2020 Housing Data Profiles

# BRISTOL



PARTNERSHIP FOR STRONG COMMUNITIES

## KEY FINDINGS

### Housing

**14%**
of housing is subsidized

**33%**
of households rent their home

**40%**
of housing units are in multifamily buildings

### Affordability

**18%**
of households spend between 30% and 50% of their income on housing

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

**$23.65**
the hourly wage needed to afford a 2-bedroom apartment

### Population

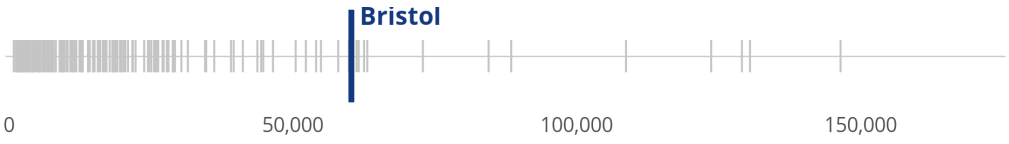
**39**
the median age of residents

**26%**
of residents are people of color (BIPOC)

**-4%**
projected population change from 2020 to 2040

## HOW TO READ THIS REPORT

Throughout this report, a series of graphs like the one below are used to show how **Bristol** compares to other towns in the state on a variety of measures.




## ABOUT THE HOUSING DATA PROFILES

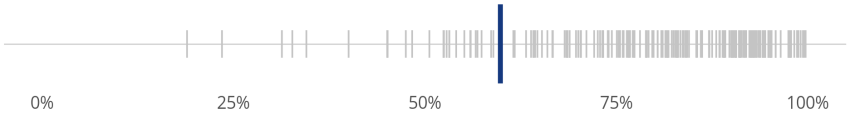
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and county in the state. To learn more, please visit **pschousing.org** or **housingprofiles.pschousing.org** to view the interactive version of the profiles.

## DATA NOTES

Data comes from the 2014-2018 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

# 60%

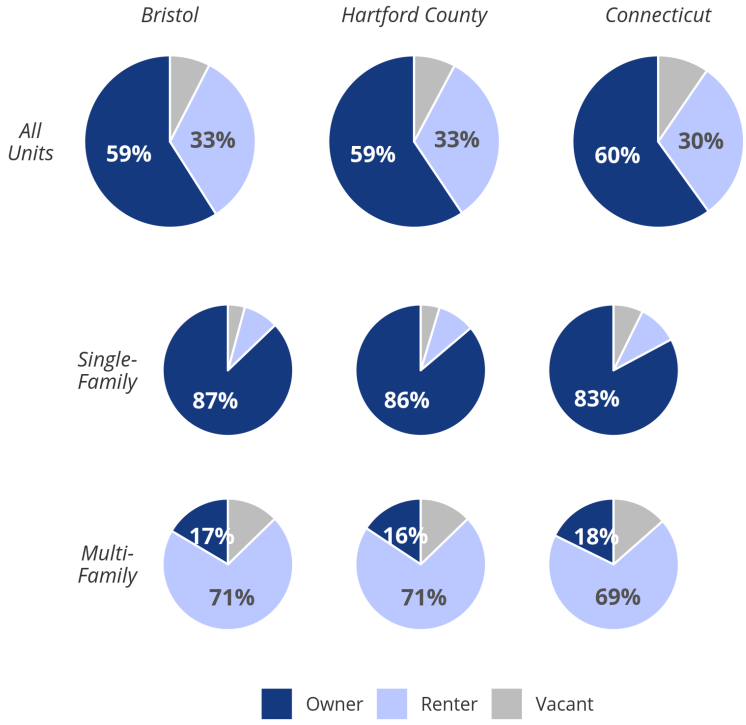



PERCENT OF ALL HOMES OCCUPIED BY OWNERS

# 59%

Overall, 64% 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 Bristol, 60% of occupied homes are single-family, and 40% are multi-family. Owners live in 87% of Bristol's 15,840 single-family homes, and renters live in 71% of its 10,490 multifamily homes.




CHANGE IN BUILDING PERMITS, 1990-2017

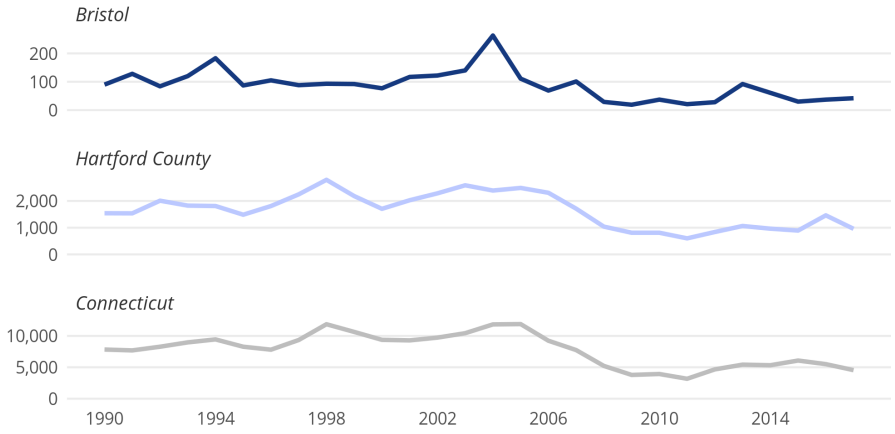
# -53%

Growth is slow in the state, which has seen a 42% decrease in building permits between 1990 and 2017.

In Bristol, there were 90 building permits issued in 1990, compared to 42 issued in 2017, representing a 53% decrease.

**Number of building permits per year, 1990-2017**

Note: y axis varies between locations



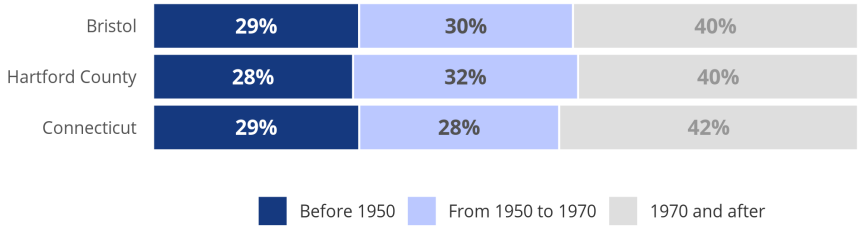

*Source: Connecticut Department of Economic and Community Development*

UNITS BUILT BEFORE 1970

# 60%

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**

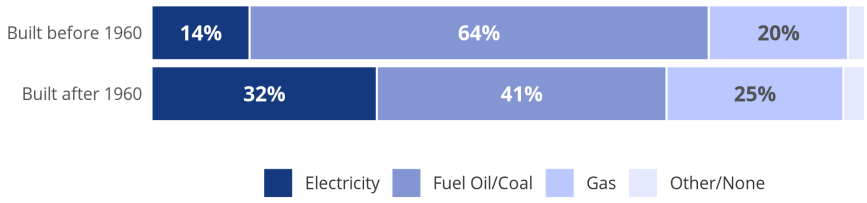



SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

# 3.5%

Households that use electricity spend 3.6% of their income on energy (3.5% for fuel oil/coal and 3.4% for gas).

**Units by age and fuel type**




*Source: United States Department of Energy*

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

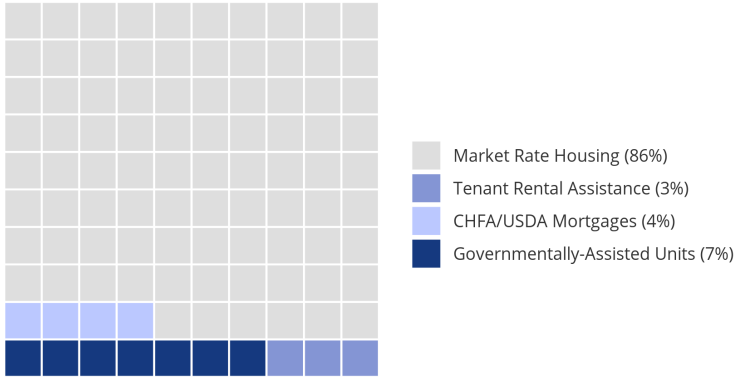
# 14%

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 27,011 total units in Bristol, 3,894 are considered to be affordable.

*Source: Connecticut Department of Housing*

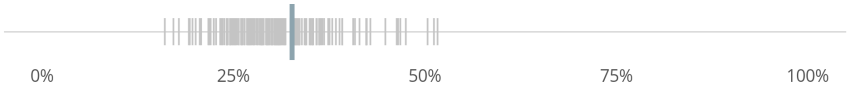
**Affordable units by type**




*Source: Connecticut Department of Housing*

PEOPLE BURDENED BY COST OF HOUSING

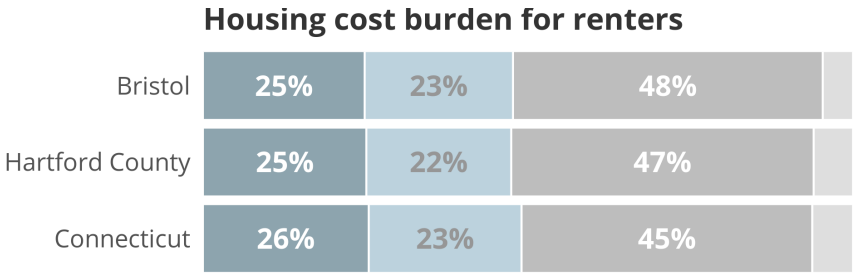
**33%**




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

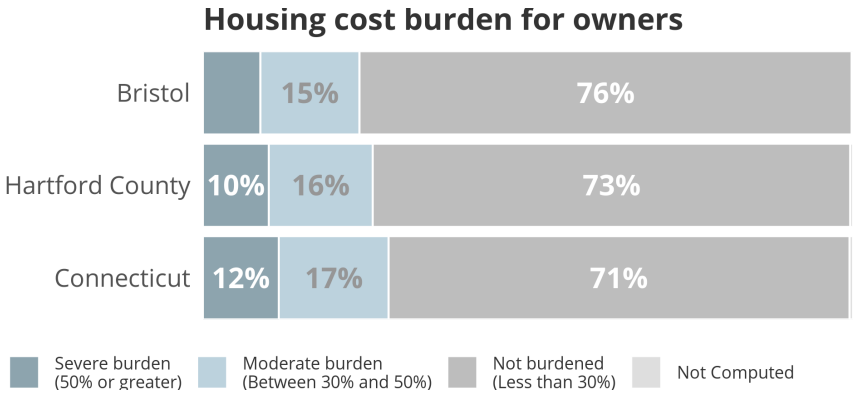
**RENTERS** BURDENED BY COST OF HOUSING

**52%**




**OWNERS** BURDENED BY COST OF HOUSING

**24%**

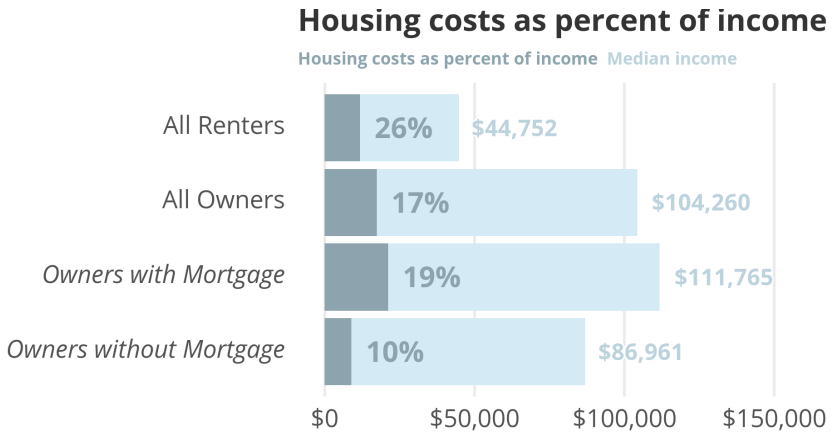



**RENTERS'** HOUSING COSTS AS PERCENT OF INCOME

**26%**

**OWNERS'** HOUSING COSTS AS PERCENT OF INCOME

**17%**



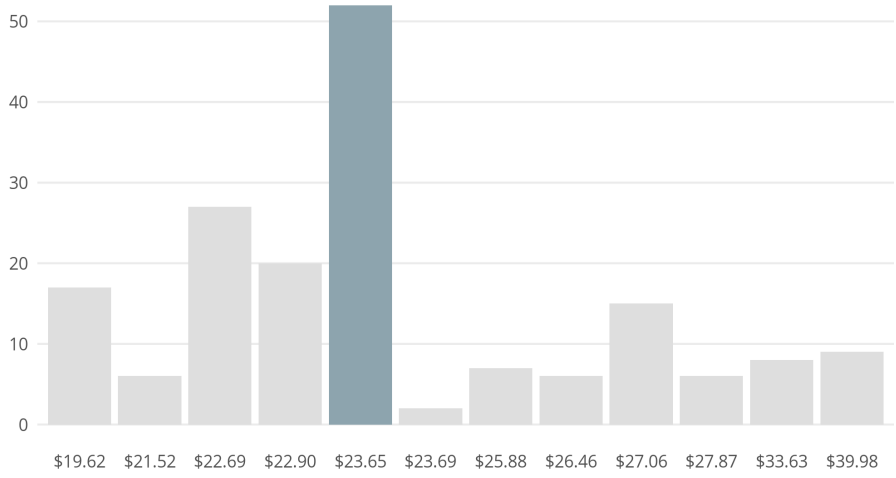
HOUSING WAGE

# $23.65

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.

Bristol is included in the Hartford-West Hartford-East Hartford HMFA. Bristol's housing wage is lower than the state housing wage of $26.42.

**Bristol is one of 52 towns with a housing wage of $23.65**



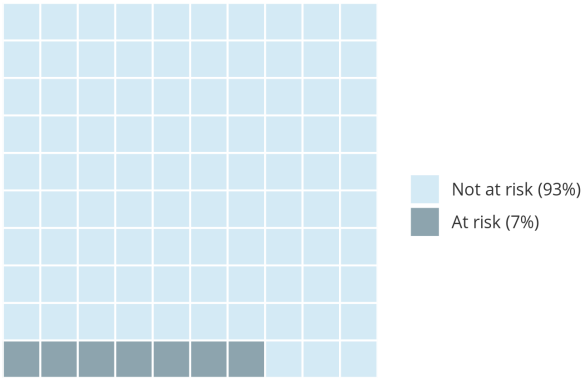

*Source: National Low Income Housing Coalition*

HOUSING PRESERVATION UNITS

# 7%

Bristol has 1,640 federally assisted housing units, of which 7% are at risk of loss within the next 5 years.

**Housing preservation by risk**




*Source: National Housing Preservation Database*

TOTAL POPULATION

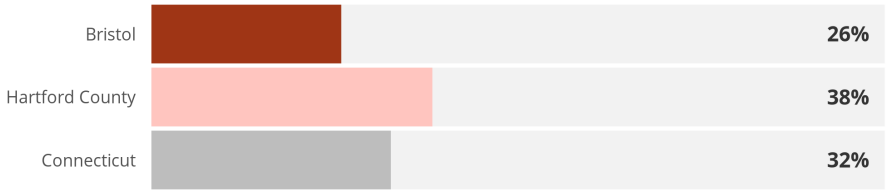
# 60,308

PEOPLE OF COLOR

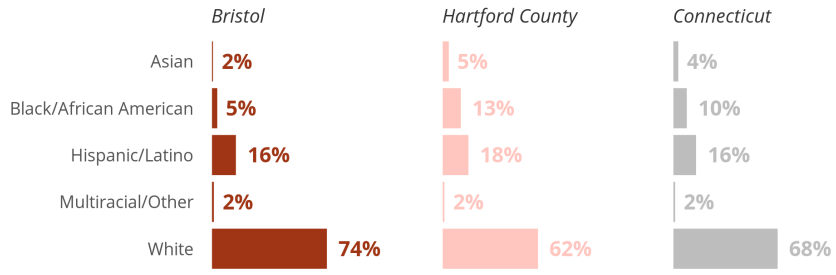
# 26%

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

**Bristol is less diverse than Connecticut**

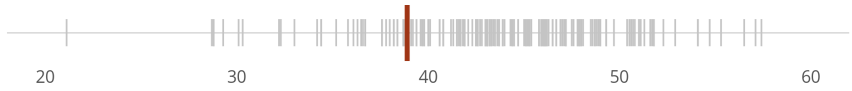



**The largest race/ethnicity group in Bristol is White at 74% of the population**




MEDIAN AGE

# 39

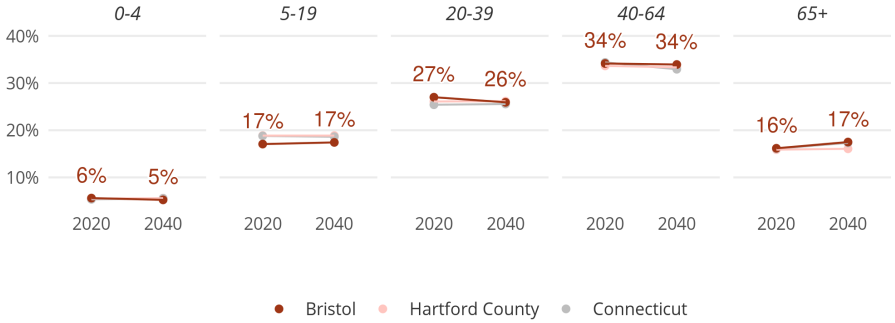



POPULATION CHANGE, 2020 TO 2040

# -4%

In the next twenty years, Bristol's population is projected to shrink from 59,535 to 57,129.

**People age 65+ are projected to grow the most in the next 20 years in Bristol**

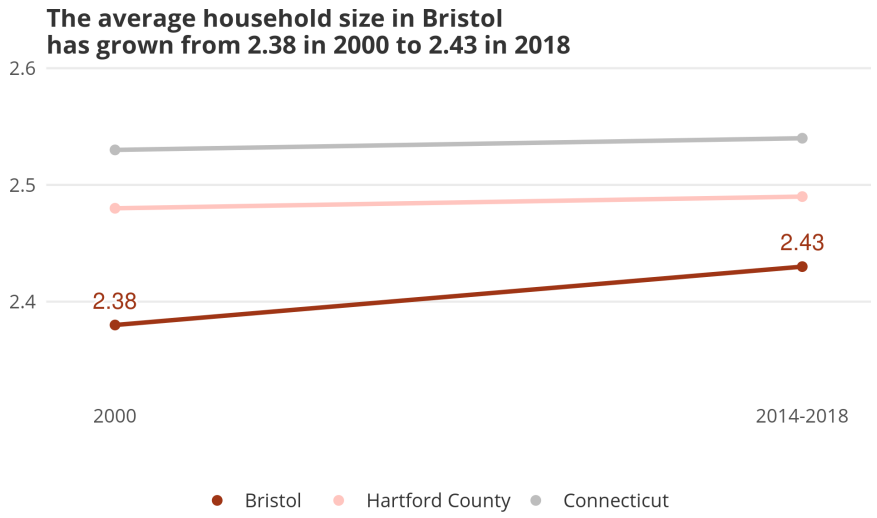


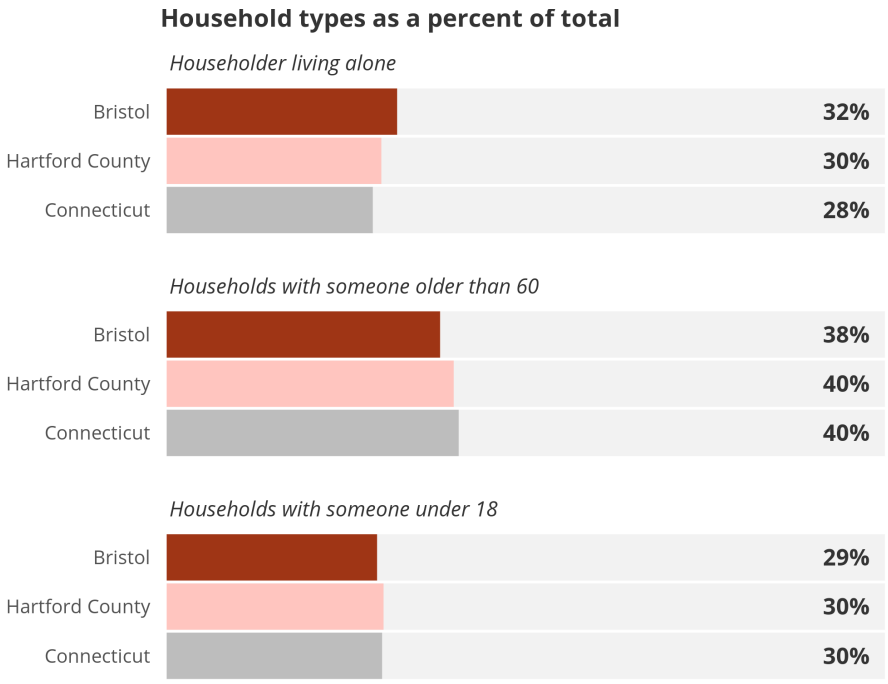

*Source: Connecticut Data Center*

AVERAGE HOUSEHOLD SIZE

# 2.43

The average household size in Bristol has grown between 2000 and 2018.




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, Bristol has fewer households with someone older than 60 and fewer households with school-age children.