Municipal leaders in partnership with the South Central Regional Council of Governments (SCRCOG) are taking steps to expand housing opportunities. New Haven is taking part in SCRCOG’s Housing Initiative, learning about strategies and tools as it seeks to serve the changing housing needs of its residents. Appropriately-priced homes can provide access to jobs, transportation, childcare, recreation, and other vital services. The opposite is also true, not having appropriately-priced homes can deny those same important opportunities.

### Housing Burden

Households who spend more than 30% of their income on housing are considered "cost-burdened."

In New Haven the percentages are:

- **57.6%** of renters
- **45.4%** of homeowners

37.31% of the combined renters & homeowners in the SCRCOG Region and 39.61% in Connecticut are cost-burdened.

Source: Connecticut Data Collaborative, Cost-burdened Households by Town 2015-2019

### Housing Wage

In Connecticut, the Fair Market Rent, as calculated by the US. Department of Housing and Urban Development (HUD), for a two-bedroom apartment is:

- **$1,423** per month

To not be considered cost-burdened, a household must have an income of at least:

- **$4,743** per month OR **$56,922** per year

Housing wages are an estimate of the per hour earnings an individual working full-time must receive to afford a two-bedroom rental property.

- **New Haven’s Housing Wage**
  - **$28.08** per hour

- **Connecticut’s Housing Wage**
  - **$27.37** per hour

Sources: The Center for Neighborhood Technology (CNT), 2021 Housing and Transportation (H+T®) Affordability Index; Out of Reach 2021- Two-Bedroom Housing Wage by Zip Code

### Median Home Value and Rent

- **$199,000** is the average value of a home in New Haven
- **$1,196** is the average monthly rent in New Haven

Sources: U.S. Census Bureau; American Community Survey, 2019

Recommended reading: [https://www.ctdata.org/](https://www.ctdata.org/), U.S. Census Bureau; American Community Survey, 2019
Older homes are prone to disrepair and are expensive to maintain. It is also common for aged homes to contain hidden issues which pose long-term health risks such as asbestos and lead paint.

The New Haven Average is **62%**. The SCRCOG Region Average is **55%**.

Living within ½ mile from a transit station can reduce transportation expenses of a household budget.

The annual total household survival budget for a family of four (two adults, one toddler, and one infant) in the Greater New Haven Area is: **$90,732**

Source: United Way ALICE Report, 2020