

EAST GRANBY



KEY FINDINGS

Housing

5%

of housing is subsidized

16%

of all homes occupied by renters

19%

of housing units are in multifamily buildings

Affordability

18%

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

10%

of households spend more than half of their income on housing

\$28.83

the hourly wage needed to afford a 2-bedroom apartment

Population

41

the median age of residents

22%

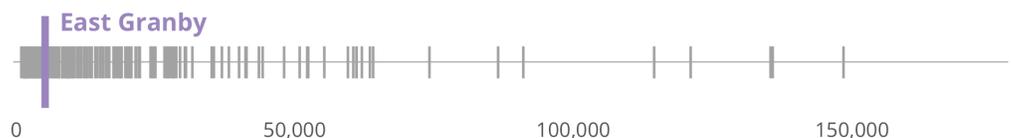
of residents are people of color (BIPOC)

+0.2%

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 East Granby compares to other towns in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

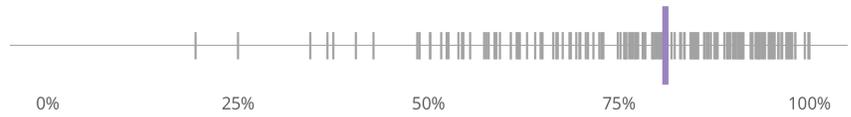
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and Council of Governments in the state. To learn more, please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

81%

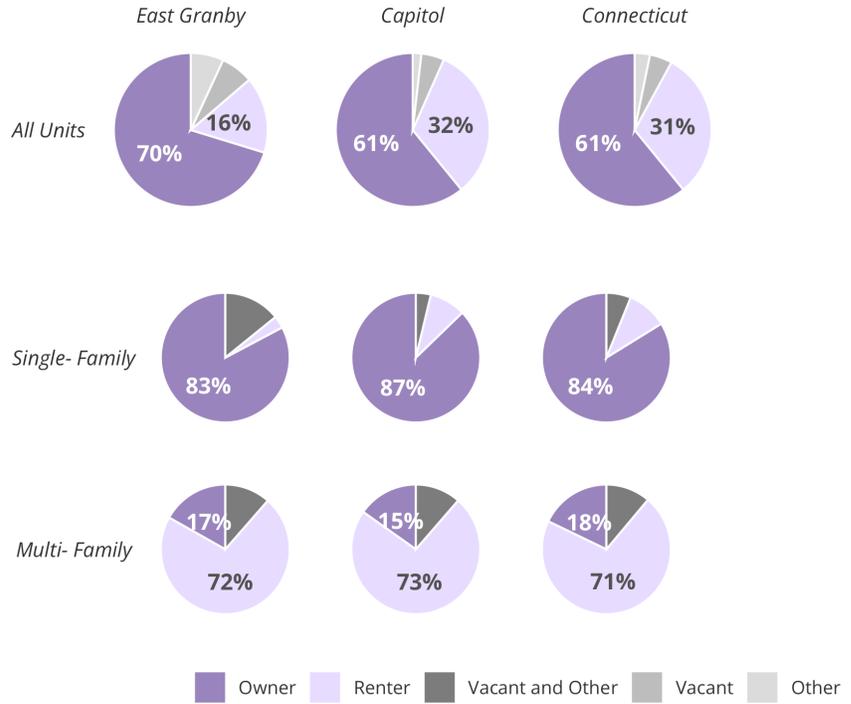


PERCENT OF ALL HOMES OCCUPIED BY OWNERS

70%

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 East Granby, 81% of occupied homes are single-family, and 19% are multi-family. Owners live in 83% of East Granby's 1,829 single-family homes, and renters live in 72% of its 427 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

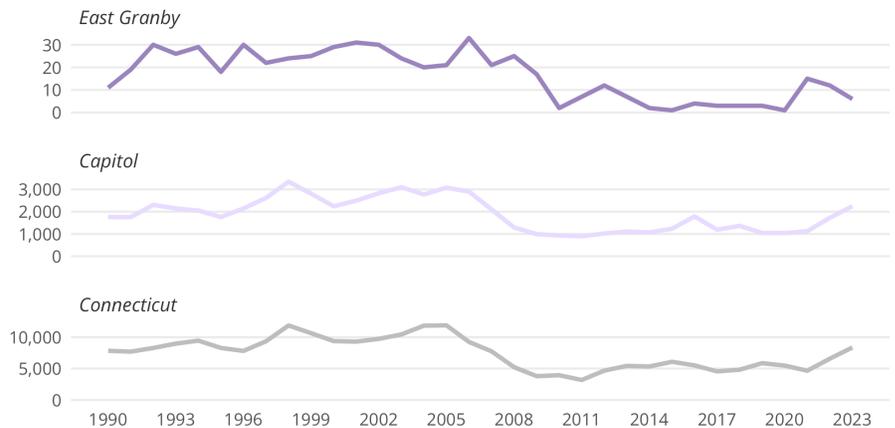
-45%

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

In East Granby, there were 11 building permits issued in 1990, compared to 6 issued in 2023, representing a 45% decrease.

Number of building permits per year, 1990-2023

Note: y axis varies between locations



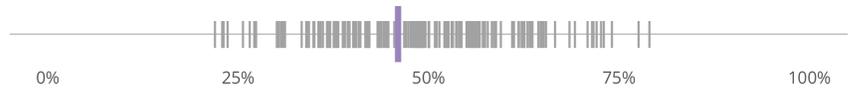
Source: Connecticut Department of Economic and Community Development



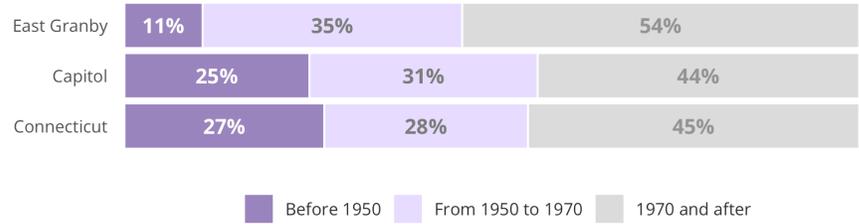
UNITS BUILT BEFORE 1970

46%

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

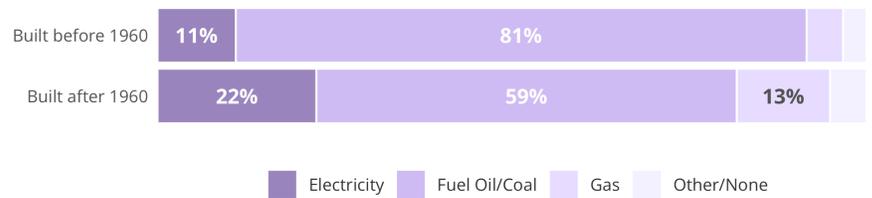


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

2.9%

Households that use electricity spend 3.4% of their income on energy (2.8% for fuel oil/coal and 3.4% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

5%

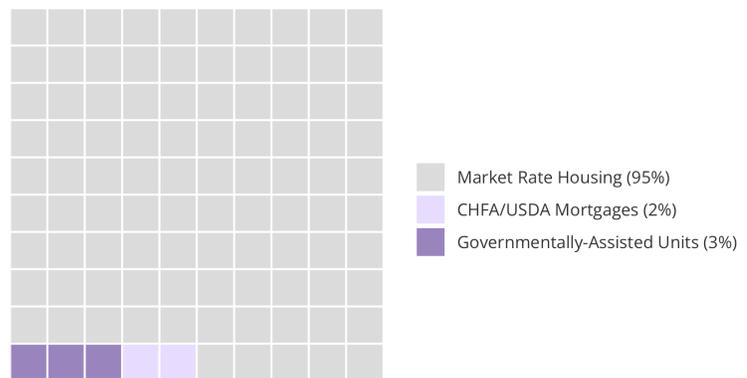
The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 2,183 total units in East Granby, 111 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

28%

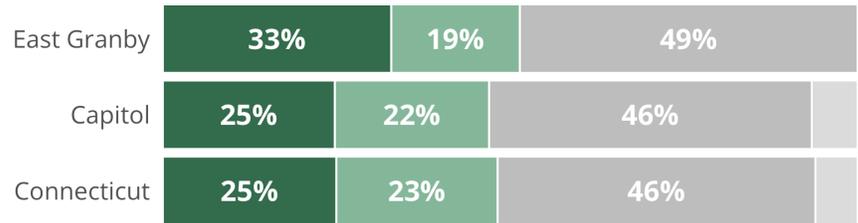
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

51%

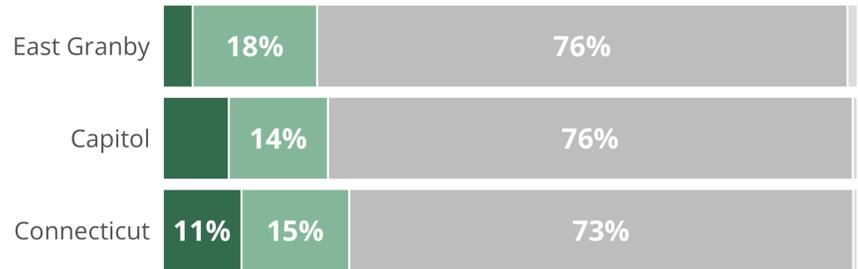
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

22%

Housing cost burden for owners



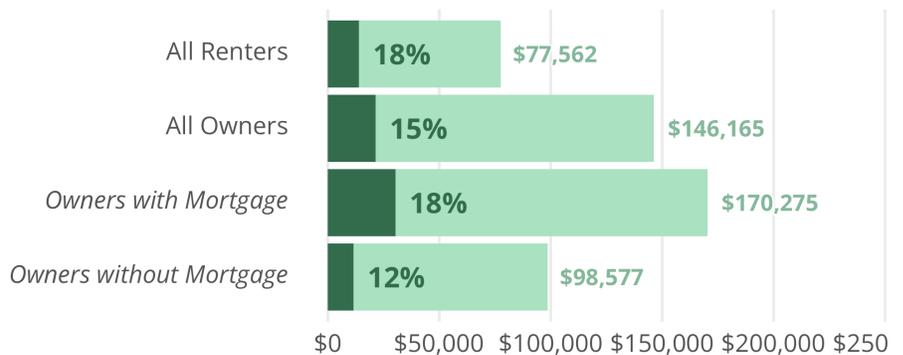
Severe burden (50% or greater) Moderate burden (Between 30% and 50%) Not burdened (Less than 30%) Not Computed

RENTERS' HOUSING COSTS AS PERCENT OF INCOME

18%

Housing costs as percent of income

Housing costs as percent of income Median income



OWNERS' HOUSING COSTS AS PERCENT OF INCOME

15%



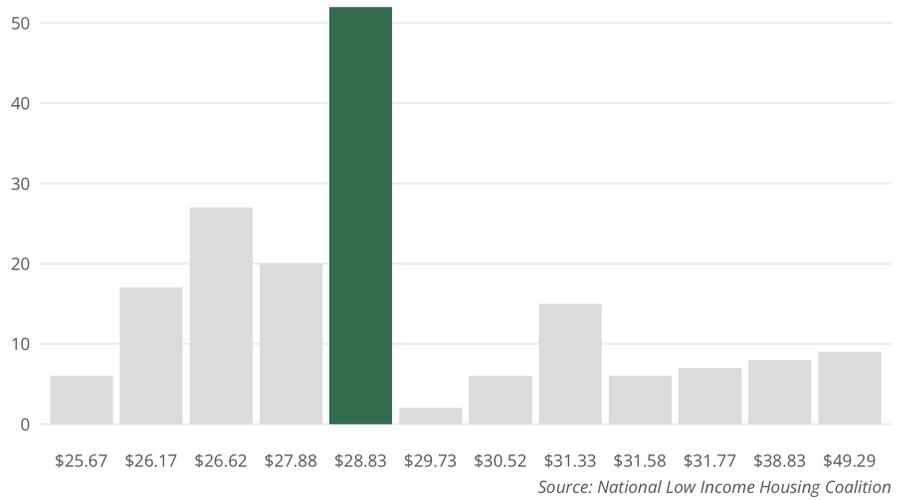
HOUSING WAGE

\$28.83

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.

East Granby is included in the Hartford-West Hartford-East Hartford HMFA. East Granby's housing wage is lower than the state housing wage of \$31.93.

East Granby is one of 52 towns with a housing wage of \$28.83

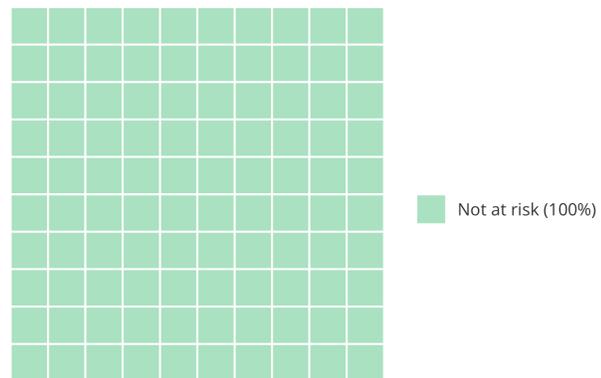


HOUSING PRESERVATION UNITS

0%

East Granby has 72 federally assisted housing units, of which 0% are at risk of loss within the next 5 years.

Housing preservation by risk

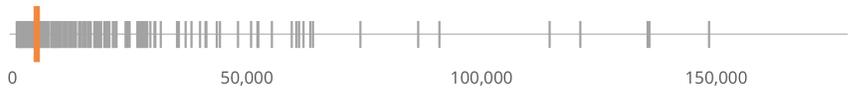


Source: National Housing Preservation Database



TOTAL POPULATION

5,198

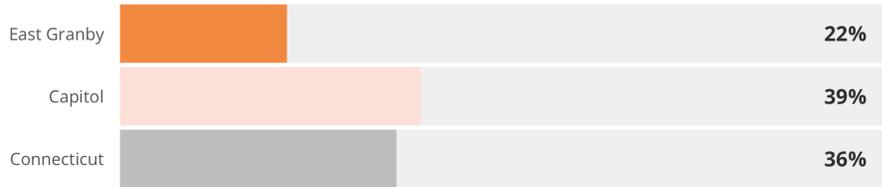


PEOPLE OF COLOR

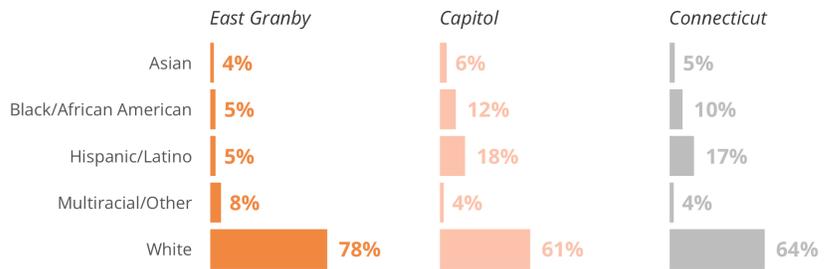
22%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In East Granby, 22% of residents are BIPOC, while 78% are white.

East Granby is less diverse than Connecticut



The largest race/ethnicity group in East Granby is White at 78% of the population



MEDIAN AGE

40.8

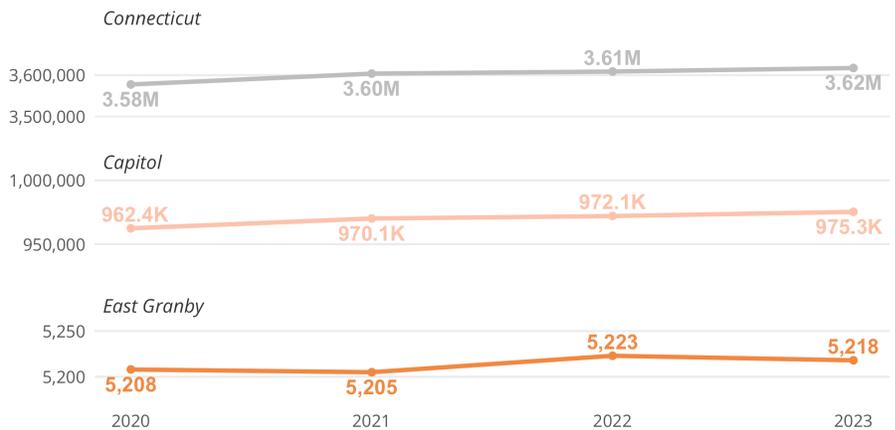


POPULATION ESTIMATES, 2020 TO 2023

+0.2%

From 2020 to 2023, East Granby's population increased from 5,208 to 5,218.

Population Estimates From 2020 to 2023

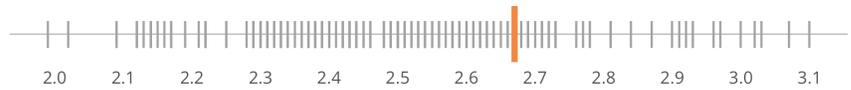


Source: Connecticut Department of Public Health



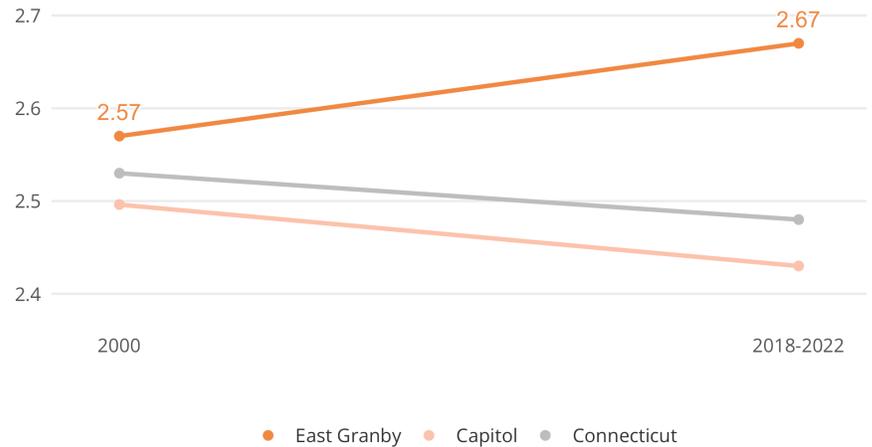
AVERAGE HOUSEHOLD SIZE

2.67



The average household size in East Granby has grown between 2000 and 2022.

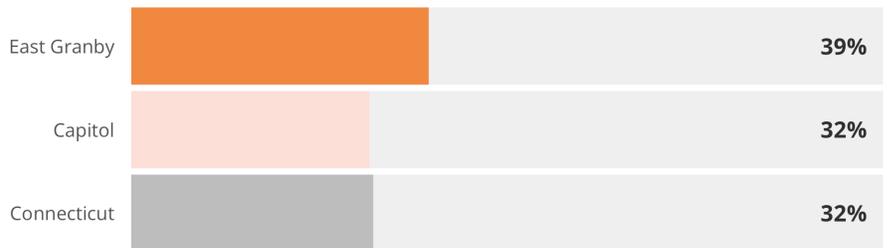
The average household size in East Granby has grown from 2.57 in 2000 to 2.67 in 2022



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, East Granby 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

