# 2020 Housing Data Profiles

## TOLLAND COUNTY

### Key Findings

#### Housing

- **8%** of housing is subsidized
- **26%** of households rent their home
- **26%** of housing units are in multifamily buildings

#### Affordability

- **17%** of households spend between 30% and 50% of their income on housing
- **12%** of households spend more than half of their income on housing
- **$23.65** the hourly wage needed to afford a 2-bedroom apartment

#### Population

- **36** the median age of residents
- **15%** of residents are people of color (BIPOC)
- **-1%** projected population change from 2020 to 2040

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### How to Read This Report

Throughout this report, a series of graphs like the one below are used to show how Tolland County compares to other counties in the state on a variety of measures.

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### 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](http://pschousing.org) or [housingprofiles.pschousing.org](http://housingprofiles.pschousing.org) to view the interactive version of the profiles.

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### 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

73%

PERCENT OF ALL HOMES OCCUPIED BY OWNERS

67%

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 Tolland County, 73% of occupied homes are single-family, and 26% are multi-family. Owners live in 87% of Tolland County’s 43,477 single-family homes, and renters live in 81% of its 15,215 multifamily homes.

CHANGE IN BUILDING PERMITS, 1990-2017

-13%

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

In Tolland County, there were 358 building permits issued in 1990, compared to 313 issued in 2017, representing a 13% decrease.

Number of building permits per year, 1990-2017

Note: y axis varies between locations

Tolland County

Connecticut

Source: Connecticut Department of Economic and Community Development
UNITS BUILT BEFORE 1970

**44%**

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

**3.1%**

Households that use electricity spend 3.3% of their income on energy (3.1% for fuel oil/coal and 2.8% for gas).

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

**8%**

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 57,963 total units in Tolland County, 4,639 are considered to be affordable.
PEOPLE BURDENED BY COST OF HOUSING

29%

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

53%

OWNERS BURDENED BY COST OF HOUSING

22%

RENTERS’ HOUSING COSTS AS PERCENT OF INCOME

24%

OWNERS’ HOUSING COSTS AS PERCENT OF INCOME

15%
**HOUSING WAGE**

**$23.65**

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.

Tolland County’s housing wage is lower than the state housing wage of $26.42.

**HOUSING PRESERVATION UNITS**

**8%**

Tolland County has 2,257 federally assisted housing units, of which 8% are at risk of loss within the next 5 years.
TOTAL POPULATION

151,269

PEOPLE OF COLOR

15%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut’s cities. In Tolland County, 15% of residents are BIPOC, while 85% are white.

MEDIAN AGE

36

POPULATION CHANGE, 2020 TO 2040

-1%

In the next twenty years, Tolland County’s population is projected to shrink from 156,588 to 154,560.
The average household size in Tolland County has declined between 2000 and 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, Tolland County has fewer households with someone older than 60 and fewer households with school-age children.