford Metro Area

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

67% Glastonbury's 2,081 rental units have a gross rent over \$1,000 per month, according to 2007-11 American Community Survey data. 17% have a gross rent under \$750 per month.



Population Density in Glastonbury

Land Area: 51 square miles

Population Density: 672 persons/sq mile

Source: Census Bureau

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

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. Housing Search and Information	37	37
2. Homeless Shelter	20	22
3. Housing Authorities	19	43
4. Rent Payment Assistance	11	15
5. Rental Deposit Assistance	9	8

Affordable Units in Glastonbury

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 for Glastonbury in 2012:

582 Governmentally Assisted Units

47 Tenant Rental Assistance

122 CHFA/USDA Mortgages

+ 2 Deed Restricted Units

753 Total Assisted Units

÷ 13,656 Total Units, 2010 Census

= **5.5% Units Assisted**

Renter Households in Glastonbury

Renter Median Income =

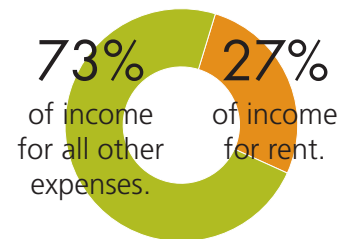
\$51,340

Median Gross Rent =

\$1,157



less than the median income of all households.



Source: 2007-11 American Community Survey

An Aging Population

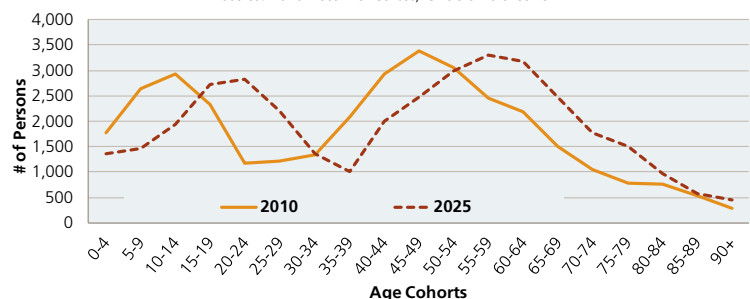
Connecticut's population is older than the rest of the nation, with a median age of 40.4 compared to 37.4 for the nation. Many of CT's town also have an aging population, which, if trends continue as they are, will translate into fewer children in 2015, 2020 and 2025.

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 - Glastonbury

2010 Population & 2025 Population Projection

Source: 2010 Decennial Census, CT State Data Center

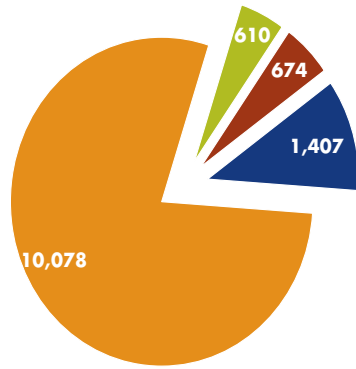


Glastonbury's Housing Supply

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

In Glastonbury, 84% of homes are single-family and 16% are multifamily. Renters occupy 70% of Glastonbury's multifamily homes, and owners occupy 95% of its single-family housing.

Source: 2007-11 American Community Survey



■ Owner-Occupied Single-Family ■ Owner-Occupied Multifamily
■ Renter-Occupied Single-Family ■ Renter-Occupied Multifamily

Homeowner Costs

Source: 2007-11 American Community Survey

The average homeowner household in Glastonbury has a median income of

\$118,696

Households with a Mortgage

Median Income:
\$133,286

Median Monthly Owner Costs:

\$2,459

Households without a Mortgage

Median Income:
\$78,942

Median Monthly Owner Costs:

\$916

Age of Housing Stock

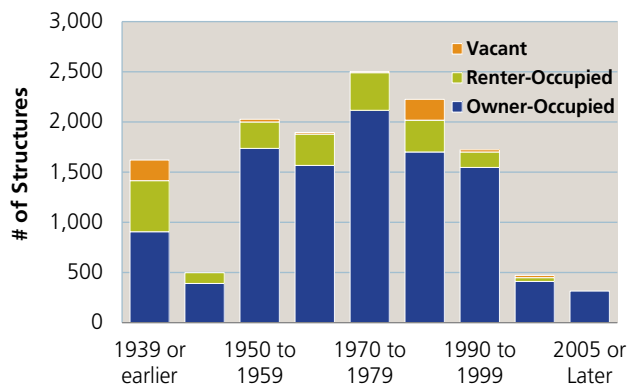
Connecticut's housing stock varies in age, with 23% built before 1939, half built from 1940 to 1979 and 27% built in 1980 and later.

In Glastonbury, 12% of the housing stock was built prior to 1939, 52% was built between 1940 and 1979 and the remaining 36% was built after 1979.

Source: 2007-11 American Community Survey

Year Structure Built by Tenure - Glastonbury

Source: 2007-2011 American Community Survey

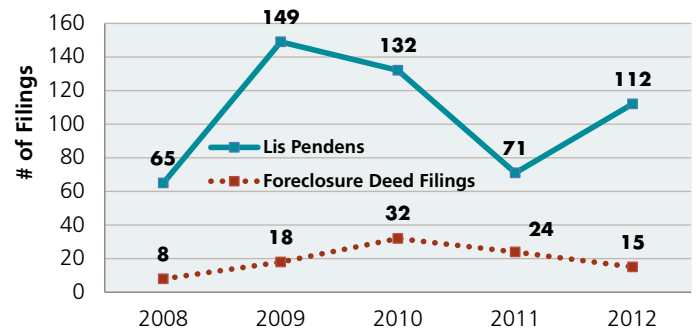


Foreclosure Activity

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 - Glastonbury

Source: CT Housing Finance Authority



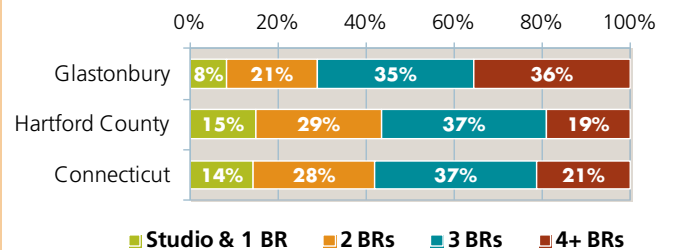
How Many Bedrooms?

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.

Over 71% of homes in Glastonbury have 3 or more bedrooms, while 29% 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: 2007-11 American Community Survey



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