2020 Housing Data Profiles

WINDHAM COUNTY

KEY FINDINGS

Housing
- 12% of housing is subsidized
- 27% of households rent their home
- 27% of housing units are in multifamily buildings

Affordability
- 20% of households spend between 30% and 50% of their income on housing
- 13% of households spend more than half of their income on housing
- $19.62 the hourly wage needed to afford a 2-bedroom apartment

Population
- 40 the median age of residents
- 17% of residents are people of color (BIPOC)
- +8.3% 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 Windham 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.pschousing.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

70%

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 Windham County, 70% of occupied homes are single-family, and 27% are multi-family. Owners live in 82% of Windham County's 34,587 single-family homes, and renters live in 71% of its 13,592 multifamily homes.

CHANGE IN BUILDING PERMITS, 1990-2017

-68%

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

In Windham County, there were 422 building permits issued in 1990, compared to 134 issued in 2017, representing a 68% decrease.
52%

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.

4.1%

Households that use electricity spend 4.2% of their income on energy (4.0% for fuel oil/coal and 4.9% for gas).

12%

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 49,073 total units in Windham County, 5,826 are considered to be affordable.
PEOPLE BURDENED BY COST OF HOUSING

33%

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

55%

OWNERS BURDENED BY COST OF HOUSING

26%

RENTERS’ HOUSING COSTS AS PERCENT OF INCOME

25%

OWNERS’ HOUSING COSTS AS PERCENT OF INCOME

17%
HOUSING WAGE

$19.62

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.

Windham County's housing wage is lower than the state housing wage of $26.42.

HOUSING PRESERVATION UNITS

10%

Windham County has 2,970 federally assisted housing units, of which 10% are at risk of loss within the next 5 years.
TOTAL POPULATION

116,538

PEOPLE OF COLOR

17%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Windham County, 17% of residents are BIPOC, while 83% are white.

MEDIAN AGE

40

POPULATION CHANGE, 2020 TO 2040

+8.3%

In the next twenty years, Windham County's population is projected to grow from 124,498 to 134,876.

People age 65+ are projected to grow the most in the next 20 years in Windham County

Source: Connecticut Data Center
The average household size in Windham 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, Windham County has fewer households with someone older than 60 and fewer households with school-age children.