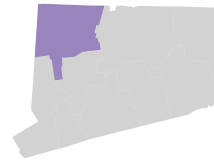


NORTHWEST HILLS



KEY FINDINGS

Housing

6%

of housing is subsidized

21%

of all homes occupied by renters

22%

of housing units are in multifamily buildings

Affordability

16%

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

14%

of households spend more than half of their income on housing

\$26.83

the hourly wage needed to afford a 2-bedroom apartment

Population

45

the median age of residents

22%

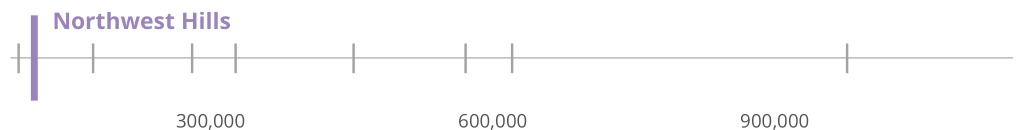
of residents are people of color (BIPOC)

+1.1%

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 **Northwest Hills** compares to other planning regions in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

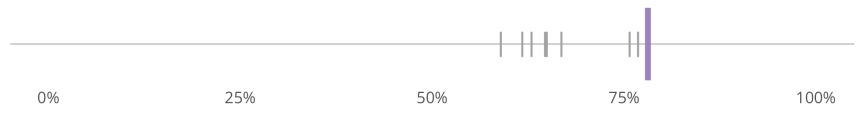
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and Council of Governments in the state. To learn more, please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

78%

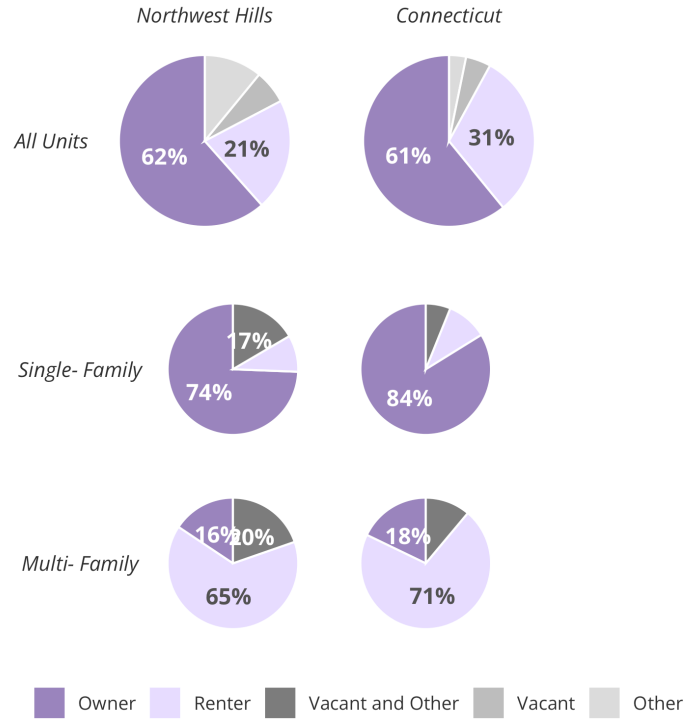


PERCENT OF ALL HOMES OCCUPIED BY OWNERS

62%

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 Northwest Hills, 78% of occupied homes are single-family, and 22% are multi-family. Owners live in 74% of Northwest Hills's 43,414 single-family homes, and renters live in 65% of its 12,107 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

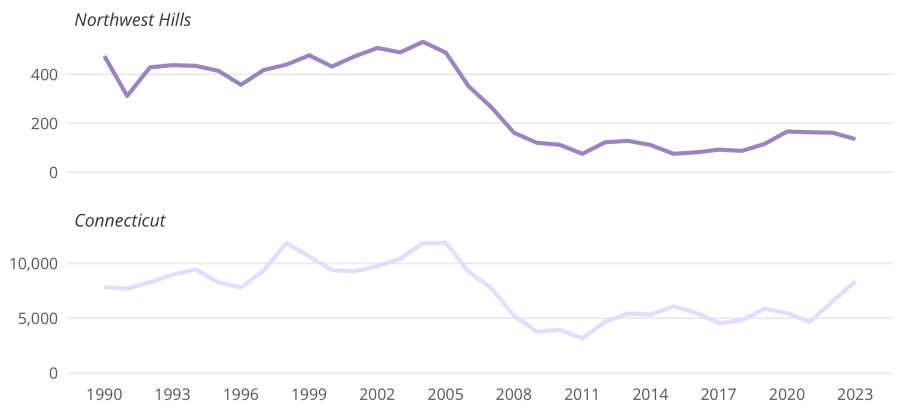
-72%

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

In Northwest Hills, there were 474 building permits issued in 1990, compared to 135 issued in 2023, representing a 72% decrease.

Number of building permits per year, 1990-2023

Note: y axis varies between locations

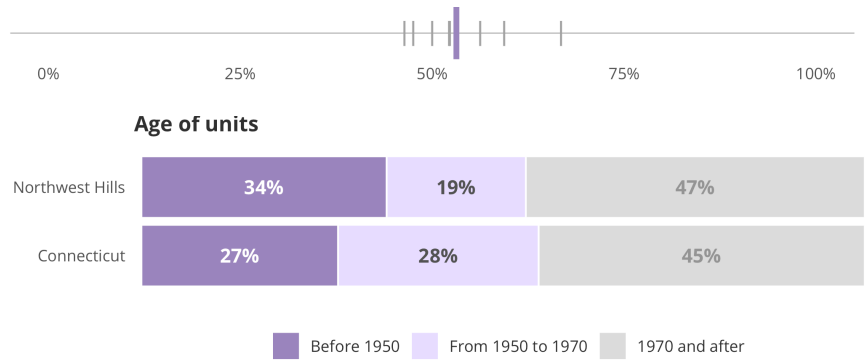


Source: Connecticut Department of Economic and Community Development

UNITS BUILT BEFORE 1970

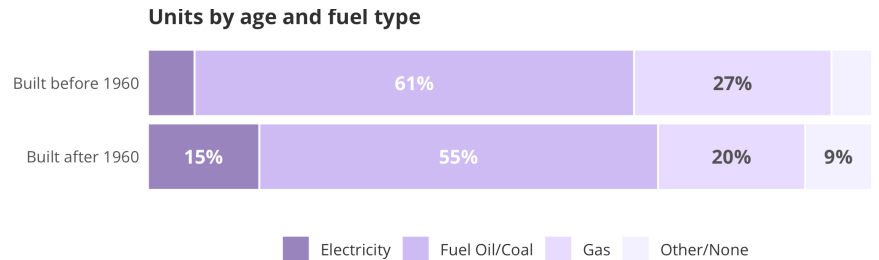
53%

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

Households that use electricity spend NA of their income on energy (3.6% for fuel oil/coal and 4.4% for gas).



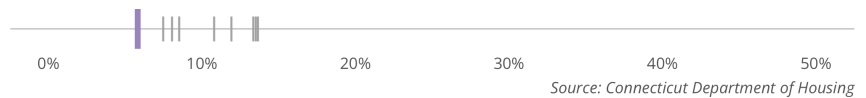
Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

6%

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 55,478 total units in Northwest Hills, 3,233 are considered to be affordable.

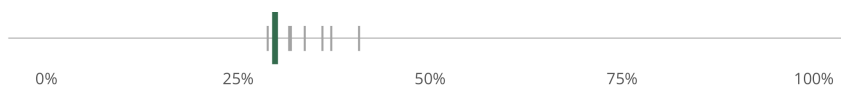


Source: Connecticut Department of Housing

PEOPLE BURDENED BY COST OF HOUSING

30%

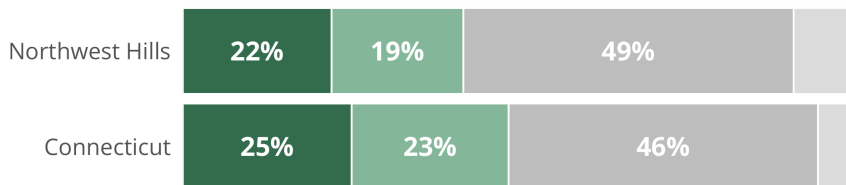
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

41%

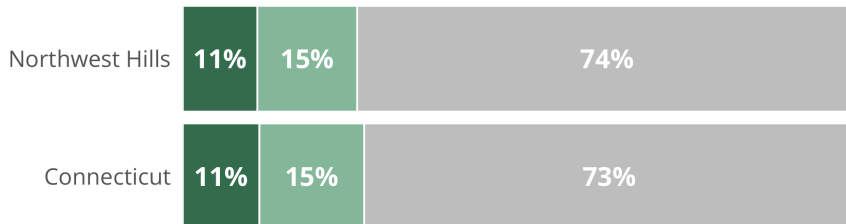
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

26%

Housing cost burden for owners

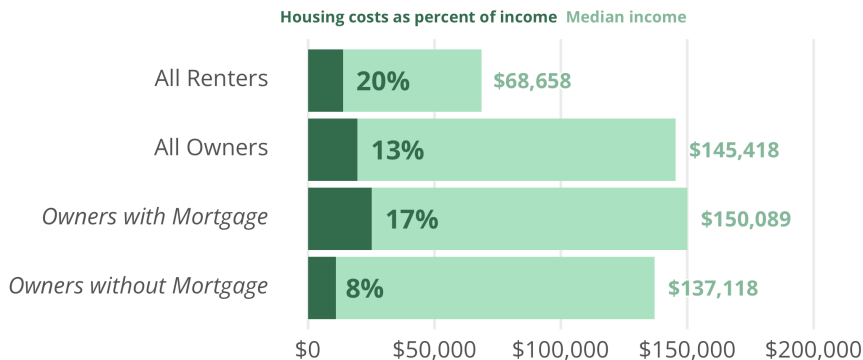


Severe burden (50% or greater) Moderate burden (Between 30% and 50%) Not burdened (Less than 30%) Not Computed

RENTERS' HOUSING COSTS AS PERCENT OF INCOME

20%

Housing costs as percent of income



OWNERS' HOUSING COSTS AS PERCENT OF INCOME

13%

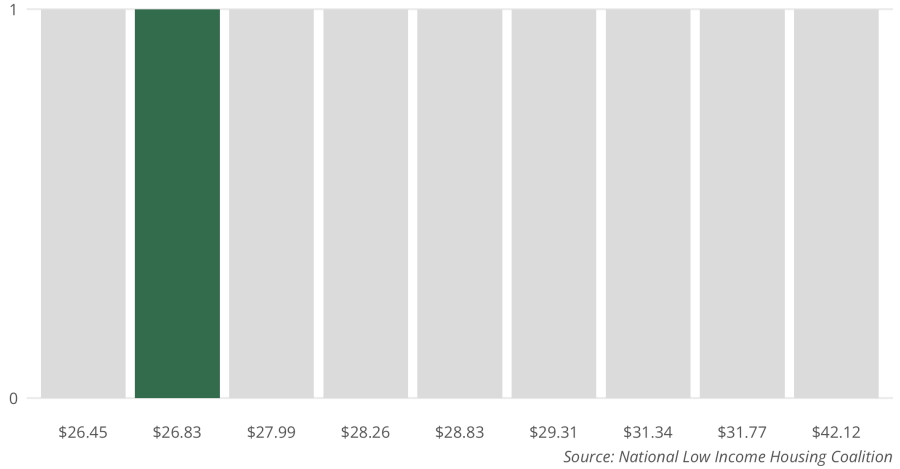
HOUSING WAGE

\$26.83

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.

Northwest Hills's housing wage is lower than the state housing wage of \$31.93.

The housing wage in Northwest Hills is \$26.83

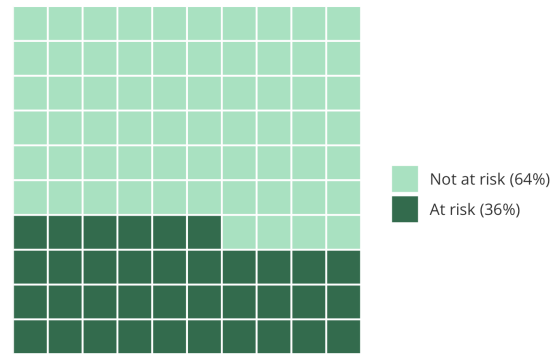


HOUSING PRESERVATION UNITS

36%

Northwest Hills has 2,133 federally assisted housing units, of which 36% are at risk of loss within the next 5 years.

Housing preservation by risk



Source: National Housing Preservation Database

TOTAL POPULATION

112,696

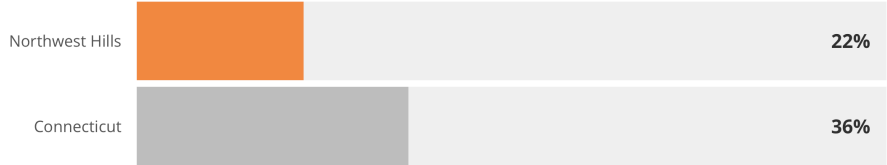


PEOPLE OF COLOR

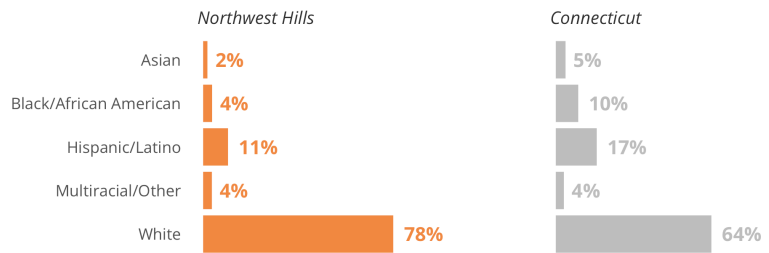
22%

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

Northwest Hills is less diverse than Connecticut

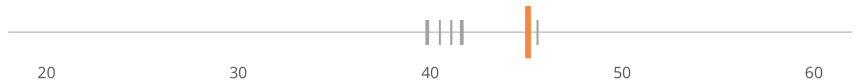


The largest race/ethnicity group in Northwest Hills is White at 78% of the population



MEDIAN AGE

45.1

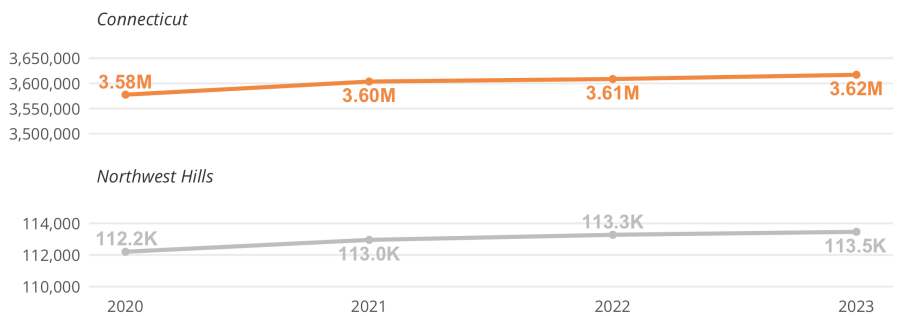


POPULATION ESTIMATES, 2020 TO 2023

+1.1%

From 2020 to 2023, Northwest Hills's population increased from 112,202 to 113,463.

Population Estimates From 2020 to 2023



Source: Connecticut Department of Public Health

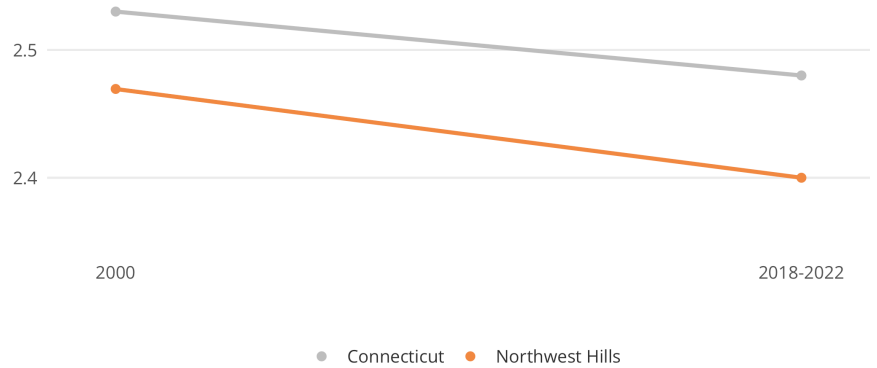
AVERAGE HOUSEHOLD SIZE

2.40



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

The average household size in Northwest Hills has declined from 2.47 in 2000 to 2.4 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, Northwest Hills 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

