Danbury

Housing Data Profiles 2018

Population, Age, & Race

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>83,476</td>
<td>74,848</td>
<td>12%</td>
<td>Householders living alone</td>
<td>28%</td>
</tr>
<tr>
<td>Households</td>
<td>28,894</td>
<td>27,183</td>
<td>6%</td>
<td>Residents living in families</td>
<td>65%</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.77</td>
<td>2.64</td>
<td>5%</td>
<td>Households with someone &lt;18</td>
<td>32%</td>
</tr>
<tr>
<td>Average family size</td>
<td>3.38</td>
<td>3.18</td>
<td>6%</td>
<td>Households with someone &gt; 65</td>
<td>26%</td>
</tr>
</tbody>
</table>

Median age for those living in Danbury is 36.8 years old, 3.6 years younger than CT’s median age of 40.4 years old.

Race and Ethnicity: Danbury

Racial and Ethnic Groups

<table>
<thead>
<tr>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino (of any race)</td>
<td>24,456</td>
</tr>
<tr>
<td>White</td>
<td>45,461</td>
</tr>
<tr>
<td>Black or African American</td>
<td>4,790</td>
</tr>
<tr>
<td>American Indian and Alaska Native</td>
<td>161</td>
</tr>
<tr>
<td>Asian</td>
<td>4,981</td>
</tr>
<tr>
<td>Hawaiian and Other Pacific Islander</td>
<td>83</td>
</tr>
<tr>
<td>Other/Multi-Race</td>
<td>3,544</td>
</tr>
</tbody>
</table>

Connecticut is becoming increasingly diverse. Between 2010 and 2015, the nonwhite population increased from 28% to 31%. In Danbury, 54% of residents are white, while 46% are nonwhite.

$\$\$\$ Household Income

Danbury’s annual median household income in 2015 was $66,676, 5% less than Connecticut’s median household income of $70,331. It is 21% less than Fairfield County’s median household income of $84,233. Danbury’s median household income ranks 137 (1=highest, 169=lowest) among CT’s 169 municipalities.

Median Household Income

Source: 2011-15 American Community Survey

- Danbury $66,676
- Fairfield County $84,233
- Connecticut $70,331

Aging of the Population

Danbury is one of the 48 Connecticut municipalities projected to see a rise in their school-age population between 2020 and 2030. Many municipalities will see declines over 15%. In Danbury, the projected increase is 4%. Meanwhile the 65+ population for Danbury is projected to increase by 7%.

Age Cohorts - 2015, 2030 Population Projections: Danbury

Source: CT State Data Center
- **Characteristics of Housing Stock**

**Tenure**

<table>
<thead>
<tr>
<th></th>
<th>Danbury</th>
<th>Fairfield County</th>
<th>Connecticut</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>31,716</td>
<td>363,556</td>
<td>1,491,786</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>17,320</td>
<td>228,381</td>
<td>906,227</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>11,574</td>
<td>105,939</td>
<td>446,356</td>
</tr>
<tr>
<td>Vacant</td>
<td>2,822</td>
<td>29,236</td>
<td>139,203</td>
</tr>
</tbody>
</table>

*Source: 2011-15 American Community Survey*

Danbury saw its number of housing units increase by 11% from 2000 to 2015. Renters live in 36% of Danbury’s housing stock, compared to 29% for Fairfield County and 30% for Connecticut.

**Units in Structure**

Overall, 66% 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 Danbury, 55% of occupied homes are single-family, 44% are multifamily (2+ units in structure), and 1% are mobile homes. Renters live in 76% of Danbury’s 12,644 multifamily homes, and owners occupy 88% of its 15,855 single-family homes.

**Year Built**

CT’s housing stock varies in age, with 22% built before 1939, 36% built from 1940 to 1969 and 42% built from 1970 on.

In Danbury, 22% of the housing stock was built prior to 1939, 31% was built between 1940 and 1969 and the remaining 47% 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 50% of homes in Danbury have 3 or more bedrooms, while 50% 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: 2011-15 American Community Survey*
Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. In Danbury, 50% of renters spend more than 30% of their income on housing, while 39% 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 Danbury, 25% of homes were valued under $150,000 in 2000, compared to 11% now. The median home value in Danbury is now $288,000, an increase of 65% since 2000.

Gross Rent

According to 2011-15 American Community Survey data, 68% of Danbury’s 11,574 rental units have a gross rent over $1,000 per month and 16% have a gross rent under $750 per month.

Rental Units by Gross Rent: Danbury

Source: 2011-2015 American Community Survey

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th># of Homes</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No rent</td>
<td>107</td>
<td>0%</td>
</tr>
<tr>
<td>$0-$499</td>
<td>11,147</td>
<td>95%</td>
</tr>
<tr>
<td>$500-$999</td>
<td>147</td>
<td>1%</td>
</tr>
<tr>
<td>$1,000-$1,499</td>
<td>107</td>
<td>1%</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>15</td>
<td>1%</td>
</tr>
</tbody>
</table>

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. However, 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: 2011-2015 American Community Survey

Renter Households: Danbury

The average homeowner household in Danbury has a median income of $84,920.

Owner Households: Danbury

The average homeowner household in Danbury has a median income of $94,976.

Renter Occupied

Spending <30%: 18%
Spending >=30%: 20%
Not computed: 2%

Owner-Occupied

Spending <30%: 36%
Spending >=30%: 23%
Not computed: 0%

Median Income

Renter Households: Danbury

$42,510
36% of income spent on rent.

Median Gross Rent = $1,287
64% of income for all other expenses.
Housing Wage

2017 Housing Wage: Danbury

$26.48

Danbury is included in the Danbury 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 2017 with a housing wage of $24.72.

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.

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 Danbury in 2016:

<table>
<thead>
<tr>
<th>Assisted Units Counted in 2016 Appeals List: Danbury</th>
<th>Calculation of % of Total Units Assisted: Danbury</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,588 Governmentally Assisted Units</td>
<td>3,278 ÷ 31,154 = 10.5%</td>
</tr>
<tr>
<td>926 Tenant Rental Assistance</td>
<td></td>
</tr>
<tr>
<td>468 CHFA/USDA Mortgages</td>
<td></td>
</tr>
<tr>
<td>+ 296 Deed Restricted Units</td>
<td></td>
</tr>
<tr>
<td>3,278 Total Assisted Units</td>
<td></td>
</tr>
</tbody>
</table>

Real Property Grand List Values, 2008-16: Danbury

Total Real Property 2008 $7,693,474,300
Total Real Property 2016 $6,184,316,400

% Change, 2008-16 -20%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 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.

Real Property Grand List Values, 2008-16: Danbury

Source: CT Office of Policy and Management

2017 Housing Wage: Danbury

$26.48

Total Real Property 2008 $7,693,474,300
Total Real Property 2016 $6,184,316,400

% Change, 2008-16 -20%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 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.

Real Property Grand List Values, 2008-16: Danbury

Source: CT Office of Policy and Management

Total Real Property 2008 $7,693,474,300
Total Real Property 2016 $6,184,316,400

% Change, 2008-16 -20%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 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.

Real Property Grand List Values, 2008-16: Danbury

Source: CT Office of Policy and Management

Total Real Property 2008 $7,693,474,300
Total Real Property 2016 $6,184,316,400

% Change, 2008-16 -20%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 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.

Real Property Grand List Values, 2008-16: Danbury

Source: CT Office of Policy and Management

Housing Data Profiles are produced by the Partnership for Strong Communities.

For more details about the information presented or to use any of the graphics in the Housing Data Profiles, please contact: Charles Patton, Senior Policy Analyst, charles@pschousing.org.
Analysis of Housing Conditions

Key Stats

**Population**
83,476

**Households**
28,894

**Projected Change in Population from 2020-2030**
- 5-19 Year Olds: 4%
- 65+ Year Old: 7%

**Median Household Income**
- All Households: $66,676
- Owners: $84,920
- Renters: $42,510

**Housing Units**
- Total Units: 31,716
- Owner-Occupied: 55%
- Renter-Occupied: 36%
- Vacant: 9%

**Single-Family/Multifamily**
- Single Family: 55%
- Multifamily: 44%

**Median Home Value**
$288,000

**Median Gross Rent**
$1,287

**Households Spending 30% or More on Housing**
- All Households: 43%
- Owners: 39%
- Renters: 50%

**Housing Built 1970 or Later**
47%

**2016 Affordable Housing Appeals List**
- Assisted Units: 11%

**% Change in Total Real Property, 2008-2016**
- -20%

---

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

Danbury, like most of Connecticut’s cities and first-ring suburbs, has a low-to-moderate median household income, but relatively high housing costs, a substantial if aging supply of units for teachers, nurses, electricians, firefighters and town workers, 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 Danbury relative to the median household income. Statewide, 50% of renters and 32% of homeowners spend 30% or more of their household incomes on housing. In Danbury, where the $66,676 median household income is lower than the statewide median of $70,331, 50% of the town’s renters and 39% of its homeowners spend 30% or more of their income on housing.

Danbury is one of the few Connecticut municipalities that could see an increase in school enrollment through 2030 because of unusual anticipated growth in school-age (5-19) population of 4% from 2020 to 2030. At the same time, its population is getting older, with a projected increase of 7% in the 65+ population from 2020 to 2030, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

Danbury is among the third of Connecticut municipalities where single-family homes do not dominate its housing stock (55%) and there is substantial multifamily housing to offer (50% 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 Danbury, 47% 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 2016 (latest OPM figures), 150 towns experienced negative growth in real property values, 2 had no growth and 7 had only slight growth of 2 percent or less. The total real property Grand List in Danbury declined significantly by 20% from 2008 through 2016.

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 Danbury, 11% of the homes are affordable, according to the state’s 2016 Affordable Housing Appeals List.
Data Sources & Notes

Page 1

⇒ Populations, Age, & Race
  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, 2011-2015 American Community Survey 5-Year Estimates
  DP05 - ACS Demographic And Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates
  Note: Due to rounding throughout the profile, some results may not appear to correspond with the values in tables, charts and text.
  ⇒ Age & Income
  • Median Household Income
  ⇒ Aging of Population

Page 2

⇒ Tenure, Units in Structure, Year Built, Bedrooms
  DP04 - Selected Housing Characteristics, 2011-2015 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).

Page 3

⇒ Affordability
  DP04 - Selected Housing Characteristics, 2011-2015 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, 2011-2015 American Community Survey 5-Year Estimates
  ⇒ Gross Rent
    DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
  ⇒ Housing Costs & Income
    • Median Household Income by Tenure
    • Median Household Income for Owner-Occupied Households by Mortgage Status
    • Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
      DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates,
      Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

Page 4

⇒ Housing Wage
  Out of Reach 2017, 2-Bedroom Housing Wage, National Low Income Housing Coalition
⇒ Grand Lists
  Total Grand Lists by Town, 2008 and 2014, CT Office of Policy and Management
⇒ Building Permits
  Connecticut New Housing Authorizations in 2016, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development
⇒ Affordable Housing Appeals List
  2016 Affordable Housing Appeals List, CT Dept. of Housing