2024 Housing Data Profiles

EAST HAVEN

PARTNERSHIP FOR STRONG COMMUNITIES

KEY FINDINGS

Housing

8%
of housing is subsidized

23%
of all homes occupied by renters

24%
of housing units are in multifamily buildings

Affordability

20%
of households spend between 30% and 50% of their income on housing

15%
of households spend more than half of their income on housing

$31.33
the hourly wage needed to afford a 2-bedroom apartment

Population

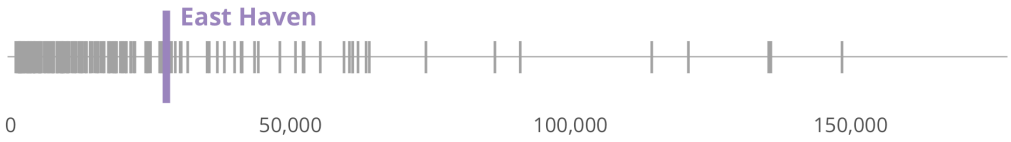
45
the median age of residents

26%
of residents are people of color (BIPOC)

-1%
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 Haven compares to other towns in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

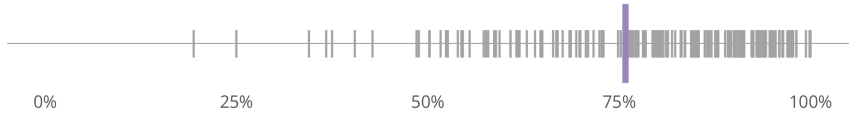
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and Council of Governments in the state. To learn more, please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

76%

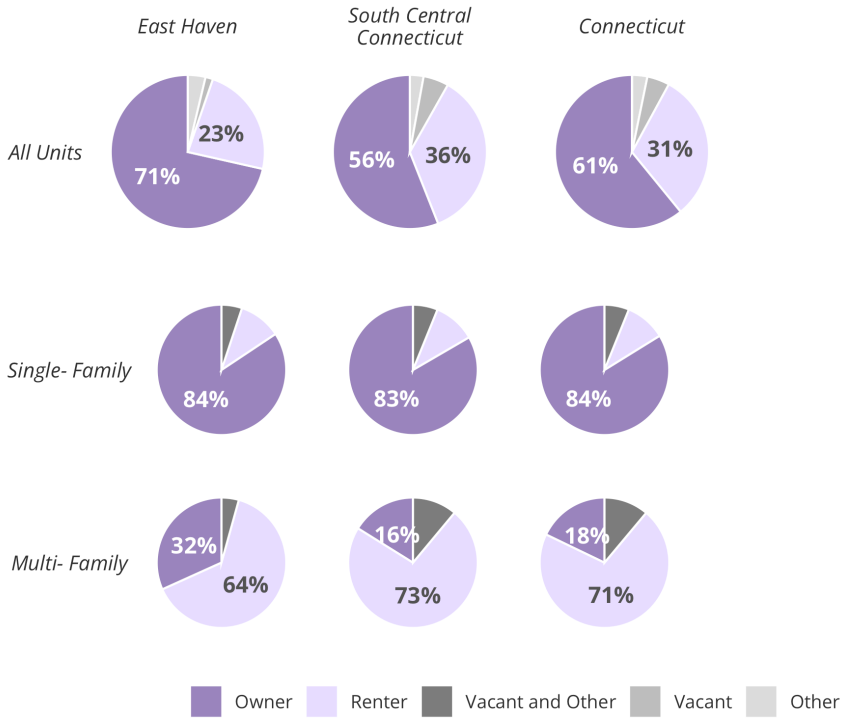


PERCENT OF ALL HOMES OCCUPIED BY OWNERS

71%

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 Haven, 76% of occupied homes are single-family, and 24% are multi-family. Owners live in 84% of East Haven's 8,827 single-family homes, and renters live in 64% of its 2,772 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

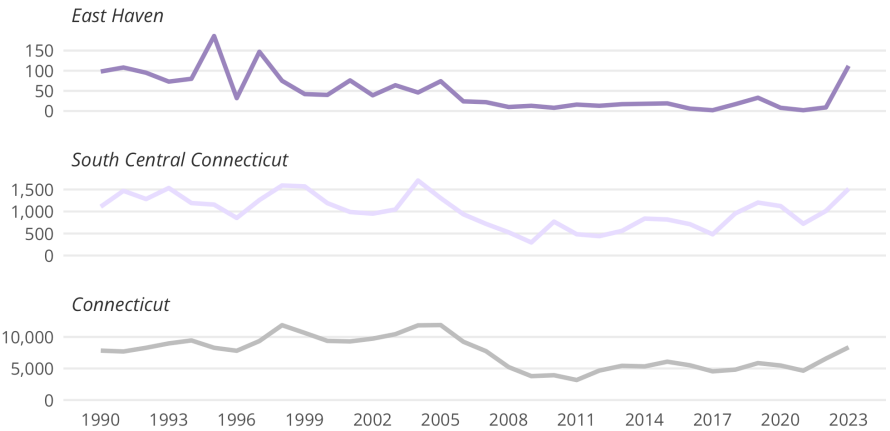
+14%

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

In East Haven, there were 98 building permits issued in 1990, compared to 112 issued in 2023, representing a 14% increase.

Number of building permits per year, 1990-2023

Note: y axis varies between locations

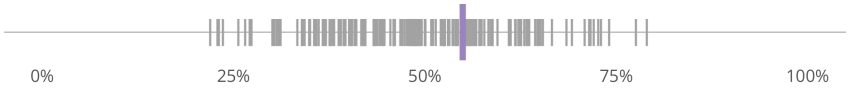


Source: Connecticut Department of Economic and Community Development

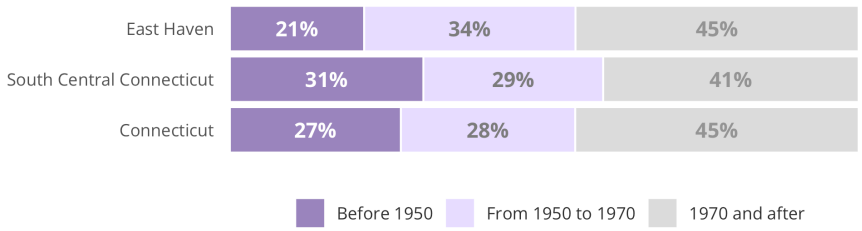
UNITS BUILT BEFORE 1970

55%

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

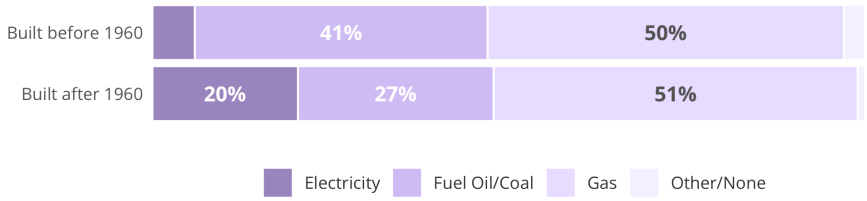


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

3.7%

Households that use electricity spend 4.6% of their income on energy (3.9% for fuel oil/coal and 3.5% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

8%

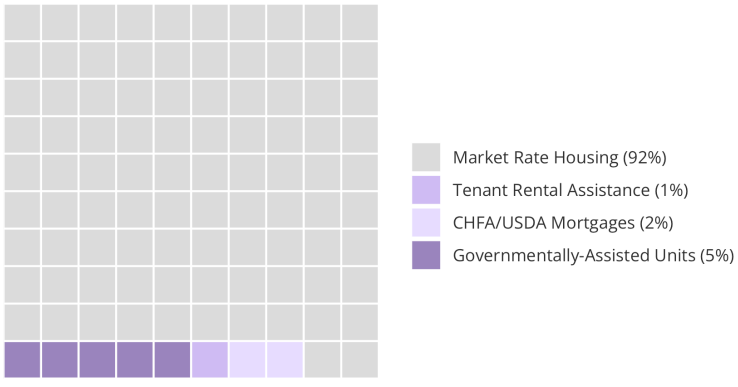
The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 12,394 total units in East Haven, 1,032 are considered to be affordable.



Source: Connecticut Department of Housing

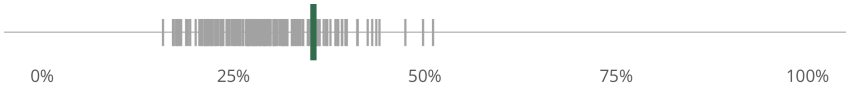
Affordable units by type



Source: Connecticut Department of Housing

PEOPLE BURDENED BY COST OF HOUSING

35%

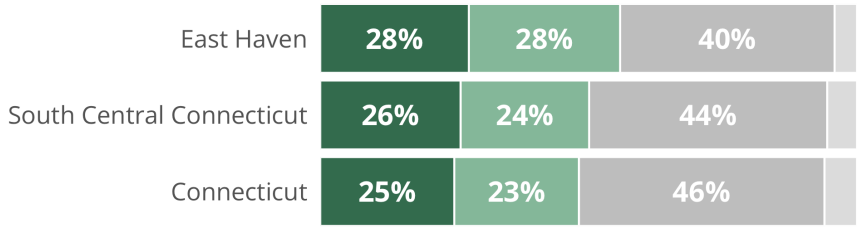


Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.

RENTERS BURDENED BY COST OF HOUSING

56%

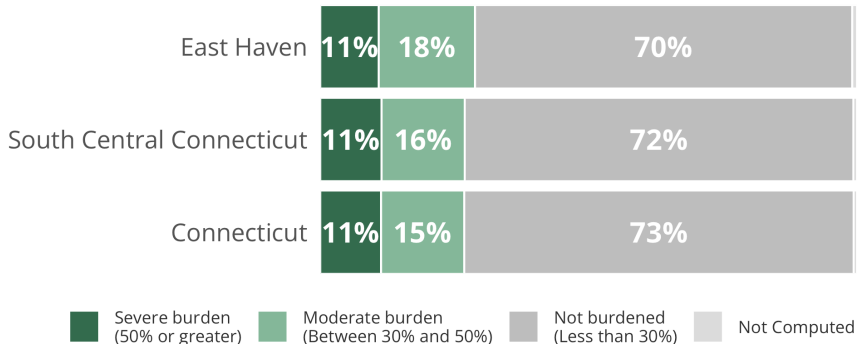
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

29%

Housing cost burden for owners



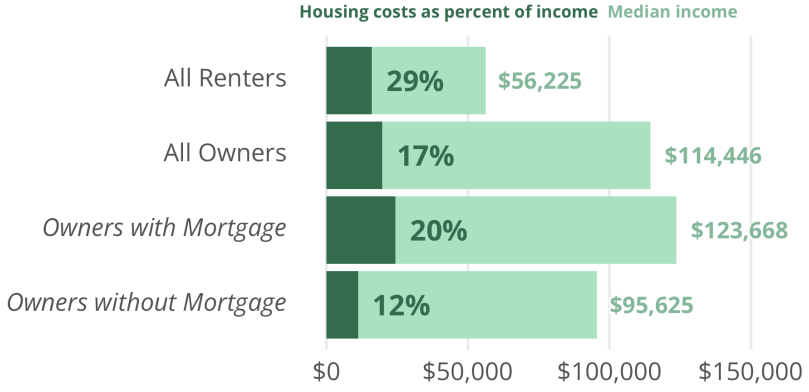
RENTERS' HOUSING COSTS AS PERCENT OF INCOME

29%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

17%

Housing costs as percent of income



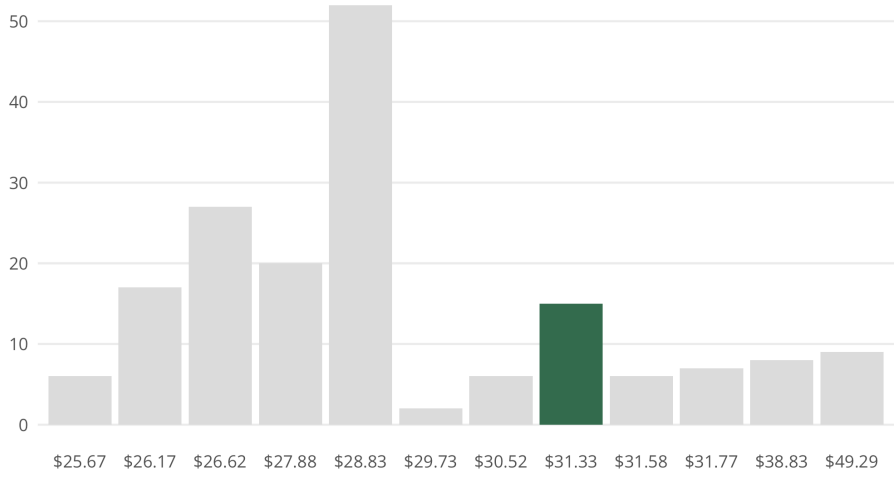
HOUSING WAGE

$31.33

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 Haven is included in the New Haven-Meriden HMFA. East Haven's housing wage is lower than the state housing wage of $31.93.

East Haven is one of 15 towns with a housing wage of $31.33



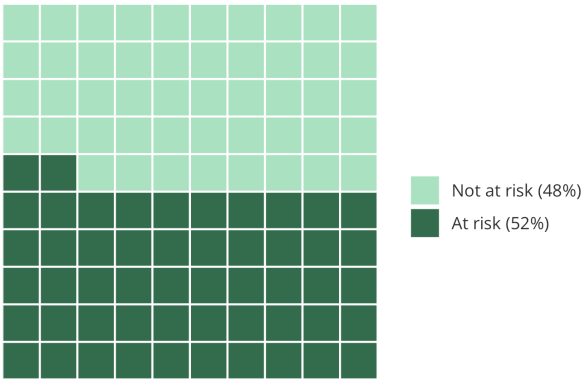
Source: National Low Income Housing Coalition

HOUSING PRESERVATION UNITS

52%

East Haven has 459 federally assisted housing units, of which 52% are at risk of loss within the next 5 years.

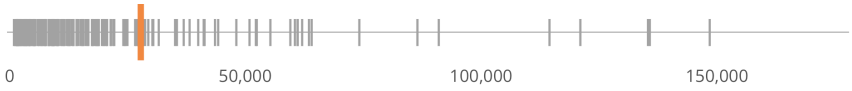
Housing preservation by risk



Source: National Housing Preservation Database

TOTAL POPULATION

27,871

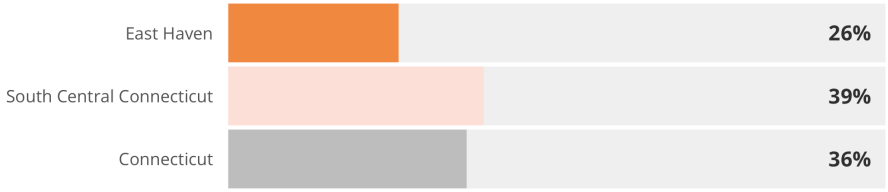


PEOPLE OF COLOR

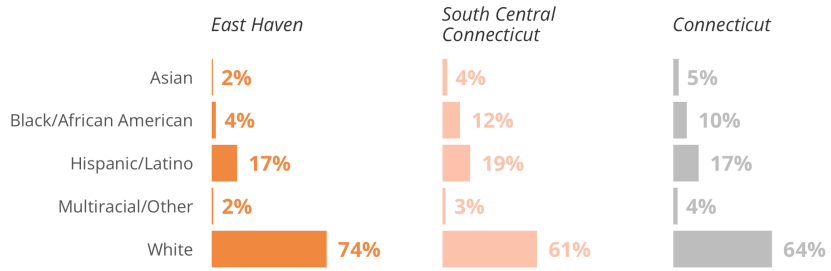
26%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In East Haven, 26% of residents are BIPOC, while 74% are white.

East Haven is less diverse than Connecticut

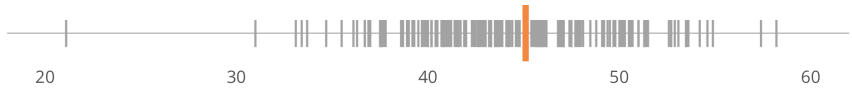


The largest race/ethnicity group in East Haven is White at 74% of the population



MEDIAN AGE

45.1

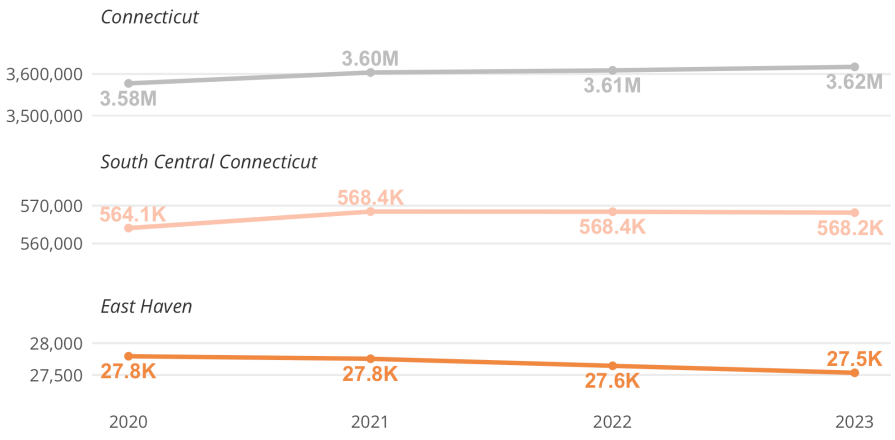


POPULATION ESTIMATES, 2020 TO 2023

-1%

From 2020 to 2023, East Haven's population decreased from 27,794 to 27,533.

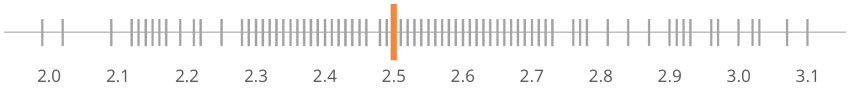
Population Estimates From 2020 to 2023



Source: Connecticut Department of Public Health

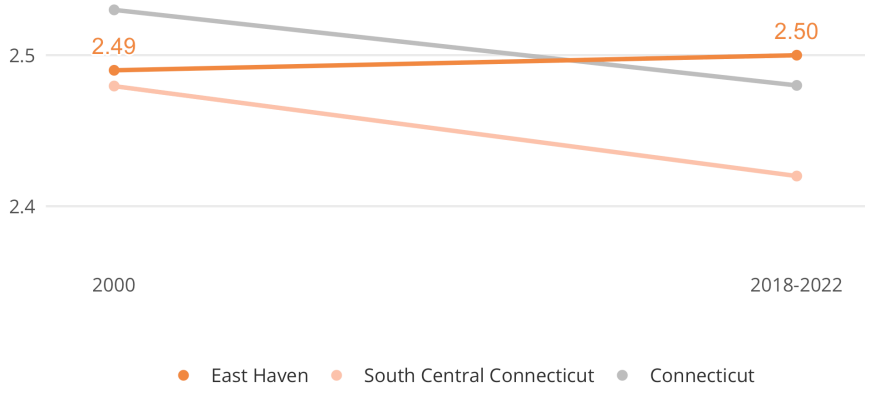
AVERAGE HOUSEHOLD SIZE

2.50



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

The average household size in East Haven has grown from 2.49 in 2000 to 2.5 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 Haven has more households with someone older than 60 and households with school-age children.

Household types as a percent of total

