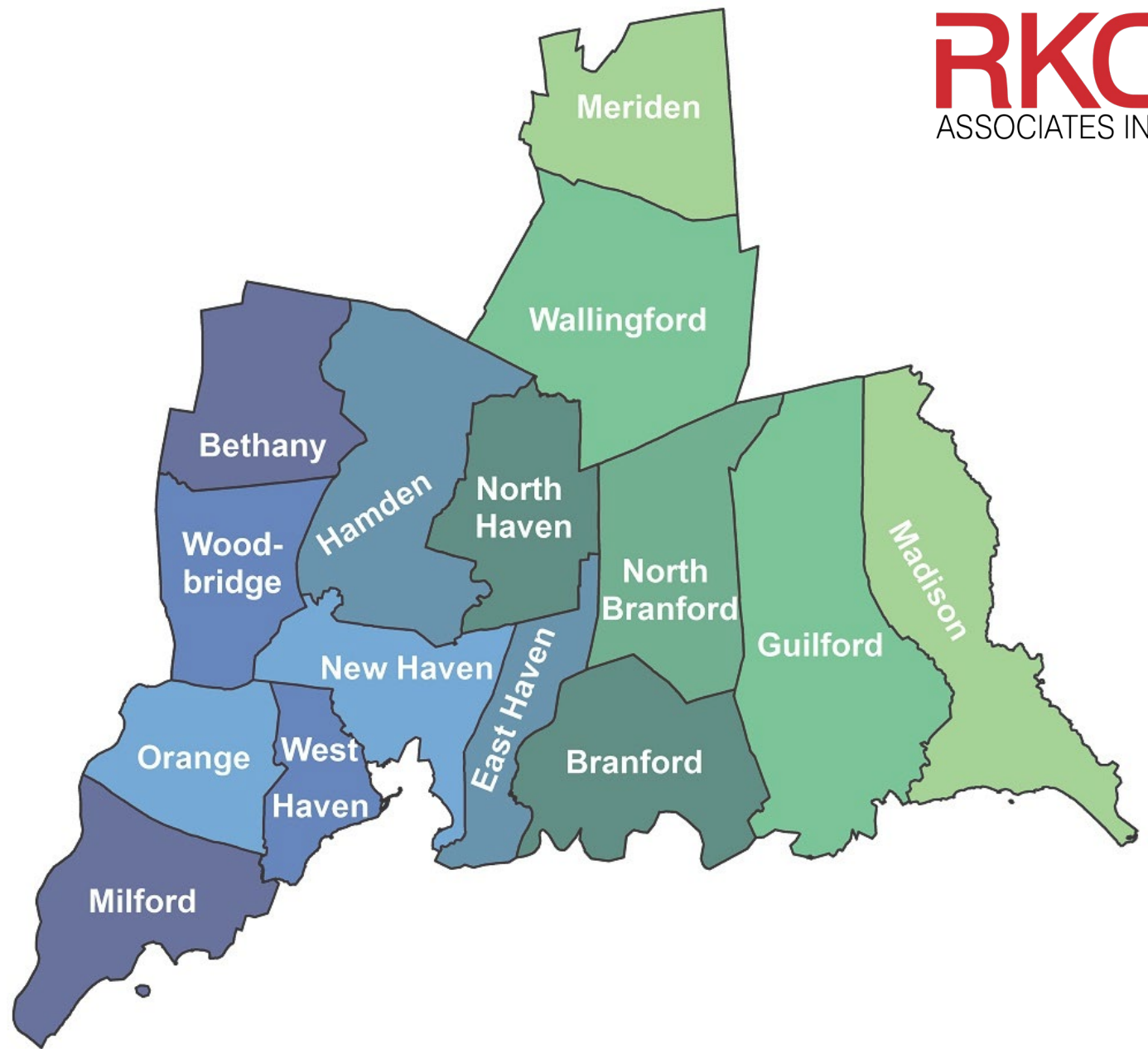


HOUSING GOALS

MEETING

South Central Regional Council of Governments (COG)

February 2021

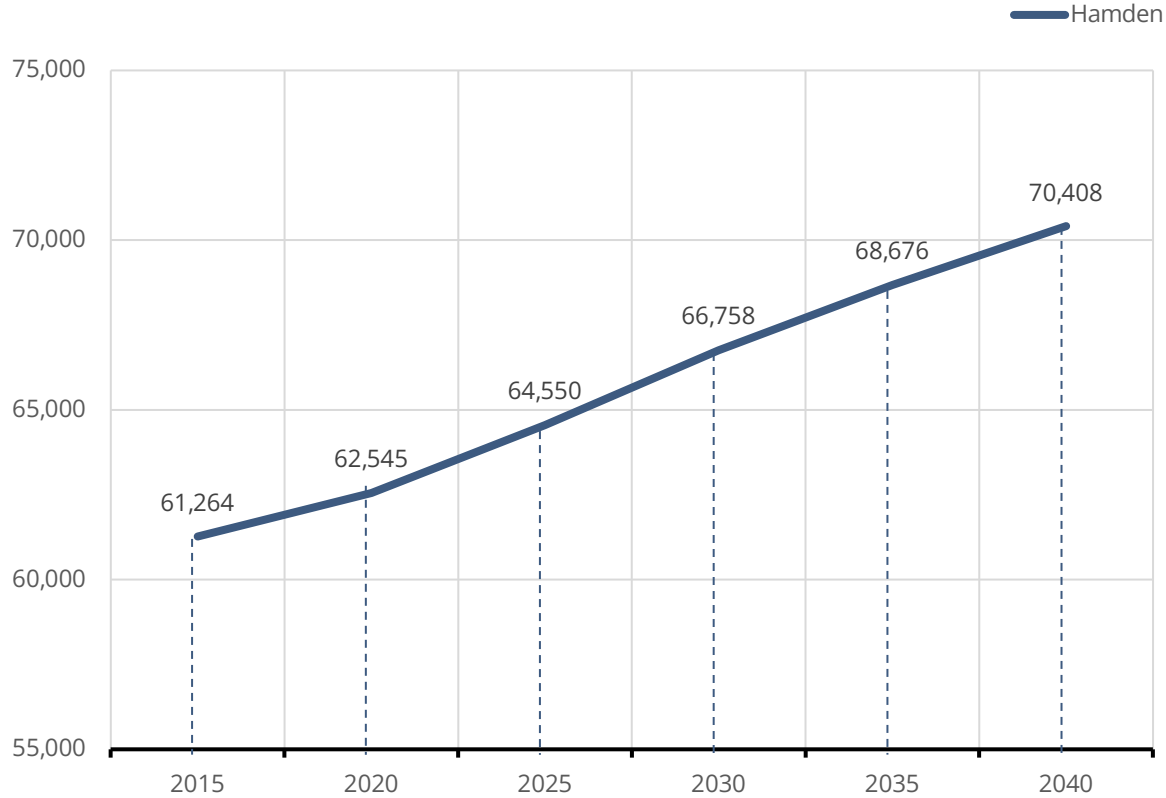


Hamden

Population and Age

Total Population Change 2015-2040

Source: CT State Data Center, ACS 5-Year Estimates

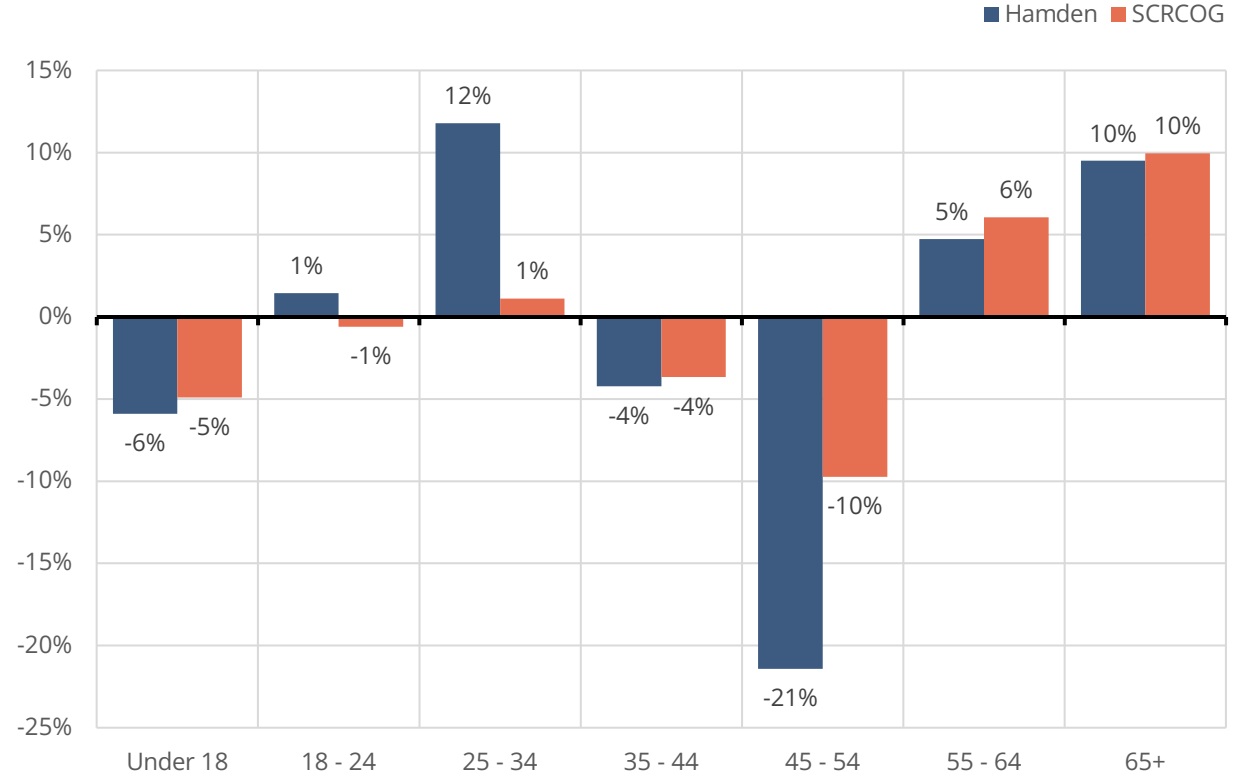


STABLE POPULATION PROJECTIONS

Based on CT State Population Projections, Hamden will continue to have relatively consistent population growth through 2040.

Change in Population by Age (2011 – 2019)

Source: ACS 5-Year Estimates



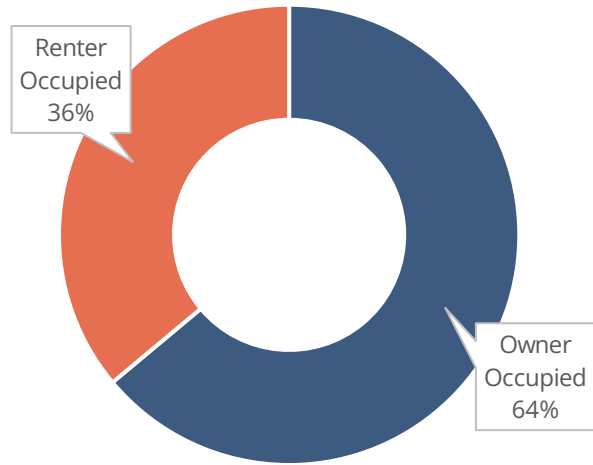
AGING POPULATIONS

Similar to the SCRCOG region and Connecticut as a whole, Hamden has experienced increases in residents 55 and older and decreases in residents 35 – 54.

Household Size & Tenure

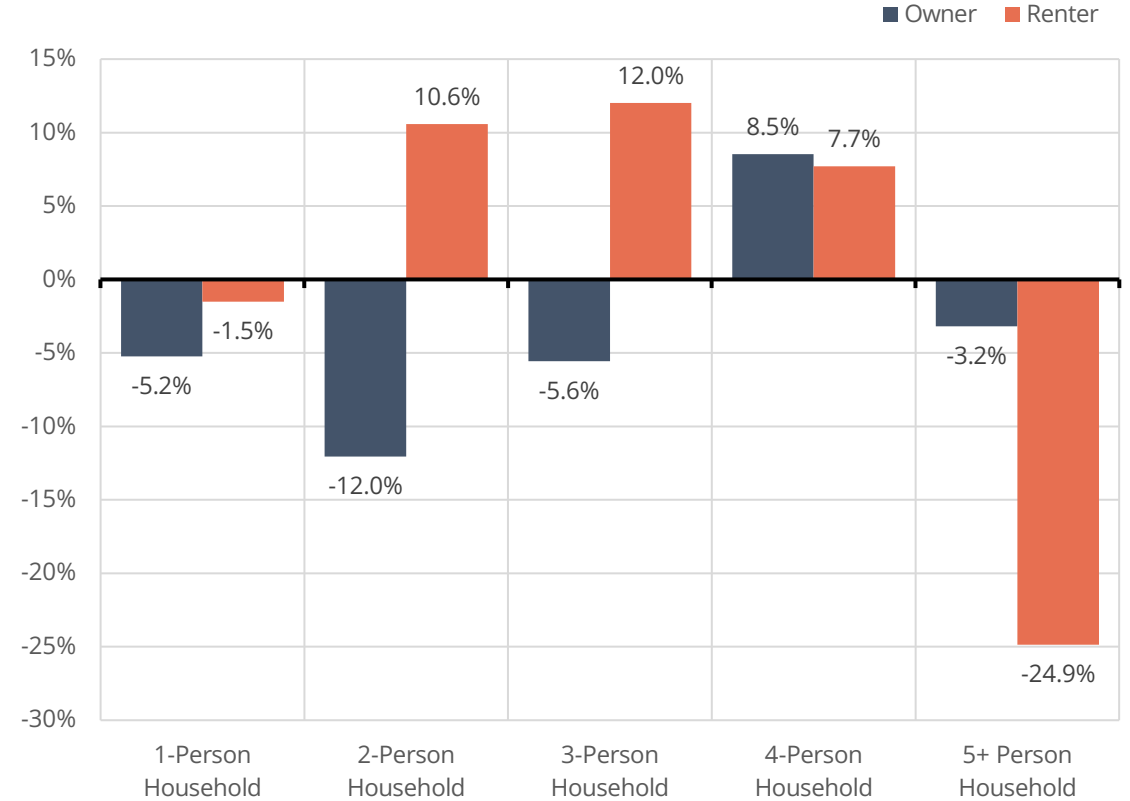
Household Tenure (2015 – 2019)

Source: ACS 5-Year Estimates



Change in Household Size by Tenure (2011 – 2019)

Source: ACS 5-Year Estimates



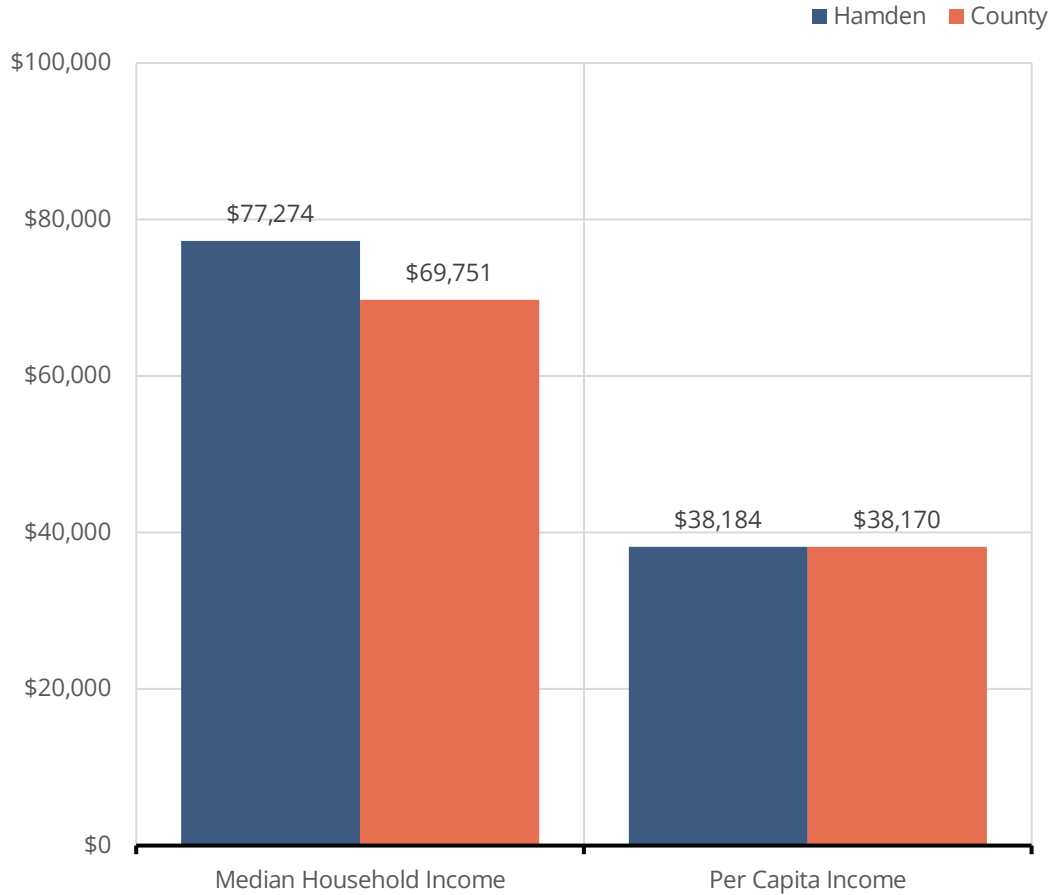
RISE IN RENTER HOUSEHOLDS

Over the past decade, Hamden has experienced increases in 2-4-person renter households and decreases in all owner household sizes except for 4-person owner households.

Income

Median Household & Per Capita Income (2015 – 2019)

Source: ACS 5-Year Estimates

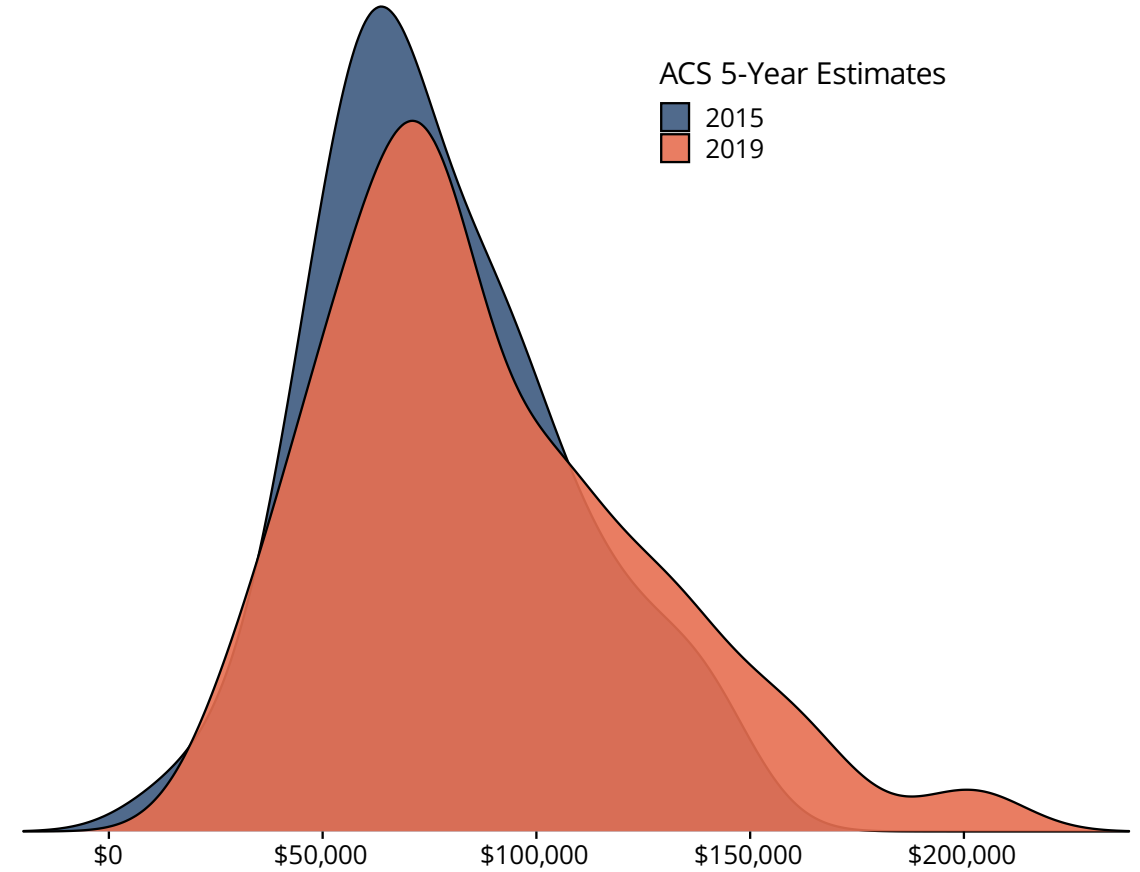


HAMDEN INCOMES ARE ABOVE THE COUNTY MEDIAN.

The median household income in Hamden is about \$8,000 above the New Haven County median household income and is about the same as the county's per capita income.

Change in Household Income (2011 – 2019)

Source: ACS 5-Year Estimates



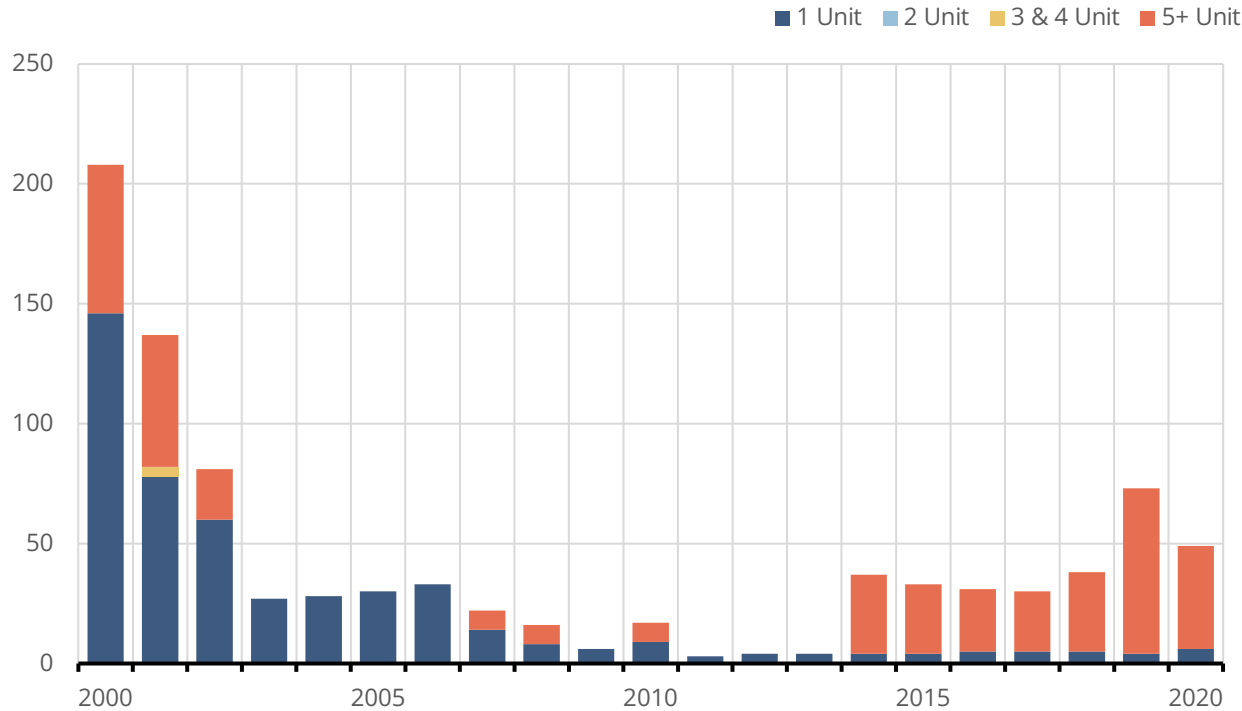
THE DISTRIBUTION OF HOUSEHOLDS IS SHIFTING TO HIGHER INCOMES

Household incomes in Hamden have been increasing over the past decade, which is a trend common among communities within the SCRCOG region.

Housing Stock & Construction Permitting

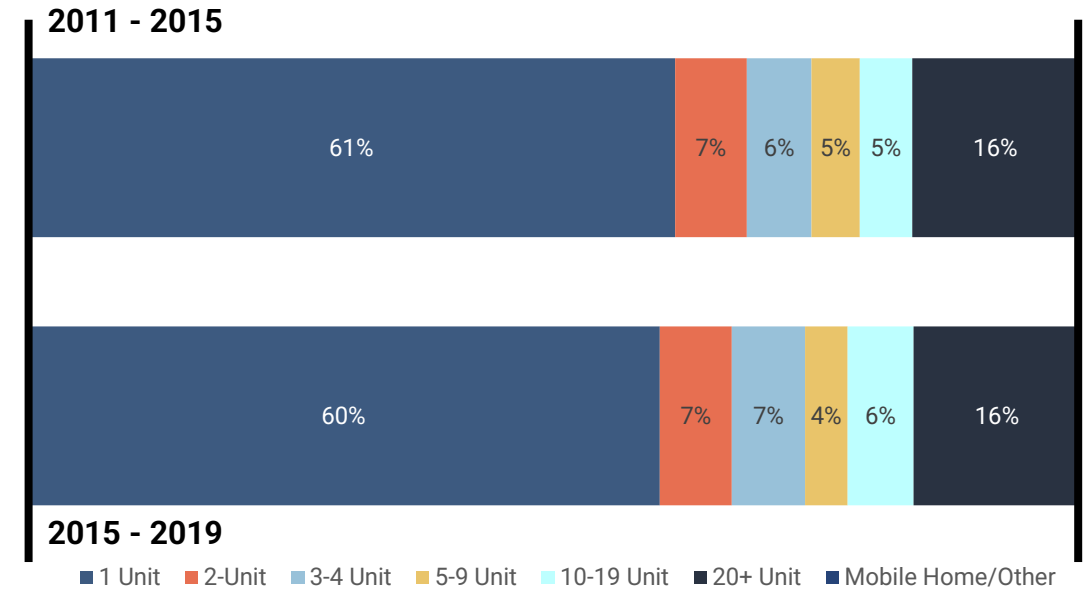
Housing Permits Issued Annually by Units in Building, (2000 – 2020)

Source: CT Department of Economic and Community Development



Units in Structure (2011 – 2019)

Source: ACS 5-Year Estimates



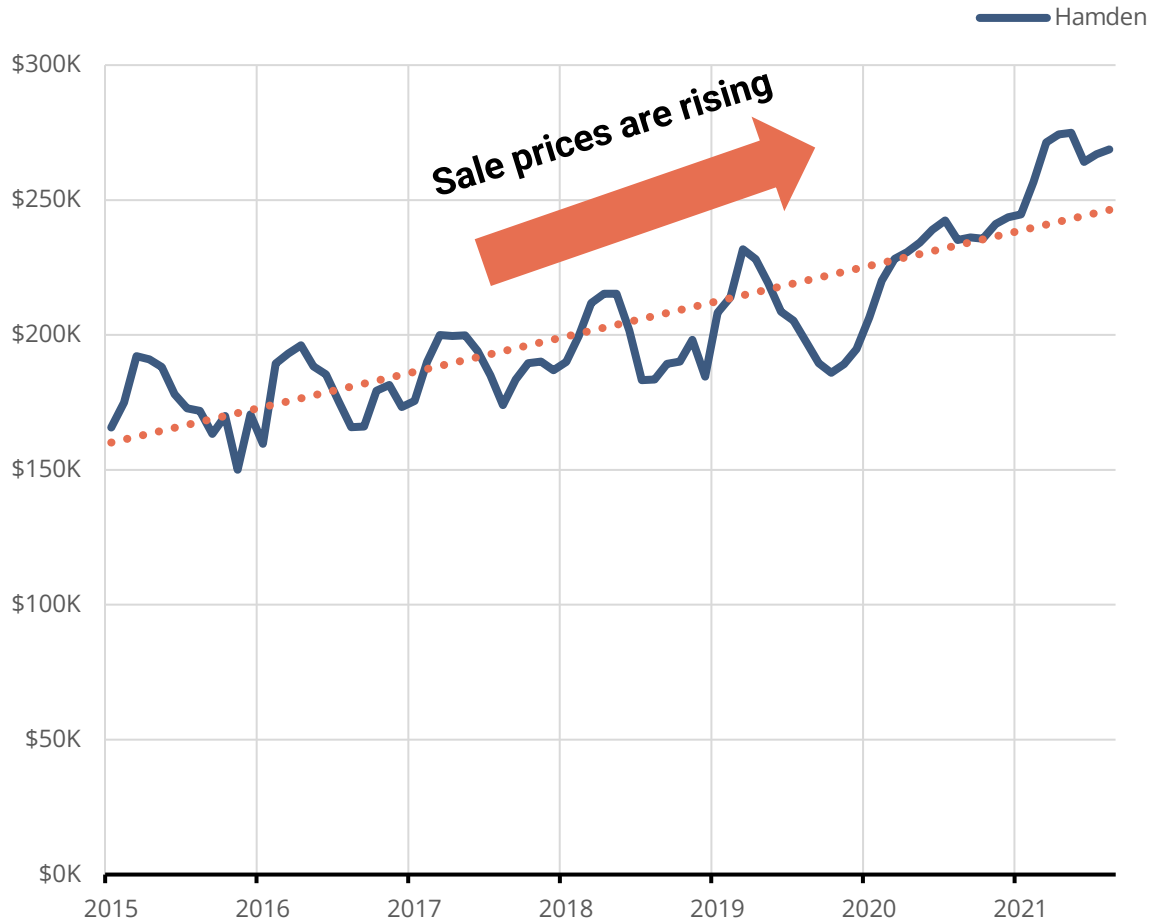
HOUSING PERMITTING RATES IN HAMDEN HAVE BEEN LOWER THAN EARLY 2000s.

Housing permitting rates in Hamden have been fairly low in recent years compared to comparable sized communities within the SCRCOG region. Like most communities in the region, leading into and following the Great Recession (2007 – 2009), Hamden saw a drop in annual housing permitting rates. Since 2014, Hamden has seen consistent rates of new permitting for 5 or more-unit housing.

Home Sales & Gross Rents

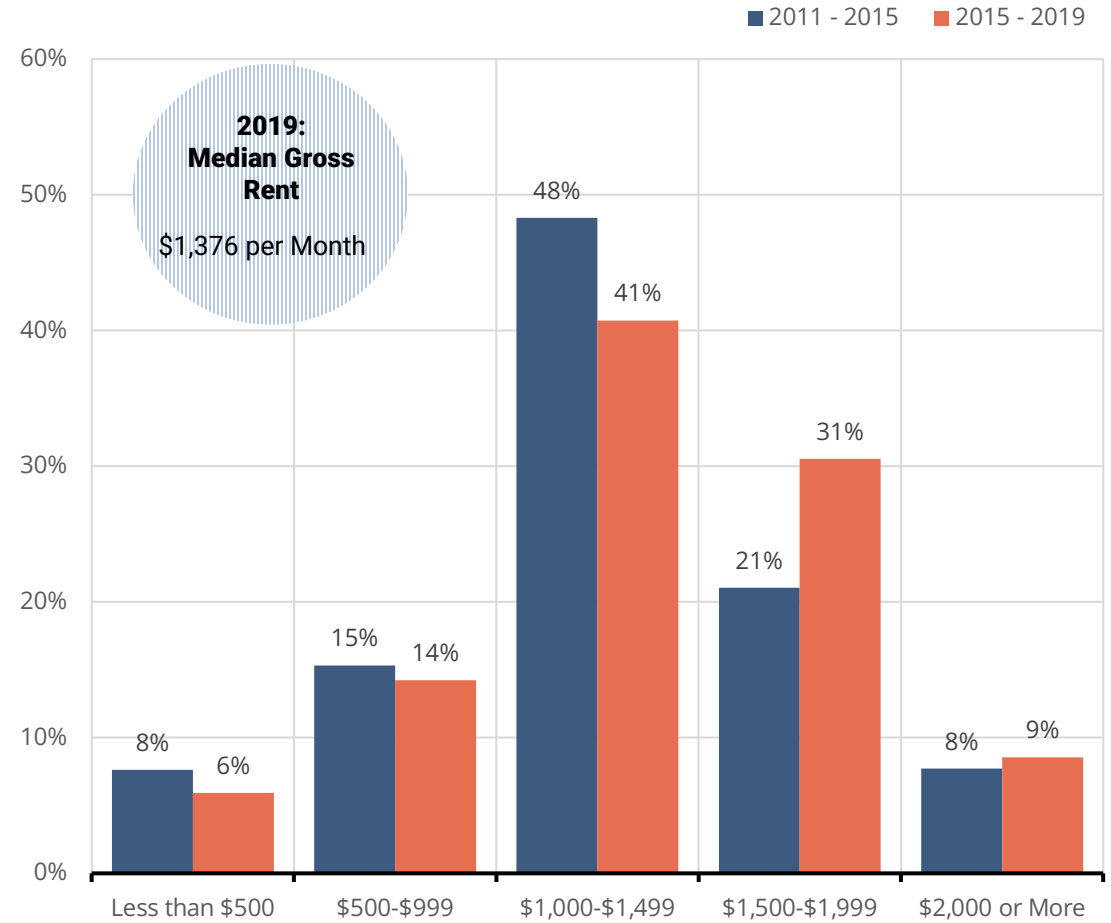
Median Sale Price for All Residential, (2015-2021)

Source: Redfin Market Data



Change in Gross Rent Distribution, (2011 – 2019)

Source: ACS 5-Year Estimates



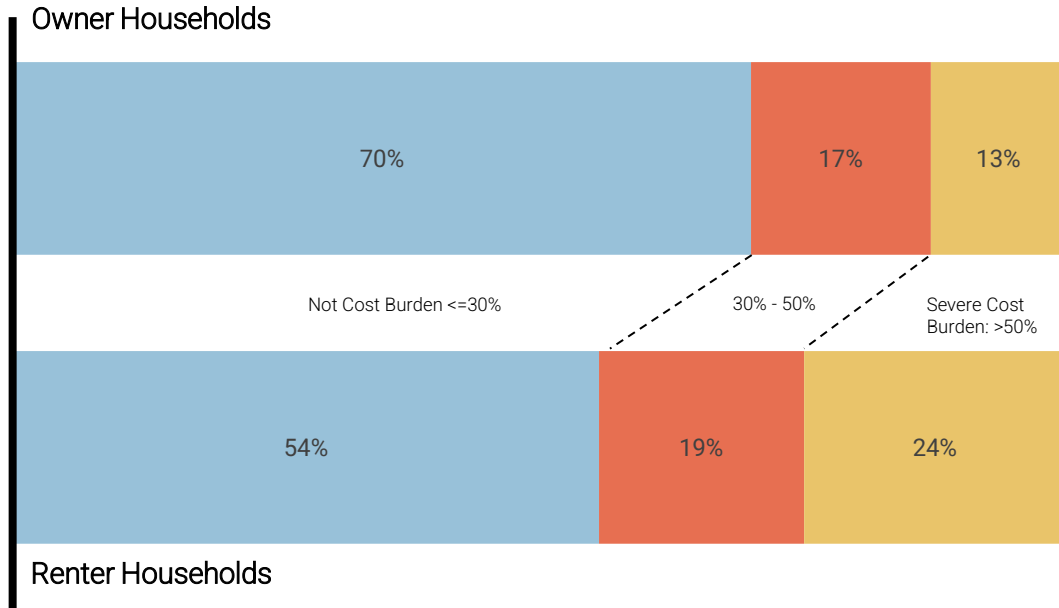
SALES AND RENTS ARE INCREASING

Similar to regional trends, Hamden has experienced increases in median gross rent and median sale price of homes over the past decade. Hamden is one of the more affordable communities within the SCRCOG region but for lower income renters and homeowners, these price increases may contribute to increased cost burdening and challenges to affording homeownership.

Cost Burden

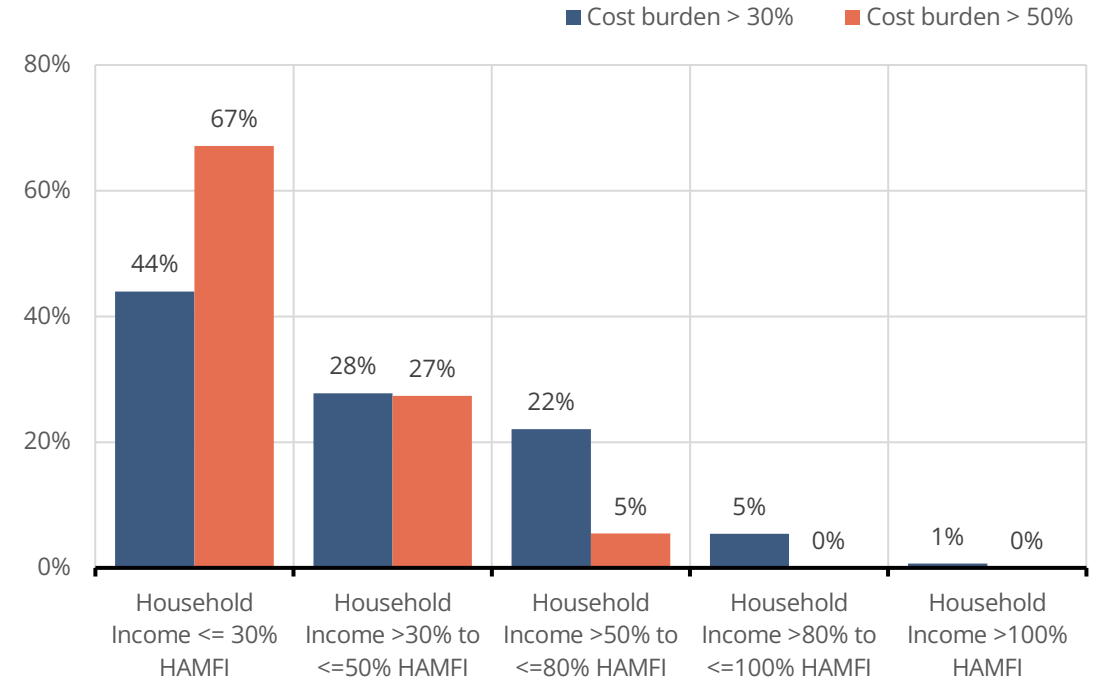
Cost Burden by Household Tenure (2018)

Source: HUD CHAS



Income by Cost Burden, Renters (2018)

Source: HUD CHAS



RENTERS ARE SIGNIFICANTLY MORE COST BURDENED THAN HOMEOWNERS.

In Hamden, about 43% of renter households are cost burdened, which reflects a similar rate as the larger New Haven County. According to HUD’s Comprehensive Housing Affordability Strategy data (CHAS), 17% of homeowners spend between 30% and 50% of their income on housing costs, and 13% spend greater than 50%. For renters, the percentage of households spending more than 50% of their incomes on housing cost is nearly double.

The challenge for households spending more than 30% of their income on housing costs is that it leaves significantly less money for spending on other necessities such as food, transportation, education, healthcare, and childcare. Finding ways to build more housing that is affordable to renters is one way of helping to keep cost burdening down.

Subsidized Housing by Type

Subsidized Housing by Type (2020)

Source: CT Department of Housing

AFFORDABLE HOUSING APPEALS ACT

The Affordable Housing Appeals Act or Connecticut General Statutes 8 – 30g, provided an avenue for additional affordable housing in Connecticut. The aim of this law is to commit each municipality to provide no less than 10% of total housing stock as affordable housing.

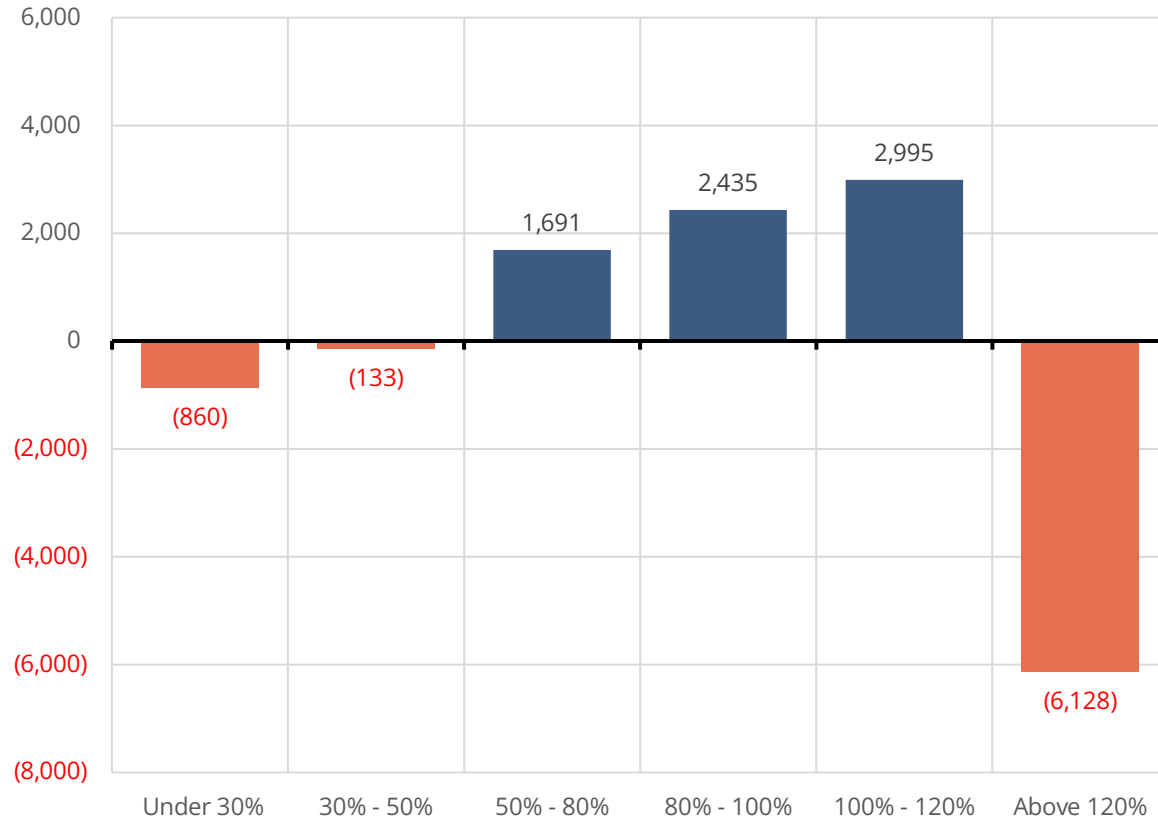
The table to the right highlights the Connecticut Department of Housing’s 2020 Affordable Housing Appeals List for Hamden. The ‘% of Assisted Housing’ represents the percentage of total housing considered affordable by CT DOH.

Housing Type	Hamden
CHFA/USDA Mortgages	523
Deed Restrictions	4
Government Assisted	937
Tenant Rental Assistance	788
Total Assisted	2,252
Total Housing Units	25,114
% of Assisted Housing	8.97%

Housing Affordability Gap

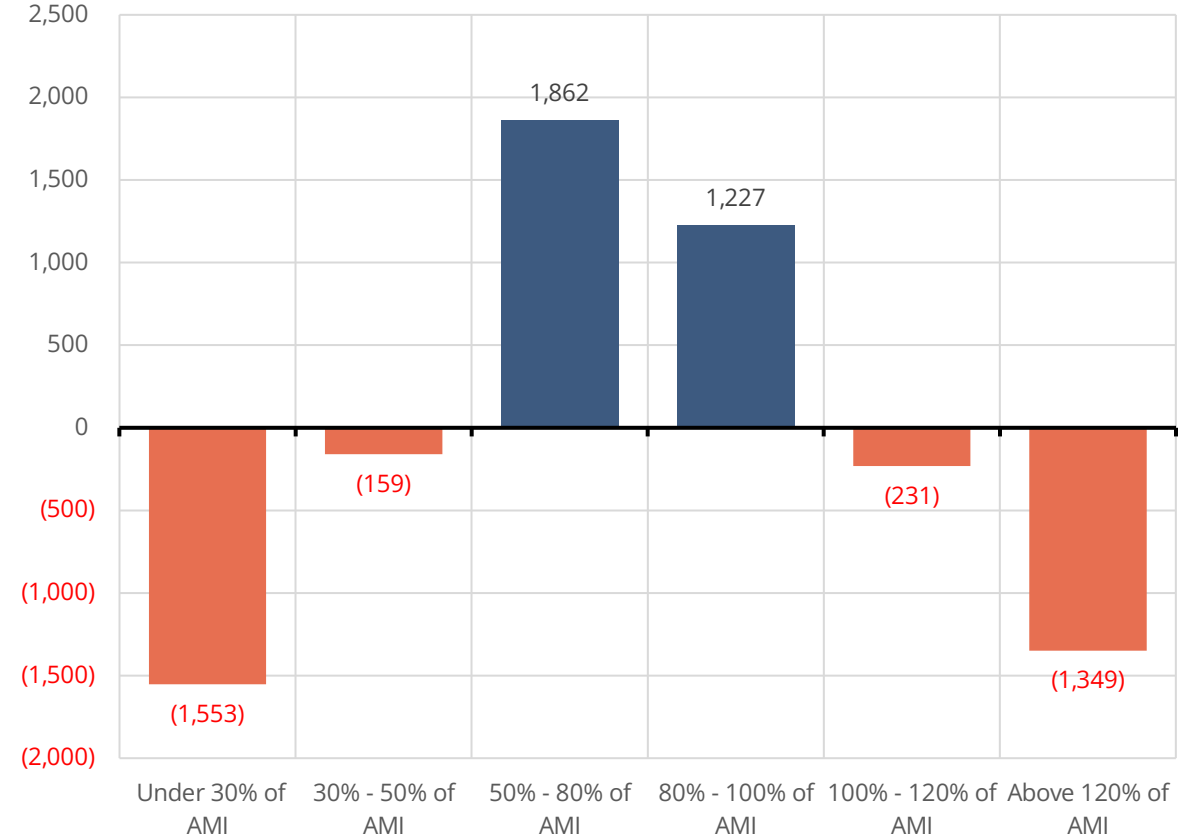
Supply and Demand Gap for Ownership Housing Units, Conventional

Source: HUD & ACS 5-Year 2019 Estimates



Rental Supply and Demand Gap

Source: HUD & ACS 5-Year 2019 Estimates



THERE IS STILL A GREAT NEED FOR AFFORDABLE HOUSING IN HAMDEN.

In Hamden, about **41.5% of the renter households and 18.5% of the owner households earn less than 50% of the area median income (AMI), totaling 6,041 households.** These households often experience housing instability, may rely on housing assistance, and are typically spending more on housing as a percentage of their overall income.