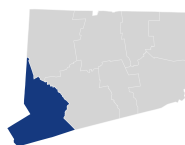


FAIRFIELD COUNTY



KEY FINDINGS

Housing

10%

of housing is subsidized

30%

of households rent their home

36%

of housing units are in multifamily buildings

Affordability

20%

of households spend between 30% and 50% of their income on housing

19%

of households spend more than half of their income on housing

\$33.75

the hourly wage needed to afford a 2-bedroom apartment

Population

39

the median age of residents

38%

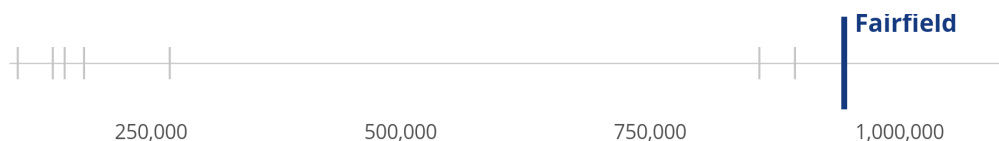
of residents are people of color (BIPOC)

0%

projected population change from 2020 to 2040

HOW TO READ THIS REPORT

Throughout this report, a series of graphs like the one below are used to show how [Fairfield County](#) compares to [other counties](#) in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

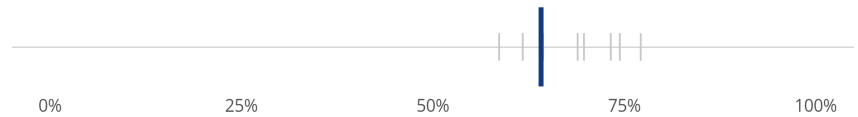
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and county in the state. To learn more, please visit pschousing.org or housingprofiles.pschohousing.org to view the interactive version of the profiles.

DATA NOTES

Data comes from the 2014-2018 American Community Survey unless stated otherwise. Percentages may differ slightly or not sum to exactly 100% due to rounding.

SINGLE-FAMILY HOMES AS
PERCENT OF ALL HOMES

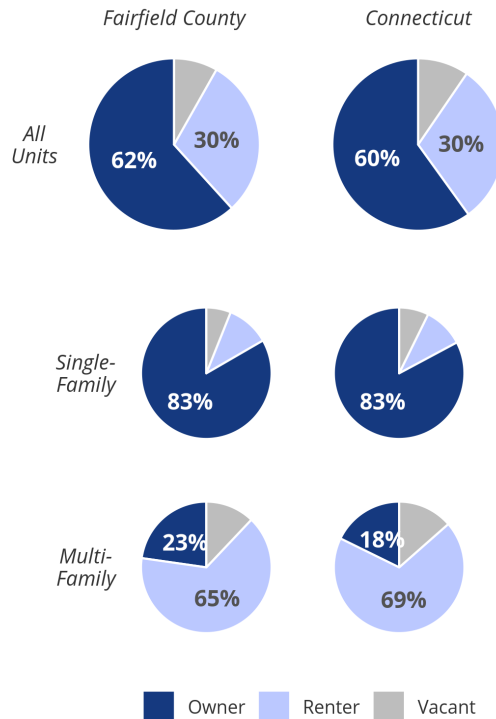
64%

PERCENT OF ALL HOMES
OCCUPIED BY OWNERS

62%

Overall, 64% of Connecticut's occupied housing stock is comprised of single-family housing, while 35% is multifamily housing (2+ units in structure). Most single-family homes are occupied by homeowners, while most multifamily units are occupied by renters.

In Fairfield County, 64% of occupied homes are single-family, and 36% are multi-family. Owners live in 83% of Fairfield County's 237,802 single-family homes, and renters live in 65% of its 131,823 multifamily homes.

CHANGE IN BUILDING PERMITS,
1990-2017

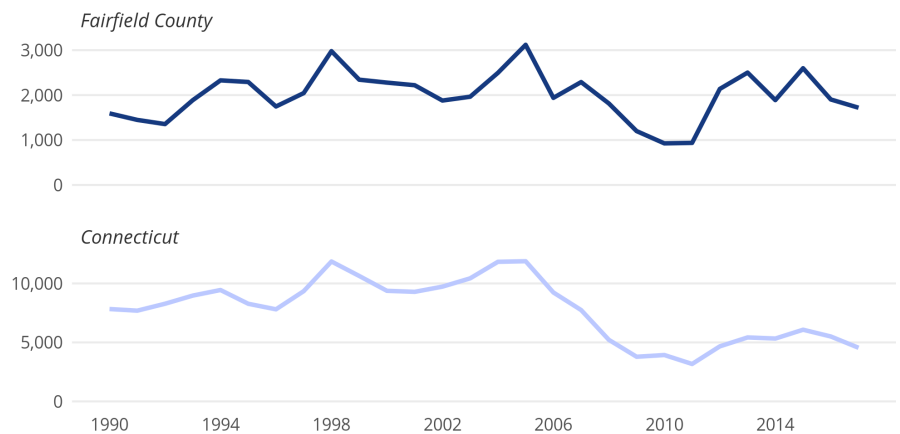
+8%

Growth is slow in the state, which has seen a 42% decrease in building permits between 1990 and 2017.

In Fairfield County, there were 1,593 building permits issued in 1990, compared to 1,719 issued in 2017, representing a 8% increase.

Number of building permits per year, 1990-2017

Note: y axis varies between locations



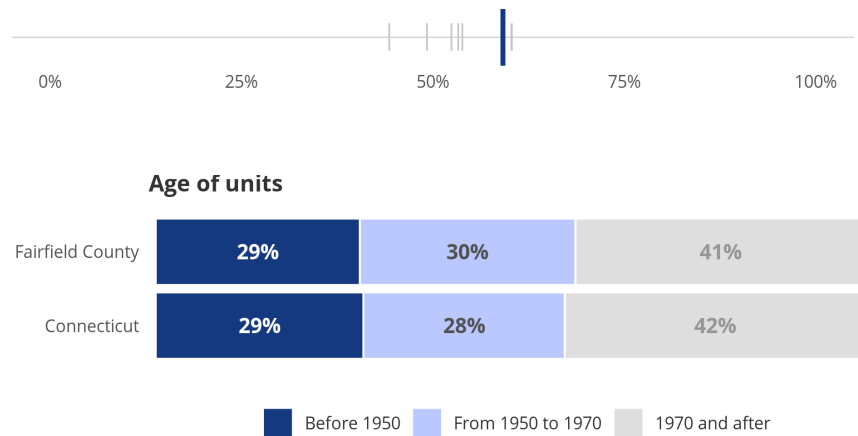
Source: Connecticut Department of Economic and Community Development



UNITS BUILT BEFORE 1970

59%

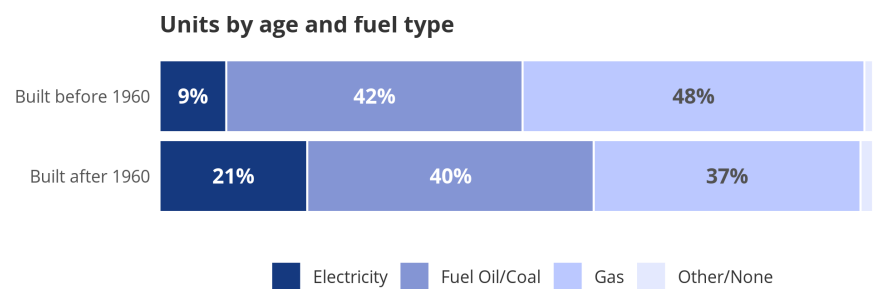
Older homes are prone to falling into disrepair, and often carry environmental risks such as lead paint. An aging housing stock can be a sign of poor housing quality.



SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

2.5%

Households that use electricity spend 2.6% of their income on energy (2.5% for fuel oil/coal and 2.5% for gas).



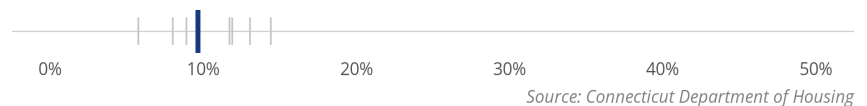
Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

10%

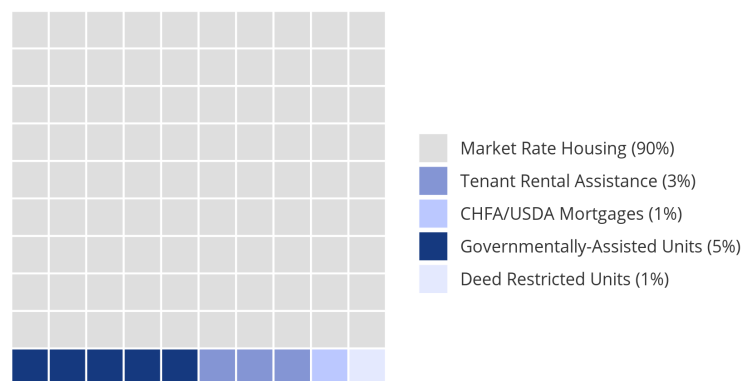
The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 361,221 total units in Fairfield County, 34,846 are considered to be affordable.



Source: Connecticut Department of Housing

Affordable units by type



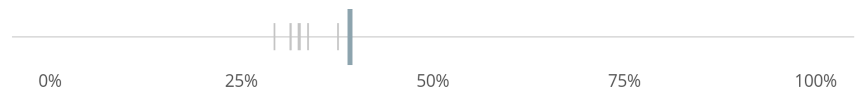
Source: Connecticut Department of Housing



PEOPLE BURDENED BY COST OF HOUSING

39%

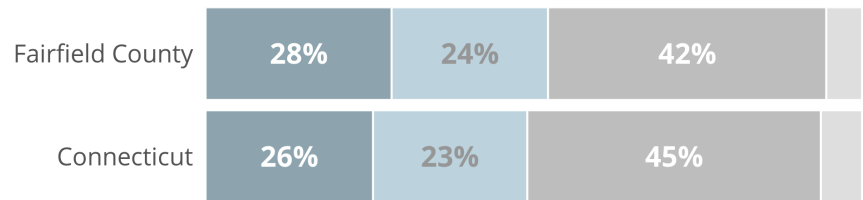
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

58%

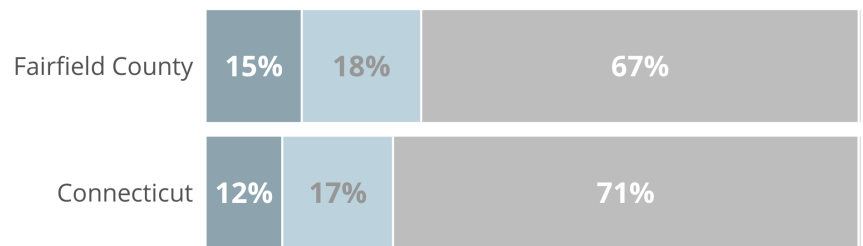
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

33%

Housing cost burden for owners



Severe burden (50% or greater) Moderate burden (Between 30% and 50%) Not burdened (Less than 30%) Not Computed

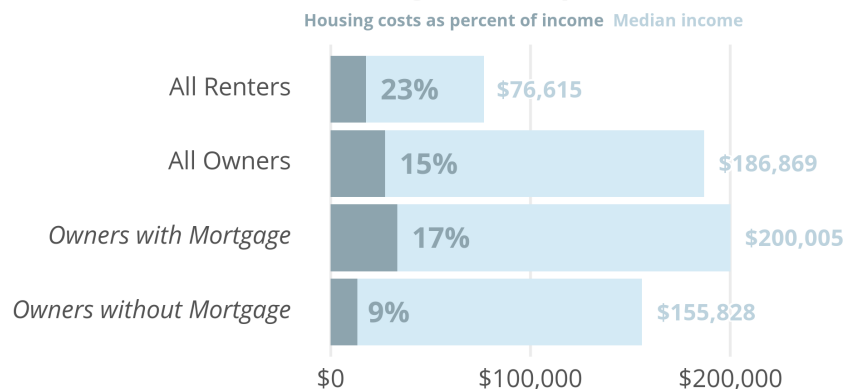
RENTERS' HOUSING COSTS AS PERCENT OF INCOME

23%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

15%

Housing costs as percent of income



HOUSING WAGE

\$33.75

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing.

Fairfield County's housing wage is higher than the state housing wage of \$26.42.

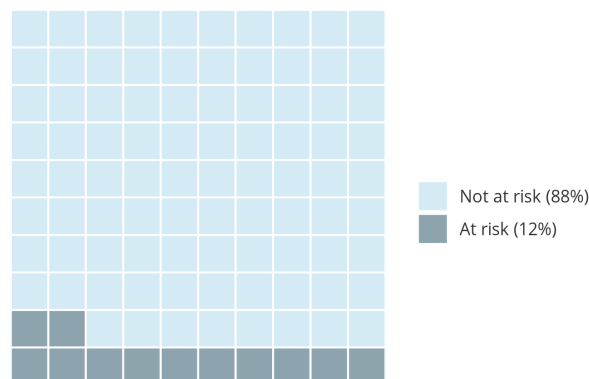
The housing wage in Fairfield County is \$33.75

Source: National Low Income Housing Coalition

HOUSING PRESERVATION UNITS

12%

Fairfield County has 16,263 federally assisted housing units, of which 12% are at risk of loss within the next 5 years.

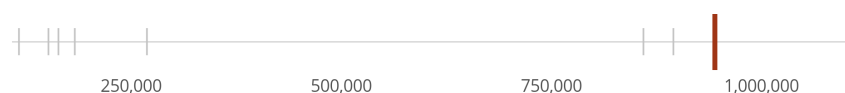
Housing preservation by risk

Source: National Housing Preservation Database



TOTAL POPULATION

944,348

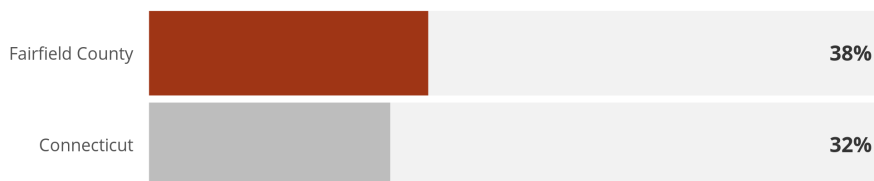


PEOPLE OF COLOR

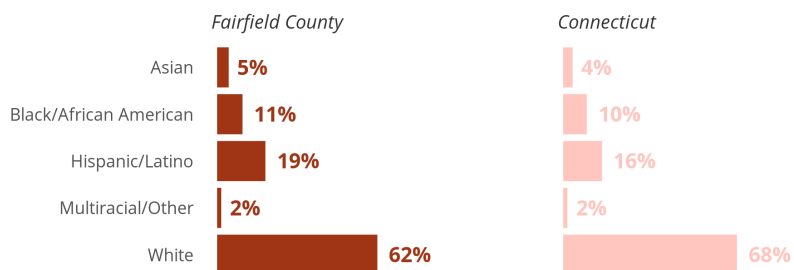
38%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Fairfield County, 38% of residents are BIPOC, while 62% are white.

Fairfield County is more diverse than Connecticut

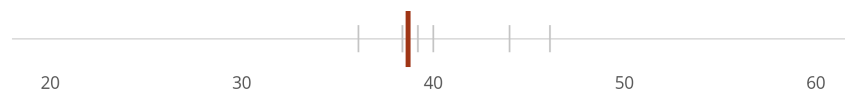


The largest race/ethnicity group in Fairfield County is White at 62% of the population



MEDIAN AGE

39

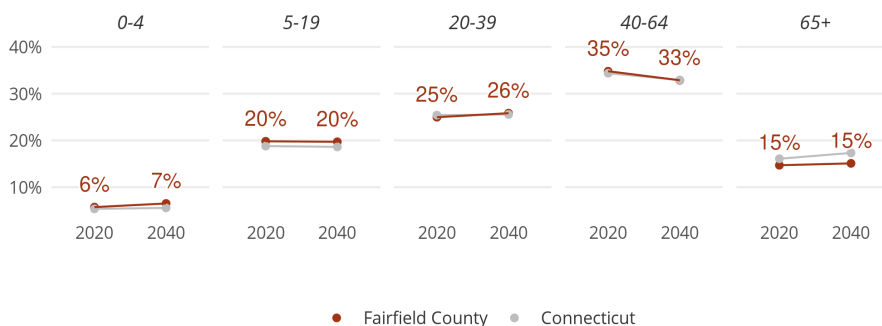


POPULATION CHANGE, 2020 TO 2040

0%

In the next twenty years, Fairfield County's population is projected to shrink from 907,603 to 905,219.

People age 20-39 are projected to grow the most in the next 20 years in Fairfield County



Source: Connecticut Data Center



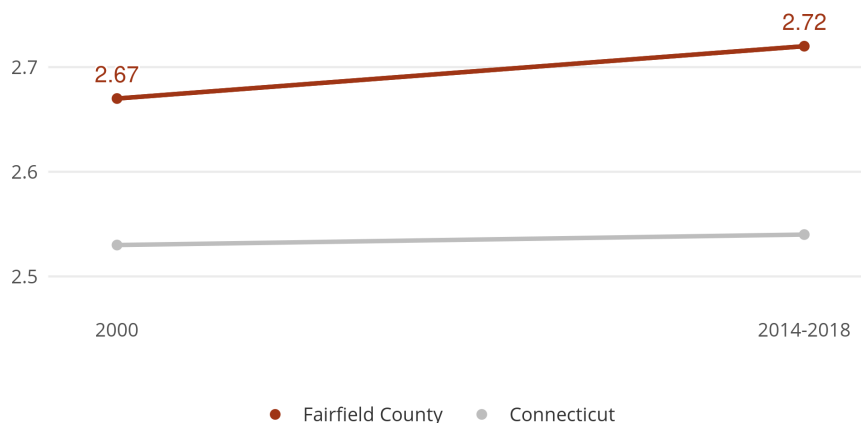
AVERAGE HOUSEHOLD SIZE

2.72



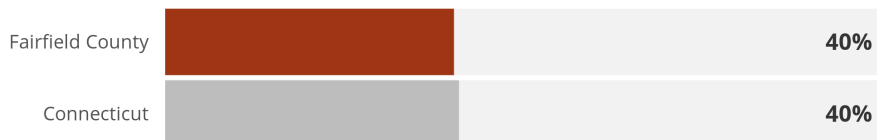
The average household size in Fairfield County has grown between 2000 and 2018.

The average household size in Fairfield County has grown from 2.67 in 2000 to 2.72 in 2018



Understanding who lives in our towns provides insight into the housing and service needs for each community such as accessibility, transportation, child care, and education. Compared to Connecticut, Fairfield County has fewer households with someone older than 60 and more households with school-age children.

Household types as a percent of total

Householder living alone*Households with someone older than 60**Households with someone under 18*