



Housing Data Profiles

2018



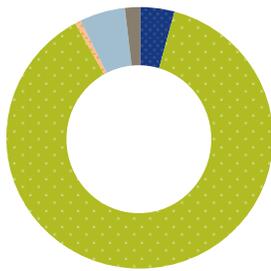
Population, Age, & Race

Source: 2011-15 American Community Survey

	2011-15	2000	% Change		2011-15	2000	% Change
Population	27,343	25,749	6%	Householders living alone	20%	21%	-1%
Households	9,740	9,586	2%	Residents living in families	76%	75%	1%
Average household size	2.78	2.66	5%	Households with someone <18	41%	39%	2%
Average family size	3.22	3.1	4%	Households with someone > 65	31%	28%	3%

Median age for those living in Westport is 45.1 years old, 4.7 years older than CT's median age of 40.4 years old.

Race and Ethnicity: Westport



Racial and Ethnic Groups

Hispanic or Latino (of any race)	1,186	4%
White	23,921	87%
Black or African American	202	1%
American Indian and Alaska Native	15	0%
Asian	1,544	6%
Hawaiian and Other Pacific Islander	0	0%
Other/Multi-Race	475	2%

Total	%
1,186	4%
23,921	87%
202	1%
15	0%
1,544	6%
0	0%
475	2%

Connecticut is becoming increasingly diverse. Between 2010 and 2015, the nonwhite population increased from 28% to 31%. In Westport, 87% of residents are white, while 13% are nonwhite.

Source: 2011-15 American Community Survey

\$\$\$ Household Income

Westport's annual median household income in 2015 was \$162,907, 132% more than Connecticut's median household income of \$70,331. It is 93% more than Fairfield County's median household income of \$84,233. Westport's median household income ranks 5 (1=highest, 169=lowest) among CT's 169 municipalities.

Median Household Income

Source: 2011-15 American Community Survey

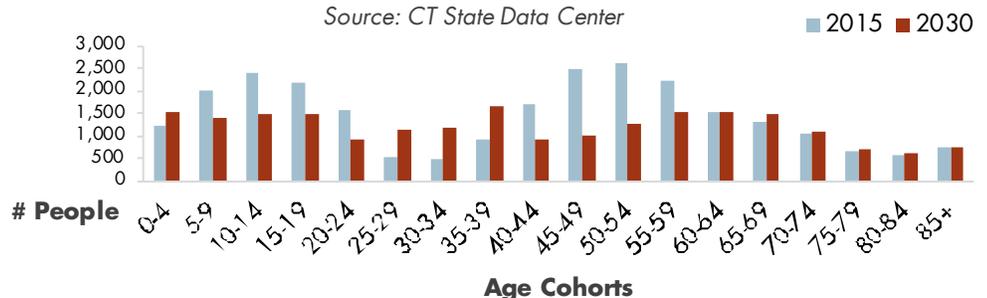


Aging of the Population

Westport 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 Westport, the projected decrease is 25%. Meanwhile the 65+ population for Westport is projected to increase by 7%.

Age Cohorts - 2015, 2030 Population Projections: Westport

Source: CT State Data Center



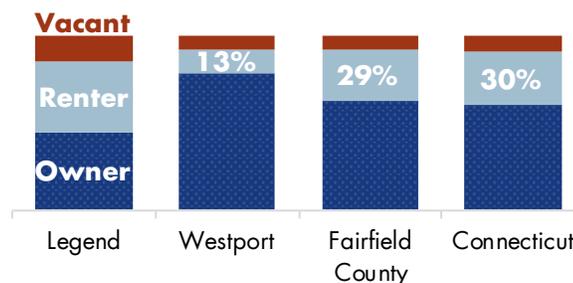
Characteristics of Housing Stock

Tenure

	Westport	Fairfield County	Connecticut
Total	10,611	363,556	1,491,786
Owner-Occupied	8,330	228,381	906,227
Renter-Occupied	1,410	105,939	446,356
Vacant	871	29,236	139,203

Source: 2011-15 American Community Survey

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



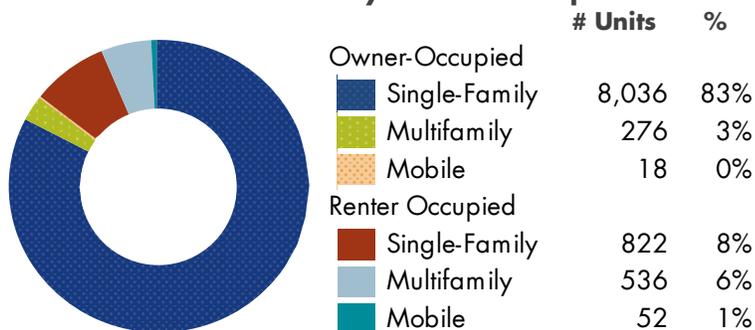
Westport saw its number of housing units increase by 5% from 2000 to 2015. Renters live in 13% of Westport's housing stock, compared to 29% for Fairfield County and 30% for Connecticut.

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 Westport, 91% of occupied homes are single-family, 8% are multifamily (2+ units in structure), and 1% are mobile homes. Renters live in 66% of Westport's 812 multifamily homes, and owners occupy 91% of its 8,858 single-family homes.

Units in Structure by Tenure: Westport



Source: 2011-15 American Community Survey

Year Built

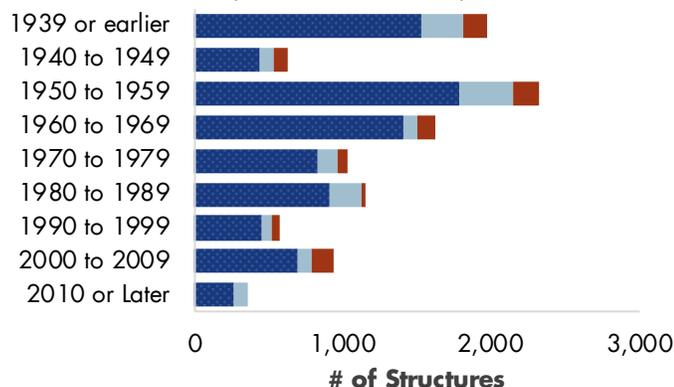
CT's housing stock varies in age, with 22% built before 1939, 36% built from 1940 to 1969 and 42% built from 1970 on.

In Westport, 19% of the housing stock was built prior to 1939, 43% was built between 1940 and 1969 and the remaining 38% 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: Westport

Source: 2011-2015 American Community Survey

■ Owner-Occupied ■ Renter-Occupied ■ Vacant



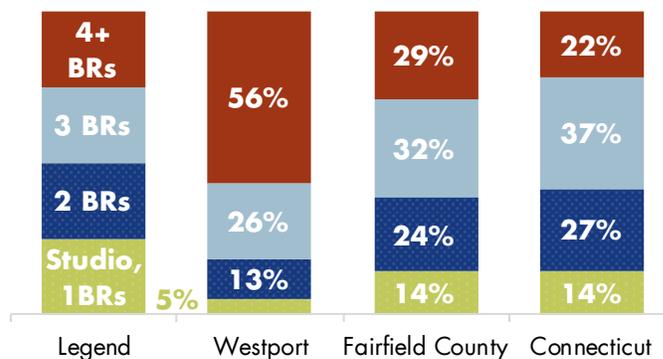
Bedrooms

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 82% of homes in Westport have 3 or more bedrooms, while 18% 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



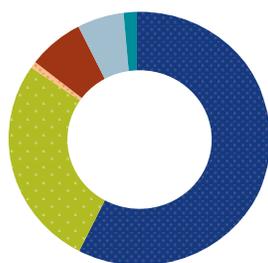


Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. In Westport, 40% 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: Westport



	# Units	% Total
Owner-Occupied		
Spending <30%	5,608	58%
Spending >=30%	2,630	27%
Not computed	92	1%
Renter Occupied		
Spending <30%	685	7%
Spending >=30%	568	6%
Not computed	157	2%

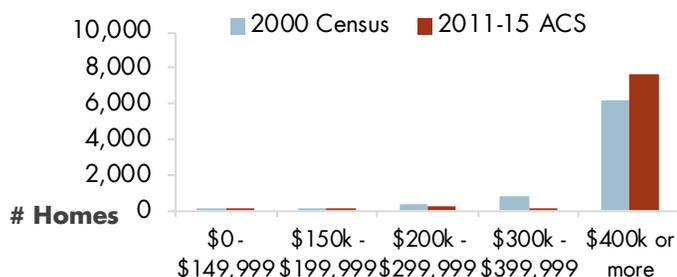
Source: 2011-15 American Community Survey

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 Westport, 1% of homes were valued under \$150,000 in 2000, compared to 2% now. The median home value in Westport is now \$1,041,800, an increase of 69% since 2000.

Self-Reported Value of Owner-Occupied Homes: Westport

Source: Census 2000, 2011-2015 American Community Survey

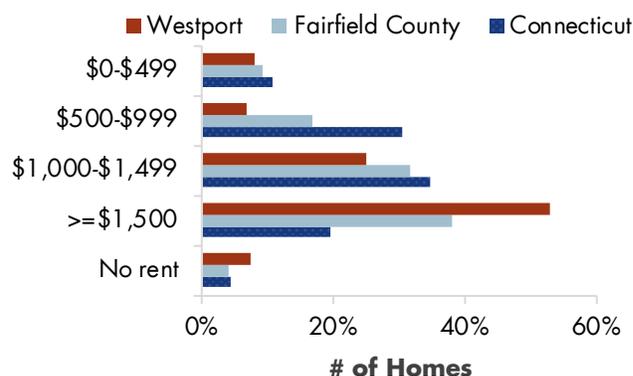


Gross Rent

According to 2011-15 American Community Survey data, 78% of Westport's 1,410 rental units have a gross rent over \$1,000 per month and 9% have a gross rent under \$750 per month.

Rental Units by Gross Rent: Westport

Source: 2011-2015 American Community Survey



Housing Costs & Income

Owner Households: Westport

The average homeowner household in Westport has a median income of

\$186,287

Households with a Mortgage

Median Income:

\$217,204

Median Monthly Owner Costs:

\$4,000+

Households w/out a Mortgage

Median Income:

\$117,885

Median Monthly Owner Costs:

\$1,000+

Median Income Renter Households =

\$62,965

61% less than the median income of all households.

Median Gross Rent =

\$1,870

36% of income spent on rent. **64%** of income for all other expenses.

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: Westport

Housing Market General Information

Housing Wage

2017 Housing Wage: Westport

 **\$37.65**

Westport is included in the Stamford-Norwalk 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.

Grand List

Real Property Grand List Values, 2008-16: Westport

Total Real Property 2008	\$10,272,126,848
Total Real Property 2016	\$10,399,567,451
% Change, 2008-16	1%

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.

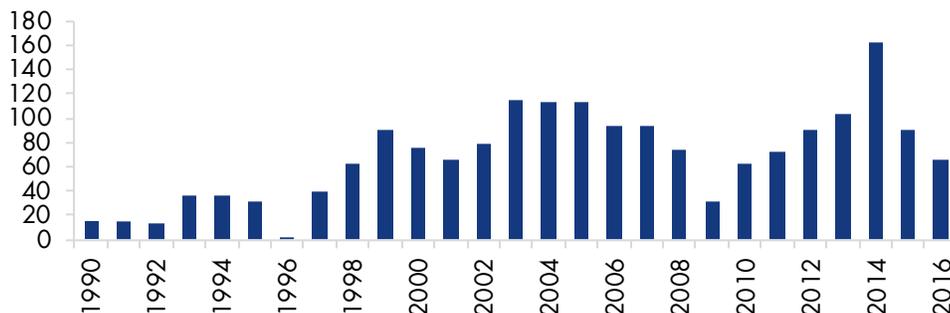
Source: CT Office of Policy and Management

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, 1990-2016: Westport

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 Westport in 2016:

Assisted Units Counted in 2016 Appeals List:

Westport	
246	Governmentally Assisted Units
54	Tenant Rental Assistance
4	CHFA/USDA Mortgages
+	20 Deed Restricted Units
<hr/>	
324	Total Assisted Units

Calculation of % of Total Units Assisted:

Westport			
324	÷	10,399	= 3.1%
Total Assisted Units		Total Units, 2010 Census	Units Assisted

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

27,343

Households

9,740

Projected Change in Population from 2020-2030

5-19 Year Olds: -25%

65+ Year Old: 7%

Median Household Income

All Households: \$162,907

Owners: \$186,287

Renters: \$62,965

Housing Units

Total Units: 10,611

Owner-Occupied: 79%

Renter-Occupied: 13%

Vacant: 8%

Single-Family/Multifamily

Single Family: 91%

Multifamily: 8%

Median Home Value

\$1,041,800

Median Gross Rent

\$1,870

Households Spending 30% or More on Housing

All Households: 33%

Owners: 32%

Renters: 40%

Housing Built 1970 or Later

38%

2016 Affordable Housing Appeals List

Assisted Units: 3%

% Change in Total Real Property, 2008-2016

1%

Westport's Housing Data Profile: The Story Behind the Numbers

Westport, 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 Westport 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 Westport, where the \$162,907 median household income is higher than the statewide median of \$70,331, 40% of the town's renters and 32% of its homeowners spend 30% or more of their income on housing.

Westport is one of the many Connecticut municipalities that could see a potentially significant decline in school enrollment through 2030 because of a projected decline in school-age (5-19) population of 25% 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.

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. Westport is one of 118 Connecticut municipalities with single-family homes dominating its housing stock (91%) and little modest or multifamily housing to offer (18% units are 0-2 bedrooms, compared to 42% statewide), mostly because many of those towns built the bulk of their homes after 1970 (38% in Westport) 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 Westport increased slightly by 1% 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 Westport, 3% 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
 - B25119 - Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Aging of Population
 - 2015-2040 Population Projections for Connecticut, August 31, 2017 edition, CT State Data Center

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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
 - B25119 Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2011-2015 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 2015 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - 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.

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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