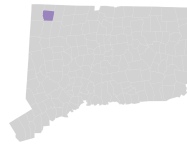


CANAAN



KEY FINDINGS

Housing

2%

of housing is subsidized

11%

of all homes occupied by renters

3%

of housing units are in multifamily buildings

Affordability

18%

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

21%

of households spend more than half of their income on housing

\$26.62

the hourly wage needed to afford a 2-bedroom apartment

Population

51

the median age of residents

8%

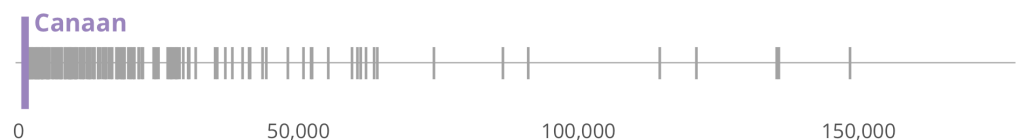
of residents are people of color (BIPOC)

+0.7%

population change between 2020 and 2023

HOW TO READ THIS REPORT

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



ABOUT THE HOUSING DATA PROFILES

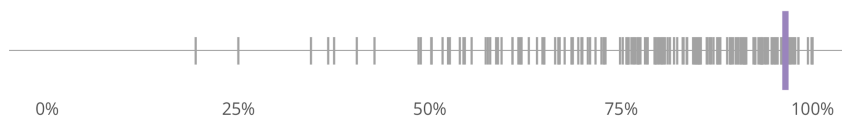
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and Council of Governments in the state. To learn more, please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

DATA NOTES

Data comes from the 2018-2022 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

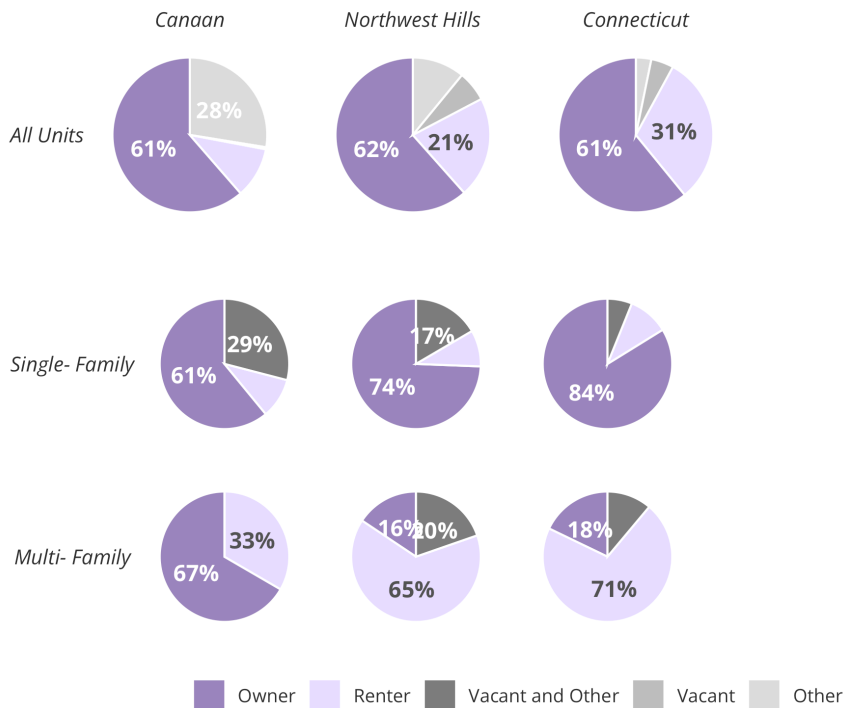
96%

PERCENT OF ALL HOMES
OCCUPIED BY OWNERS

61%

Overall, 65% 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 Canaan, 96% of occupied homes are single-family, and 3% are multifamily. Owners live in 61% of Canaan's 672 single-family homes, and renters live in 33% of its 21 multifamily homes.



Vacant units include units that are for rent and other vacant units, and Other units include units that are rented but not occupied, for sale, sold but not occupied, for seasonal/recreational/occasional use, and for migrant workers.

CHANGE IN BUILDING PERMITS,
1990-2023

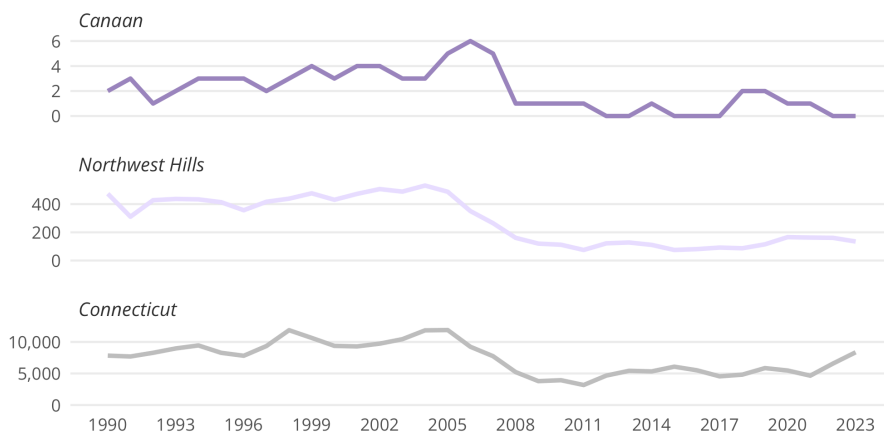
-100%

Growth is slow in the state, which has seen a 7% decrease in building permits between 1990 and 2023.

In Canaan, there were 2 building permits issued in 1990, compared to 0 issued in 2023, representing a 100% decrease.

Number of building permits per year, 1990-2023

Note: y axis varies between locations



Source: Connecticut Department of Economic and Community Development



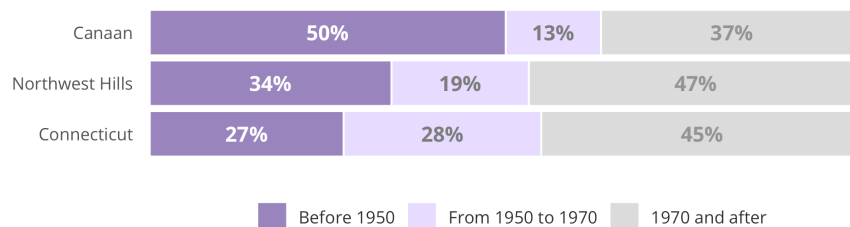
UNITS BUILT BEFORE 1970

63%

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.



Age of units

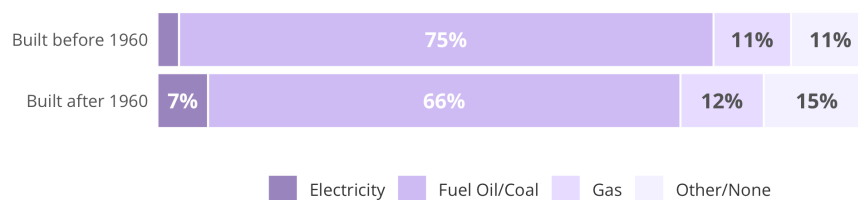


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

4.2%

Households that use electricity spend 6.1% of their income on energy (4.0% for fuel oil/coal and 5.2% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

2%

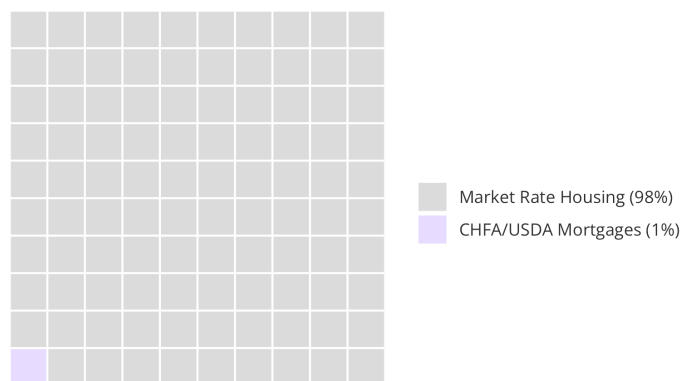
The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 639 total units in Canaan, 10 are considered to be affordable.



Source: Connecticut Department of Housing

Affordable units by type



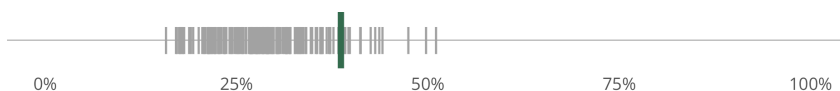
Source: Connecticut Department of Housing



PEOPLE BURDENED BY COST OF HOUSING

39%

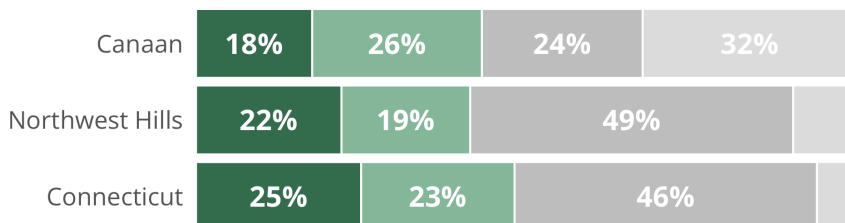
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

43%

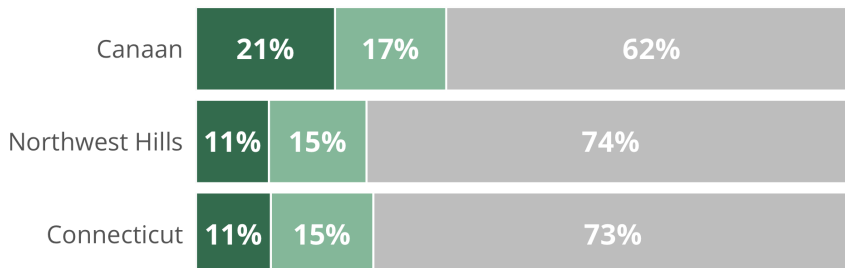
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

38%

Housing cost burden for owners



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

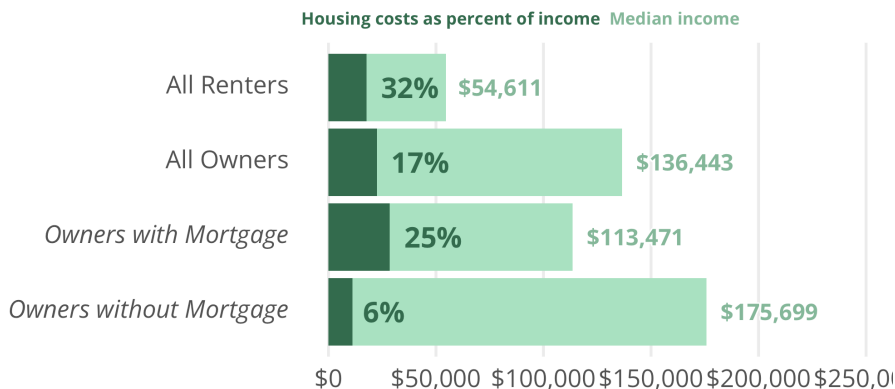
RENTERS' HOUSING COSTS AS PERCENT OF INCOME

32%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

17%

Housing costs as percent of income



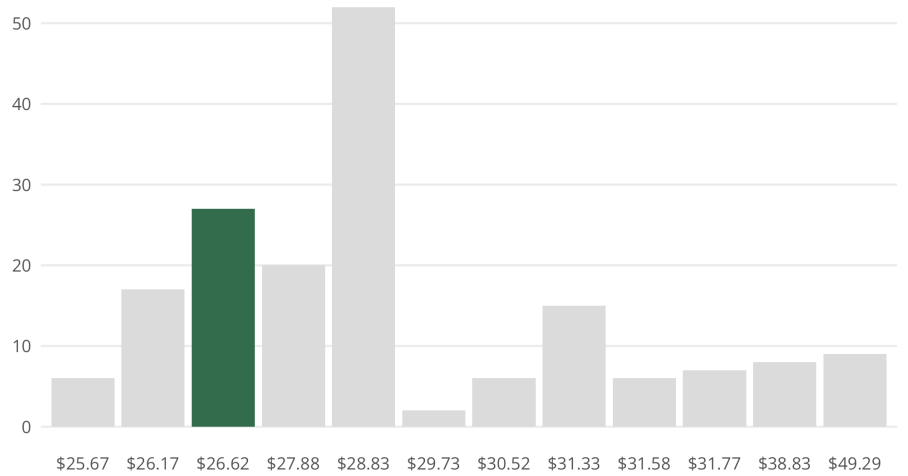
HOUSING WAGE

\$26.62

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.

Canaan is included in the Litchfield County. Canaan's housing wage is lower than the state housing wage of \$31.93.

Canaan is one of 27 towns with a housing wage of \$26.62

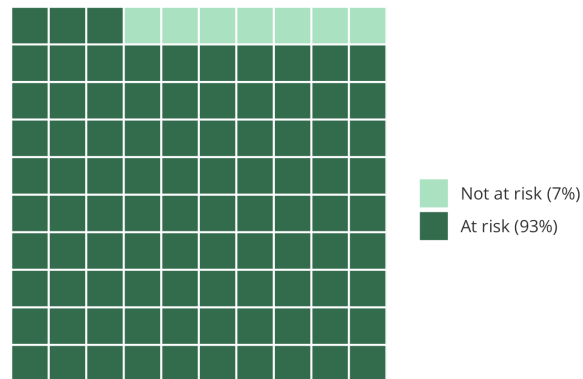


HOUSING PRESERVATION UNITS

93%

Canaan has 583 federally assisted housing units, of which 93% are at risk of loss within the next 5 years.

Housing preservation by risk



Source: National Housing Preservation Database



TOTAL POPULATION

1,155

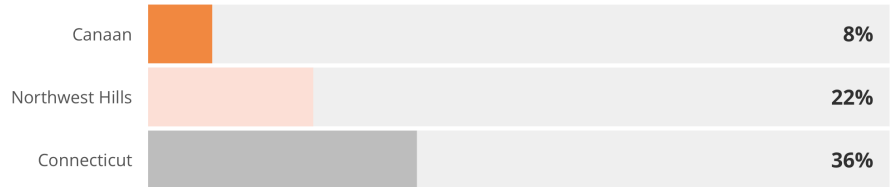


PEOPLE OF COLOR

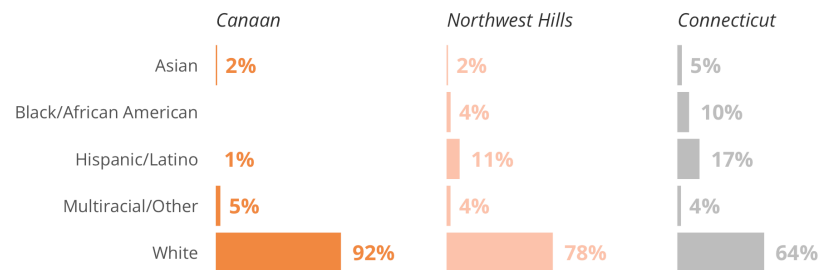
8%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Canaan, 8% of residents are BIPOC, while 92% are white.

Canaan is less diverse than Connecticut

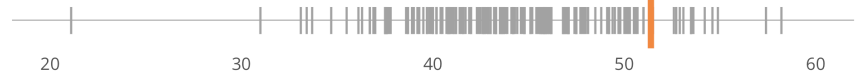


The largest race/ethnicity group in Canaan is White at 92% of the population



MEDIAN AGE

51.4

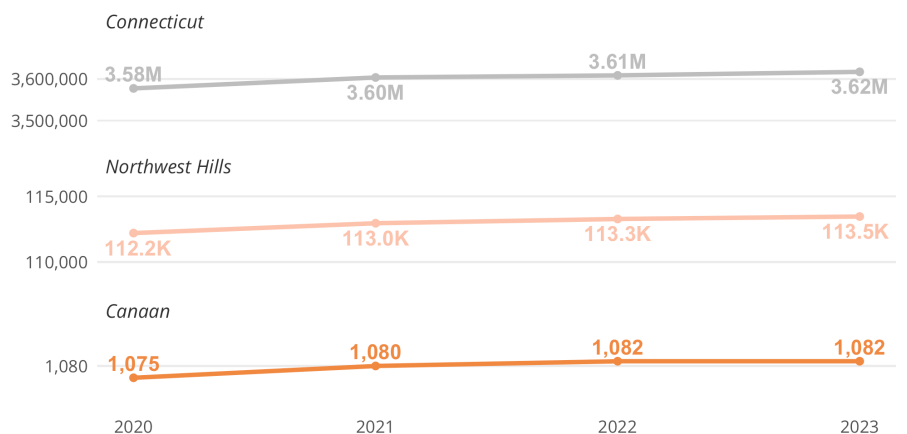


POPULATION ESTIMATES, 2020 TO 2023

+0.7%

From 2020 to 2023, Canaan's population increased from 1,075 to 1,082.

Population Estimates From 2020 to 2023

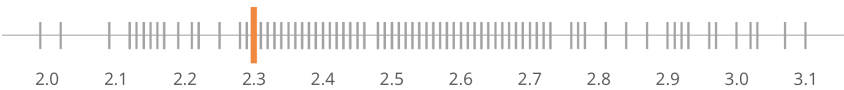


Source: Connecticut Department of Public Health



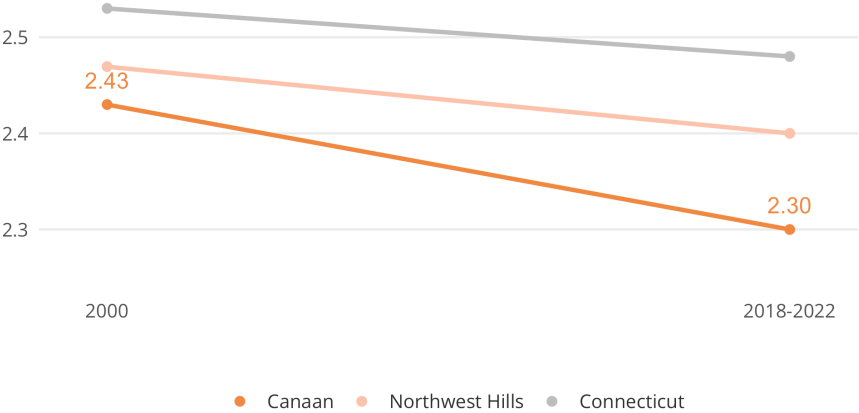
AVERAGE HOUSEHOLD SIZE

2.30



The average household size in Canaan has declined between 2000 and 2022.

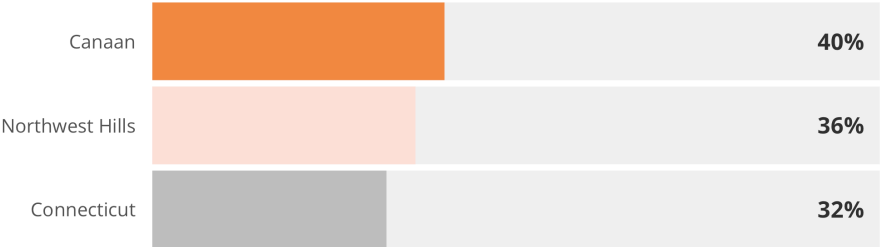
The average household size in Canaan has declined from 2.43 in 2000 to 2.3 in 2022



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, Canaan has more households with someone older than 60 and households with school-age children.

Household types as a percent of total

Householder living alone



Households with someone older than 60

