

2021 HOUSING SNAPSHOT CITY OF WEST HAVEN

Municipal leaders in partnership with the South Central Regional Council of Governments (SCRCOG) are taking steps to expand housing opportunities. West 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 West Haven the percentages are:

51%

OF RENTERS

38%

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

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.

**West Haven's
Housing Wage***

\$27.69

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

\$193,800

is the average
value of a home in
West Haven

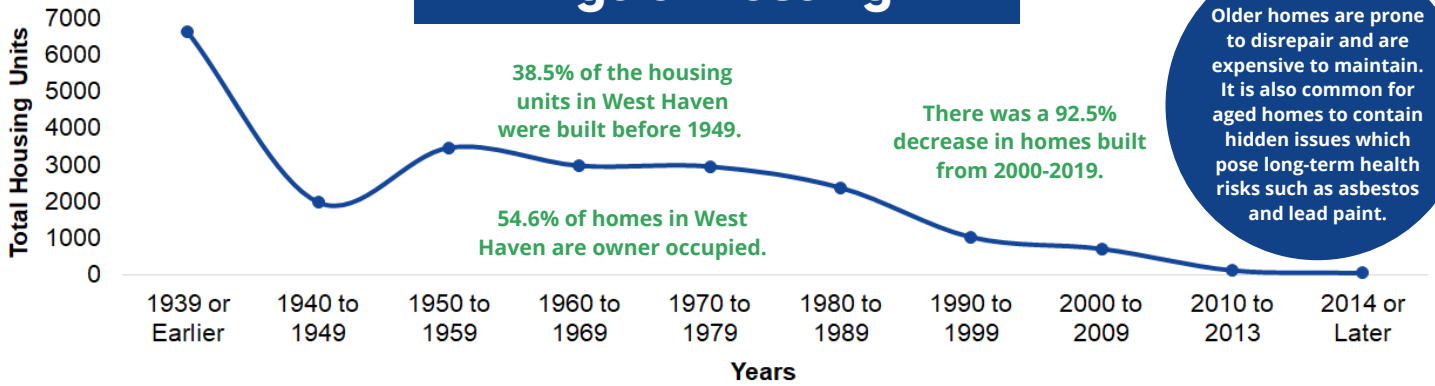
\$1,164

is the average
monthly rent in
West Haven

Source: U.S. Census Bureau; American Community Survey, 2019
American Community Survey 5-year Estimates Data Profiles, Table DP04

Source: <https://www.ctdata.org/>, U.S. Census Bureau; American Community Survey, 2019

Age of Housing

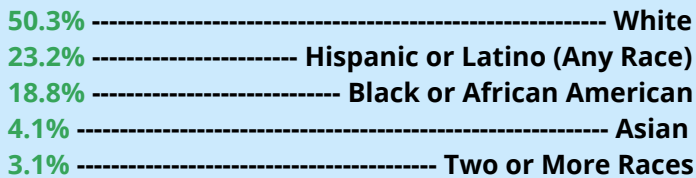


Older homes are prone to disrepair and are expensive to maintain. It is also common for aged homes to contain hidden issues which pose long-term health risks such as asbestos and lead paint.

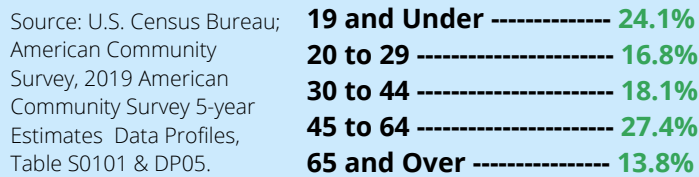
Source: U.S. Census Bureau; American Community Survey, 2019 American Community Survey 5-year Estimates Data Profiles, Table DP04; <https://data.census.gov/cedsci/>; 20 July 2021.

Demographics

Race



Age



Source: U.S. Census Bureau; American Community Survey, 2019 American Community Survey 5-year Estimates Data Profiles, Table S0101 & DP05.

Struggling Households

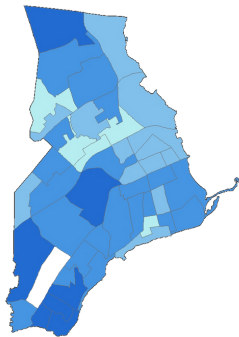
9,396 of 19,576 or 48% of all households are at the ALICE and poverty-level threshold.

Households that earn more than the Federal Poverty Level but less than the basic cost of living for the area are considered ALICE (Asset Limited, Income Constrained, Employed) households.

Sources: U.S. Census Bureau; American Community Survey, 2019 American Community Survey 5-year Estimates Data Profiles, Table S1701; United Way ALICE Report, 2020 <https://alice.ctunitedway.org>.

Housing and Transportation Index

The Housing and Transportation index describes the percent of income as household spends on housing and transportation costs combined.



The West Haven Average is 50%.
The SCRCOG Region Average is 55%.

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



Source: The Center for Neighborhood Technology (CNT), 2021 Housing and Transportation (H+T®) Affordability Index

ALICE Survival Budget

The ALICE Household Survival Budget, based on county-level data, is the bare minimum cost of basics household expenses necessary to live and work in the modern economy. These basic budget items include housing, child care, food, transportation, technology, and health care, plus taxes and a contingency fund equal to 10% of the 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: <https://alice.ctunitedway.org/UnitedWayofGreaterNewHaven>