

Housing Data Profile

West Hartford
2013

Population & Households

About West Hartford

63,066 people live in 24,942 households.

Median age is 41.7. CT median age is 39.8.

Average household size is 2.44 people.



81% of residents live in families.

Average family size is

3.06 people.

30% of householders live alone.

33% of households had someone under 18 in 2011, compared to

31% in 2000.

29% of households had someone over 65 in 2011, compared to

33% in 2000.

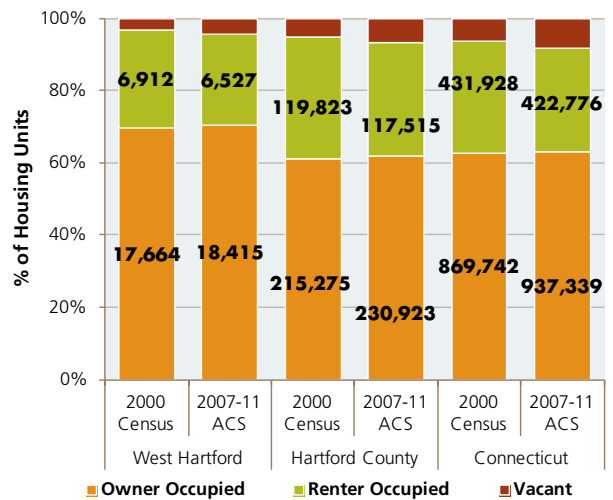
Source: 2007-11 American Community Survey, 2000 Census

Housing Units

Owner Occupied, Renter Occupied and Vacant

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

Source: 2007-2011 American Community Survey

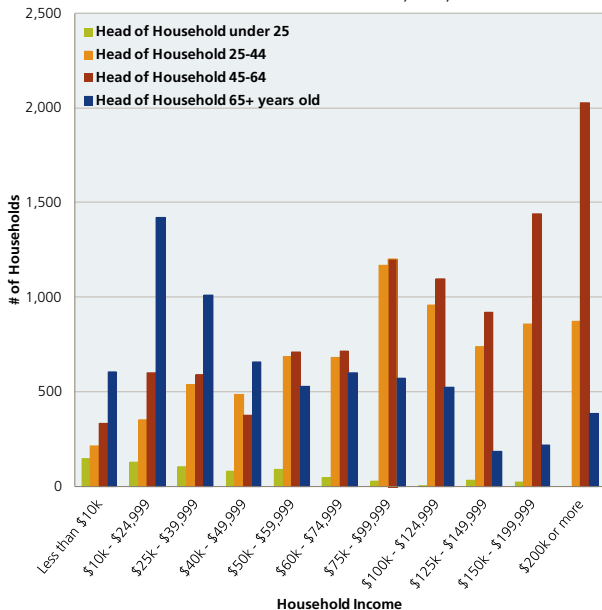


About 67% of the state's housing units are owner occupied, with higher rates of owner occupancy in suburban areas and higher rates of rental housing in the state's urban areas.

Household Income by Age

Income by Age in West Hartford

Source: 2007-2011 American Community Survey

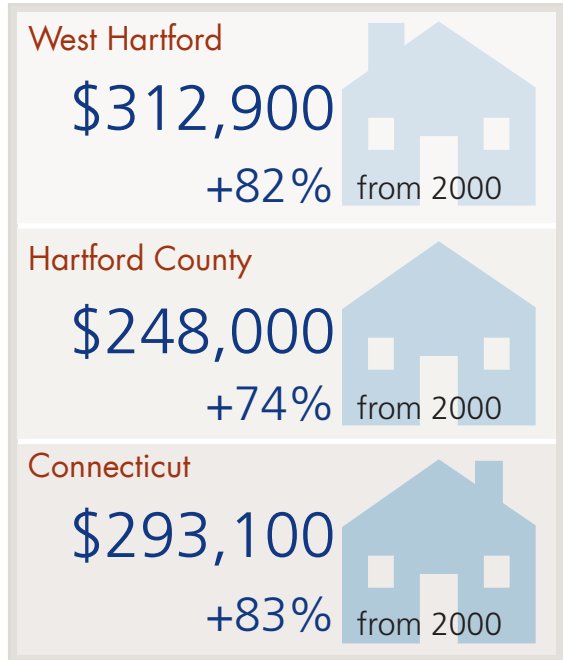


Median Household Income

Source: 2007-11 ACS	West Hartford	Hartford County	CT
100% of Median	\$80,061	\$64,007	\$69,243
80% of Median	\$64,049	\$51,206	\$55,394
50% of Median	\$40,031	\$32,004	\$34,622
30% of Median	\$24,018	\$19,202	\$20,773

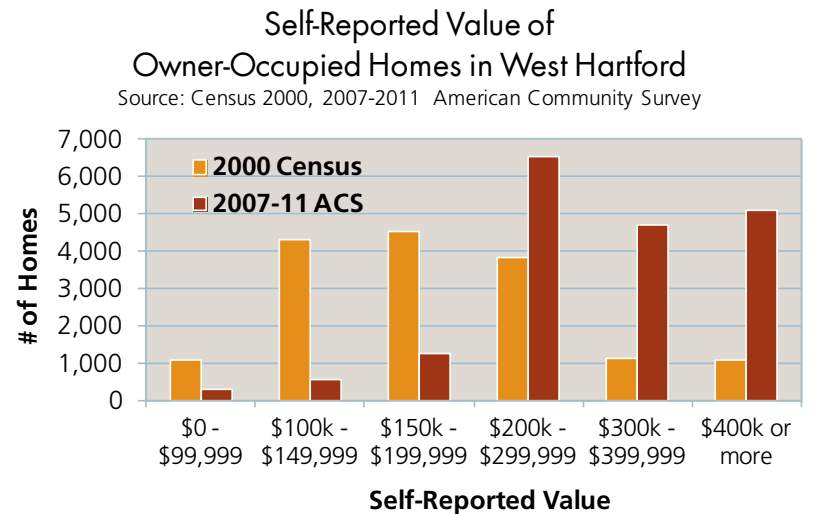
Median Home Values

Change from 2000 Census to 2007-11 American Community Survey



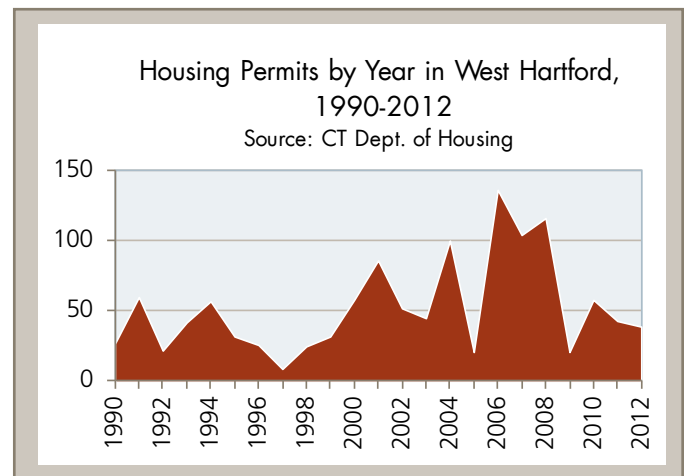
Changing Home Values

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.

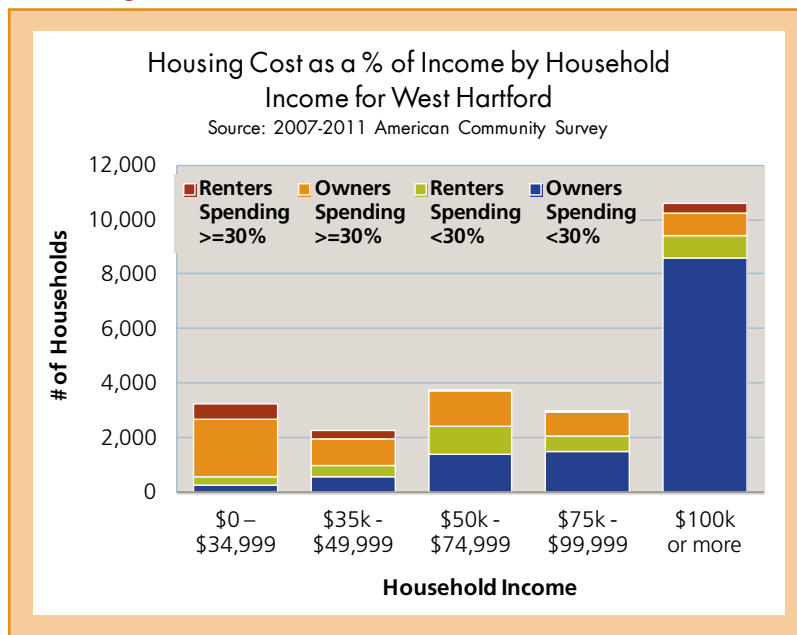


Housing Permits

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

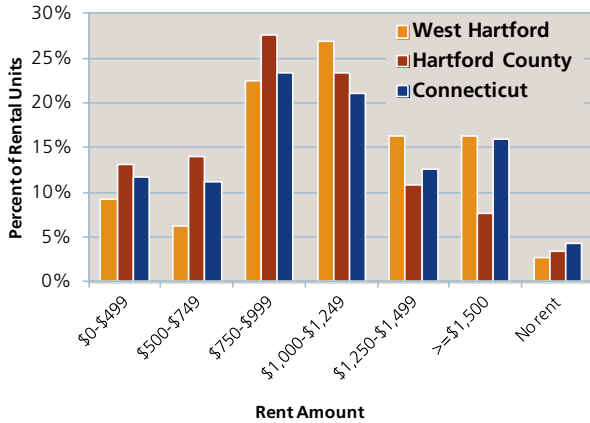
\$21.17

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

59% West Hartford's 6,527 rental units have a gross rent over \$1,000 per month, according to 2007-11 American Community Survey data. 15% have a gross rent under \$750 per month.



Population Density in West Hartford

Land Area: 22 square miles

Population Density: 2,897 persons/sq mile

Source: Census Bureau

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

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	145	112
2. Rent Payment Assistance	105	105
3. Homeless Shelter	96	66
4. Housing Authorities	80	64
5. Section 8 Housing Choice Vouchers	78	49

Affordable Units in West Hartford

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 West Hartford in 2012:

541 Governmentally Assisted Units

943 Tenant Rental Assistance

304 CHFA/USDA Mortgages

+ 287 Deed Restricted Units

2,075 Total Assisted Units

÷ 26,396 Total Units, 2010 Census

= **7.9%** Units Assisted

Renter Households in West Hartford

Renter Median Income =

\$42,533

Median Gross Rent =

\$1,100



less than the median income of all households.



Source: 2007-11 American Community Survey

An Aging Population

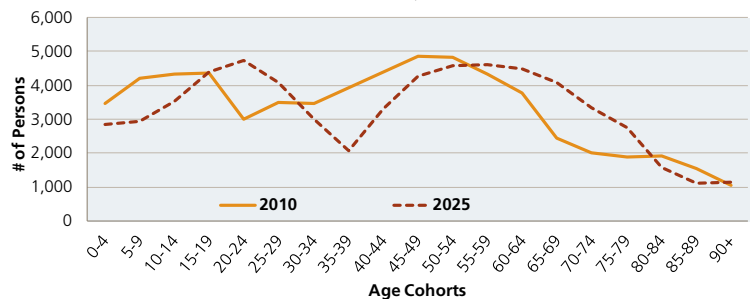
Connecticut's population is older than the rest of the nation, with a median age of 40.4 compared to 37.4 for the nation. Many of CT's town also have an aging population, which, if trends continue as they are, will translate into fewer children in 2015, 2020 and 2025.

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 - West Hartford

2010 Population & 2025 Population Projection

Source: 2010 Decennial Census, CT State Data Center

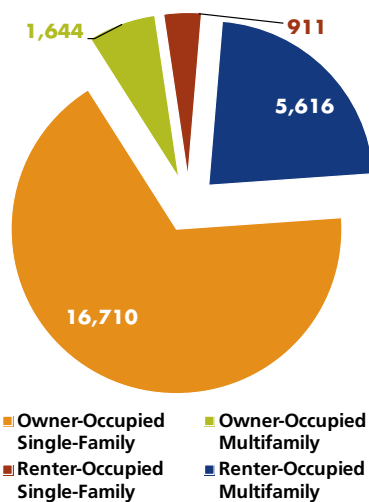


West Hartford's Housing Supply

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

In West Hartford, 71% of homes are single-family and 29% are multifamily. Renters occupy 77% of West Hartford's multifamily homes, and owners occupy 96% of its single-family housing.

Source: 2007-11 American Community Survey



Homeowner Costs

Source: 2007-11 American Community Survey

The average homeowner household in West Hartford has a median income of

\$102,850

Households with a Mortgage

Median Income:

\$113,364

Median Monthly Owner Costs:

\$2,237

Households without a Mortgage

Median Income:

\$65,339

Median Monthly Owner Costs:

\$909

Age of Housing Stock

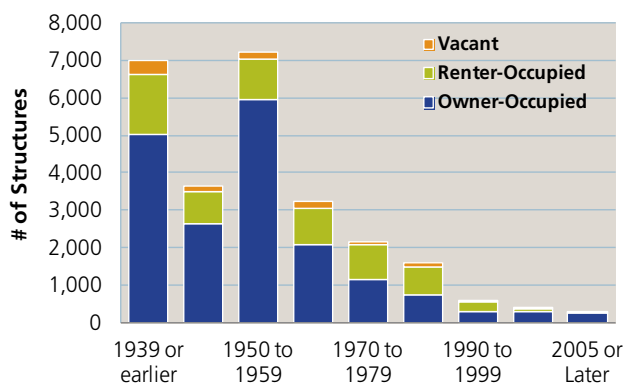
Connecticut's housing stock varies in age, with 23% built before 1939, half built from 1940 to 1979 and 27% built in 1980 and later.

In West Hartford, 27% of the housing stock was built prior to 1939, 62% was built between 1940 and 1979 and the remaining 11% was built after 1979.

Source: 2007-11 American Community Survey

Year Structure Built by Tenure - West Hartford

Source: 2007-2011 American Community Survey

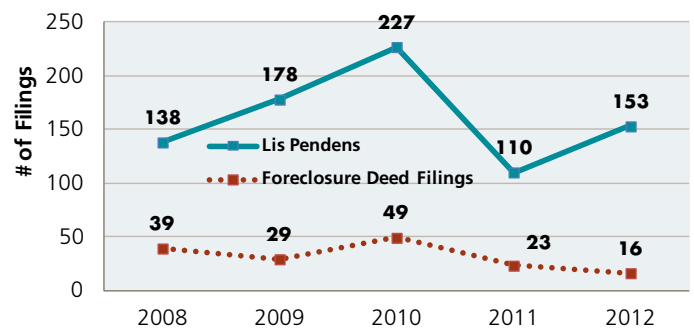


Foreclosure Activity

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 - West Hartford

Source: CT Housing Finance Authority



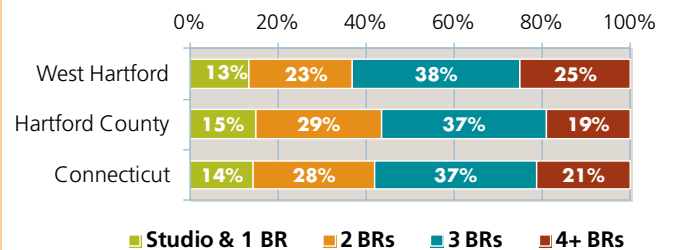
How Many Bedrooms?

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 63% of homes in West Hartford have 3 or more bedrooms, while 37% 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



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