2020 Housing Data Profiles

CHESHIRE

KEY FINDINGS

Housing

4% of housing is subsidized

12% of households rent their home

17% of housing units are in multifamily buildings

Affordability

14% of households spend between 30% and 50% of their income on housing

7% of households spend more than half of their income on housing

$27.06 the hourly wage needed to afford a 2-bedroom apartment

Population

43 the median age of residents

19% of residents are people of color (BIPOC)

-12% 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 Cheshire 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.
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 Cheshire, 83% of occupied homes are single-family, and 17% are multifamily. Owners live in 92% of Cheshire’s 9,106 single-family homes, and renters live in 46% of its 1,861 multifamily homes.

Growth is slow in the state, which has seen a 42% decrease in building permits between 1990 and 2017. In Cheshire, there were 79 building permits issued in 1990, compared to 22 issued in 2017, representing a 72% decrease.
UNITS BUILT BEFORE 1970

52%

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

3.0%

Households that use electricity spend 3.3% of their income on energy (3.0% for fuel oil/coal and 2.5% for gas).

Affordable Homes as a Share of All Housing Units

4%

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 10,424 total units in Cheshire, 394 are considered to be affordable.
PEOPLE BURDENED BY COST OF HOUSING

21%

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%

OWNERS BURDENED BY COST OF HOUSING

20%

RENTERS’ HOUSING COSTS AS PERCENT OF INCOME

21%

OWNERS’ HOUSING COSTS AS PERCENT OF INCOME

14%
HOUSING WAGE

$27.06

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.

Cheshire is included in the New Haven-Meriden HMFA. Cheshire’s housing wage is higher than the state housing wage of $26.42.

HOUSING PRESERVATION UNITS

29%

Cheshire has 168 federally assisted housing units, of which 29% are at risk of loss within the next 5 years.
TOTAL POPULATION

29,208

PEOPLE OF COLOR

19%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut’s cities. In Cheshire, 19% of residents are BIPOC, while 81% are white.

MEDIAN AGE

43

POPULATION CHANGE, 2020 TO 2040

-12%

In the next twenty years, Cheshire’s population is projected to shrink from 28,257 to 24,860.
The average household size in Cheshire has declined 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, Cheshire has more households with someone older than 60 and fewer households with school-age children.