Housing Data Profiles

Population, Age, & Race

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>40,783</td>
<td>38,101</td>
<td>7%</td>
<td>Householders living alone</td>
<td>25%</td>
</tr>
<tr>
<td>Households</td>
<td>15,392</td>
<td>14,190</td>
<td>8%</td>
<td>Residents living in families</td>
<td>71%</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.62</td>
<td>2.65</td>
<td>-1%</td>
<td>Households with someone &lt;18</td>
<td>29%</td>
</tr>
<tr>
<td>Average family size</td>
<td>3.16</td>
<td>3.11</td>
<td>2%</td>
<td>Households with someone &gt; 65</td>
<td>34%</td>
</tr>
</tbody>
</table>

Median age for those living in Shelton is 46.0 years old, 5.6 years older than CT’s median age of 40.4 years old.

Race and Ethnicity: Shelton

Total %
- Hispanic or Latino (of any race) 2,199 5%
- White 36,339 89%
- Black or African American 364 1%
- American Indian and Alaska Native 0 0%
- Asian 1,568 4%
- Hawaiian and Other Pacific Islander 0 0%
- Other/Multi-Race 313 1%

Source: 2011-15 American Community Survey

Household Income

Shelton’s annual median household income in 2015 was $86,870, 24% more than Connecticut’s median household income of $70,331. It is 3% more than Fairfield County’s median household income of $84,233. Shelton’s median household income ranks 65 (1=highest, 169=lowest) among CT’s 169 municipalities.

Median Household Income

Source: 2011-15 American Community Survey

- Shelton $86,870
- Fairfield County $84,233
- Connecticut $70,331

Aging of the Population

Shelton is one of the 116 Connecticut municipalities projected to see a drop in their school-age population between 2020 and 2030. Many municipalities will see declines over 15%. In Shelton, the projected decrease is 9%. Meanwhile the 65+ population for Shelton is projected to increase by 9%.

Age Cohorts - 2015, 2030 Population Projections: Shelton

Source: CT State Data Center
Characteristics of Housing Stock

### Tenure

<table>
<thead>
<tr>
<th></th>
<th>Shelton</th>
<th>Fairfield County</th>
<th>Connecticut</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>16,471</td>
<td>363,556</td>
<td>1,491,786</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>12,392</td>
<td>228,381</td>
<td>906,227</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>3,000</td>
<td>105,939</td>
<td>446,356</td>
</tr>
<tr>
<td>Vacant</td>
<td>1,079</td>
<td>29,236</td>
<td>139,203</td>
</tr>
</tbody>
</table>

Source: 2011-15 American Community Survey

Shelton saw its number of housing units increase by 12% from 2000 to 2015. Renters live in 18% of Shelton’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 Shelton, 81% of occupied homes are single-family, 17% are multifamily (2+ units in structure), and 2% are mobile homes. Renters live in 74% of Shelton’s 2,625 multifamily homes, and owners occupy 92% of its 12,507 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 Shelton, 11% of the housing stock was built prior to 1939, 28% was built between 1940 and 1969 and the remaining 60% 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 66% of homes in Shelton have 3 or more bedrooms, while 34% 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

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Shelton</th>
<th>Fairfield County</th>
<th>Connecticut</th>
</tr>
</thead>
<tbody>
<tr>
<td>4+ BRs</td>
<td>25%</td>
<td>32%</td>
<td>29%</td>
</tr>
<tr>
<td>3 BRs</td>
<td>41%</td>
<td>32%</td>
<td>37%</td>
</tr>
<tr>
<td>2 BRs</td>
<td>24%</td>
<td>27%</td>
<td>22%</td>
</tr>
<tr>
<td>Studio, 1BRs</td>
<td>9%</td>
<td>14%</td>
<td>14%</td>
</tr>
</tbody>
</table>

Legend: Shelton, Fairfield County, Connecticut

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 Shelton, 38% of renters spend more than 30% of their income on housing, while 33% 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 Shelton, 14% of homes were valued under $150,000 in 2000, compared to 6% now. The median home value in Shelton is now $343,200, an increase of 64% since 2000.

Gross Rent

According to 2011-15 American Community Survey data, 59% of Shelton’s 3,000 rental units have a gross rent over $1,000 per month and 17% have a gross rent under $750 per month.

Rental Units by Gross Rent: Shelton

Source: 2011-2015 American Community Survey


Housing Costs & Income

Owner Households: Shelton

The average homeowner household in Shelton has a median income of $98,136.

Households with a Mortgage

Median Income: $114,440
Median Monthly Owner Costs: $2,268

Households w/out a Mortgage

Median Income: $63,180
Median Monthly Owner Costs: $853

Renter Households: Shelton

Median Income Renter Households = $46,824
46% less than the median income of all households.

Median Gross Rent = $1,198
31% of income spent on rent.

69% of income for all other expenses.

Source: 2011-15 American Community Survey
Shelton 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 2017 with a housing wage of $24.72.

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

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 Shelton in 2016:

<table>
<thead>
<tr>
<th>Assisted Units Counted in 2016 Appeals List: Shelton</th>
</tr>
</thead>
<tbody>
<tr>
<td>253 Governmentally Assisted Units</td>
</tr>
<tr>
<td>38 Tenant Rental Assistance</td>
</tr>
<tr>
<td>97 CHFA/USDA Mortgages</td>
</tr>
<tr>
<td>+ 82 Deed Restricted Units</td>
</tr>
<tr>
<td><strong>470 Total Assisted Units</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Calculation of % of Total Units Assisted: Shelton</th>
</tr>
</thead>
<tbody>
<tr>
<td>470 Total Assisted Units</td>
</tr>
<tr>
<td>16,146 Total Units, 2010 Census</td>
</tr>
<tr>
<td><strong>2.9%</strong> Units Assisted</td>
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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
40,783

Households
15,392

Projected Change in Population from 2020-2030
5-19 Year Olds: -9%
65+ Year Old: 9%

Median Household Income
All Households: $86,870
Owners: $98,136
Renters: $46,824

Housing Units
Total Units: 16,471
Owner-Occupied: 75%
Renter-Occupied: 18%
Vacant: 7%

Single-Family/Multifamily
Single Family: 81%
Multifamily: 17%

Median Home Value
$343,200

Median Gross Rent
$1,198

Households Spending 30% or More on Housing
All Households: 34%
Owners: 33%
Renters: 38%

Housing Built 1970 or Later
60%

2016 Affordable Housing Appeals List
Assisted Units: 3%

% Change in Total Real Property, 2008-2016
-14%

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

Shelton, like most of Connecticut’s municipalities, has a relatively high median household income, high housing costs, few units for teachers, nurses, electricians, firefighters and town workers, and a 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 Shelton 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 Shelton, where the $86,870 median household income is higher than the statewide median of $70,331, 38% of the town’s renters and 33% of its homeowners spend 30% or more of their income on housing.

Shelton is one of the many Connecticut municipalities that could see a decline in school enrollment through 2030 because of a projected decline in school-age (5-19) population of 9% from 2020 to 2030. At the same time, its population is getting older, with a projected increase of 9% 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.

While the number of renting households in Connecticut has increased from 30% to 35% since 2007, many towns are ill-prepared to accommodate the needs of renters. Shelton is one of 118 Connecticut municipalities with single-family homes dominating its housing stock (81%) and little modest or multifamily housing to offer (34% units are 0-2 bedrooms, compared to 42% statewide), mostly because many of those towns built the bulk of their homes after 1970 (60% in Shelton) to accommodate the needs of new Baby Boomer families then in their 20s.

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 Shelton declined significantly by 14% 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 Shelton, 3% of the homes are affordable, according to the state’s 2016 Affordable Housing Appeals List.
Data Sources & Notes

Page 1
⇒ Populations, Age, & Race
  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, 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

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⇒ 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).

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⇒ 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 vary.

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⇒ 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