2020 Housing Data Profiles

WOODBURY

PARTNERSHIP FOR STRONG COMMUNITIES

KEY FINDINGS

Housing

2%
of housing is subsidized

21%
of households rent their home

21%
of housing units are in multifamily buildings

Affordability

20%
of households spend between 30% and 50% of their income on housing

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

$22.69
the hourly wage needed to afford a 2-bedroom apartment

Population

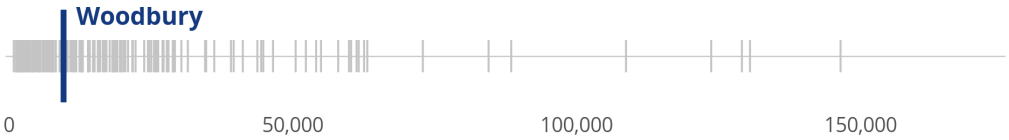
49
the median age of residents

11%
of residents are people of color (BIPOC)

-8%
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 **Woodbury** compares to other towns in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

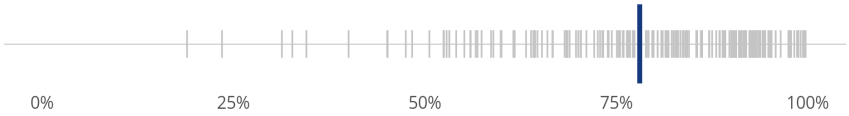
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and county in the state. To learn more, please visit **pschousing.org**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

78%

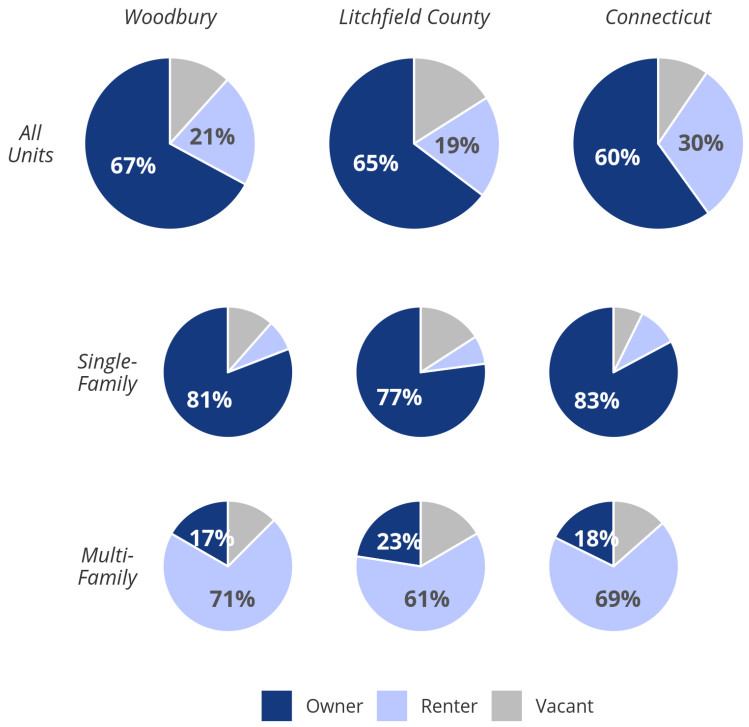


PERCENT OF ALL HOMES OCCUPIED BY OWNERS

67%

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 Woodbury, 78% of occupied homes are single-family, and 21% are multi-family. Owners live in 81% of Woodbury's 3,658 single-family homes, and renters live in 71% of its 1,006 multifamily homes.



CHANGE IN BUILDING PERMITS, 1990-2017

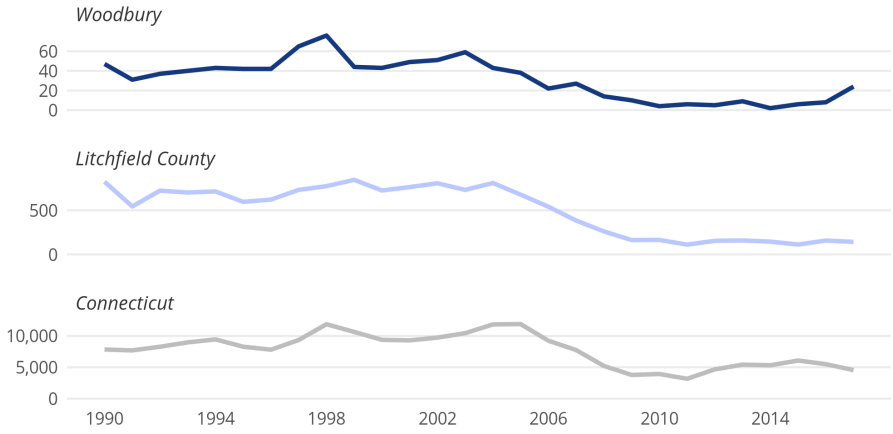
-49%

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

In Woodbury, there were 47 building permits issued in 1990, compared to 24 issued in 2017, representing a 49% decrease.

Number of building permits per year, 1990-2017

Note: y axis varies between locations

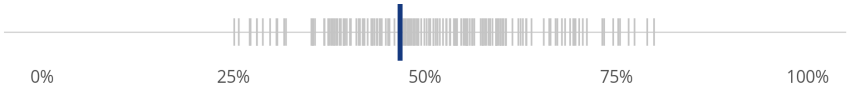


Source: Connecticut Department of Economic and Community Development

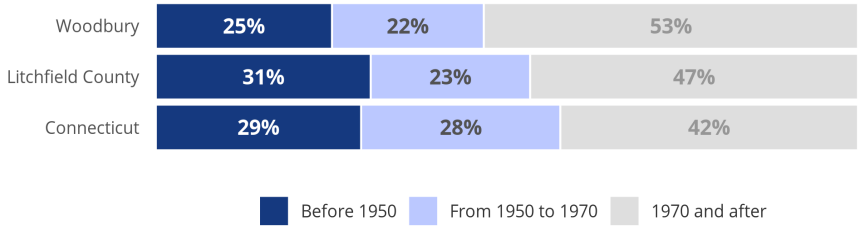
UNITS BUILT BEFORE 1970

47%

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

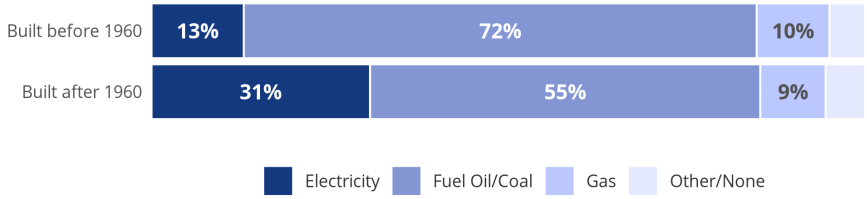


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

3.2%

Households that use electricity spend 3.5% of their income on energy (3.2% for fuel oil/coal and 2.8% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

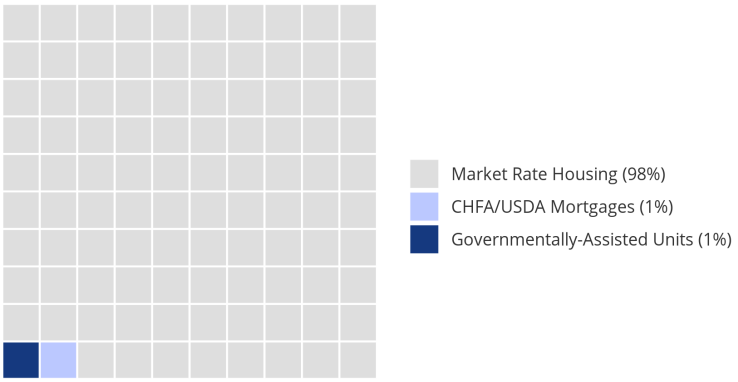
2%

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 4,564 total units in Woodbury, 92 are considered to be affordable.

Source: Connecticut Department of Housing

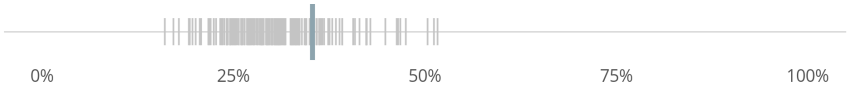
Affordable units by type



Source: Connecticut Department of Housing

PEOPLE BURDENED BY COST OF HOUSING

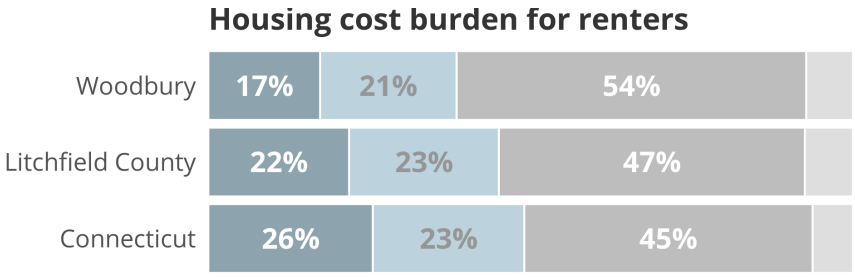
35%



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

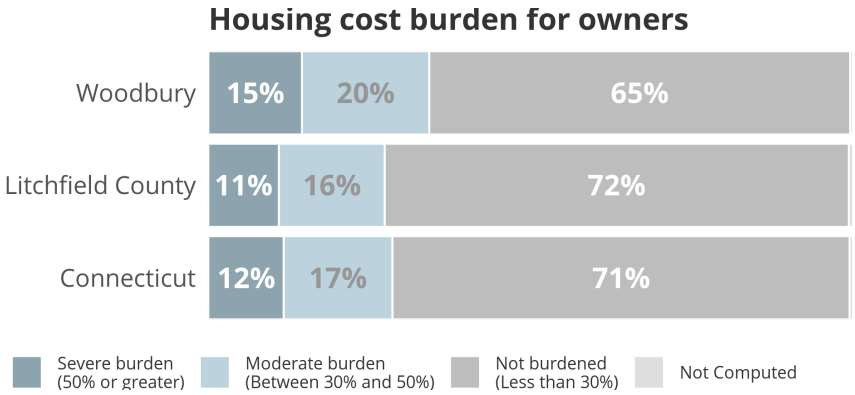
RENTERS BURDENED BY COST OF HOUSING

46%



OWNERS BURDENED BY COST OF HOUSING

35%

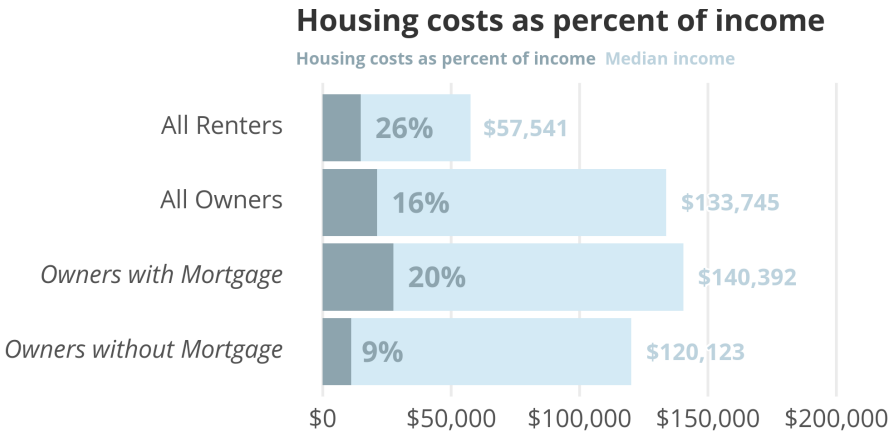


RENTERS' HOUSING COSTS AS PERCENT OF INCOME

26%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

16%



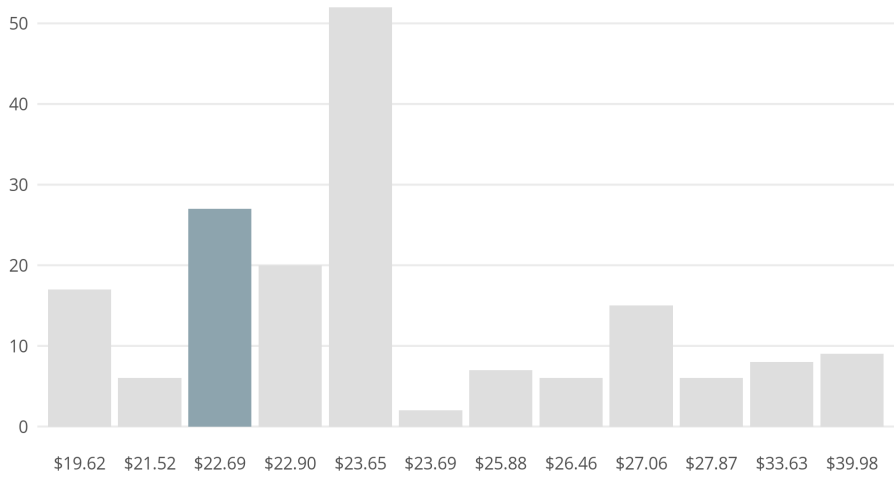
HOUSING WAGE

$22.69

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.

Woodbury is included in the Litchfield County. Woodbury's housing wage is lower than the state housing wage of $26.42.

Woodbury is one of 27 towns with a housing wage of $22.69



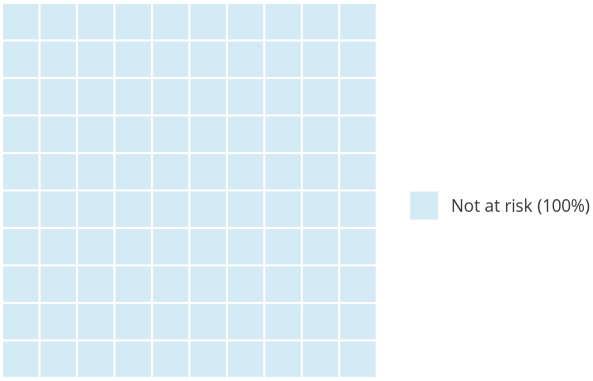
Source: National Low Income Housing Coalition

HOUSING PRESERVATION UNITS

0%

Woodbury has 60 federally assisted housing units, of which 0% are at risk of loss within the next 5 years.

Housing preservation by risk



Source: National Housing Preservation Database

TOTAL POPULATION

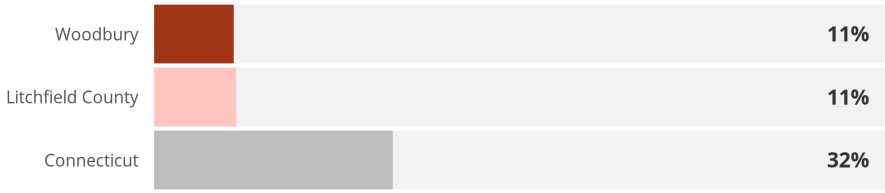
9,617

PEOPLE OF COLOR

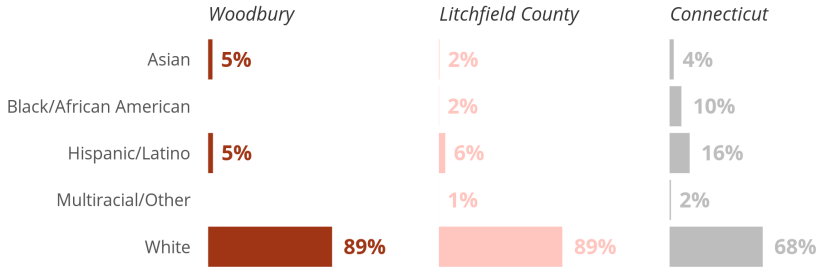
11%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Woodbury, 11% of residents are BIPOC, while 89% are white.

Woodbury is less diverse than Connecticut

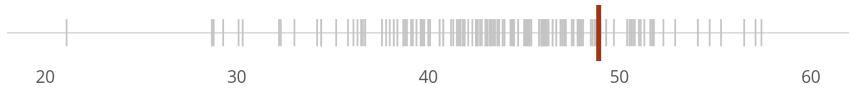


The largest race/ethnicity group in Woodbury is White at 89% of the population



MEDIAN AGE

49

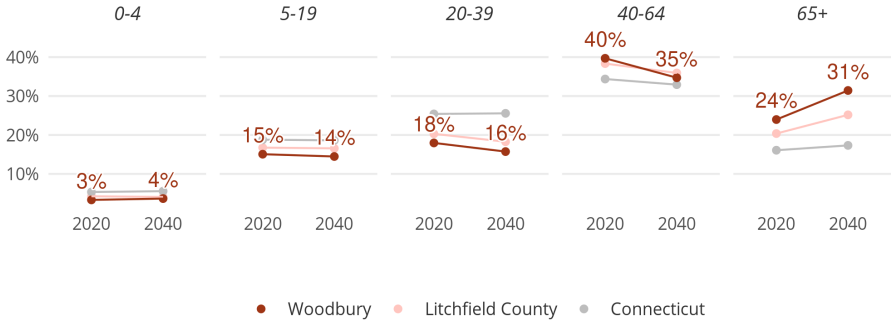


POPULATION CHANGE, 2020 TO 2040

-8%

In the next twenty years, Woodbury's population is projected to shrink from 9,835 to 9,052.

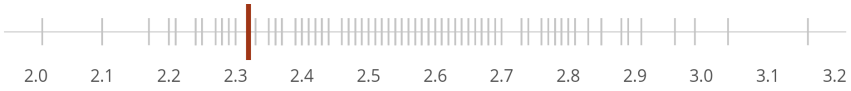
People age 65+ are projected to grow the most in the next 20 years in Woodbury



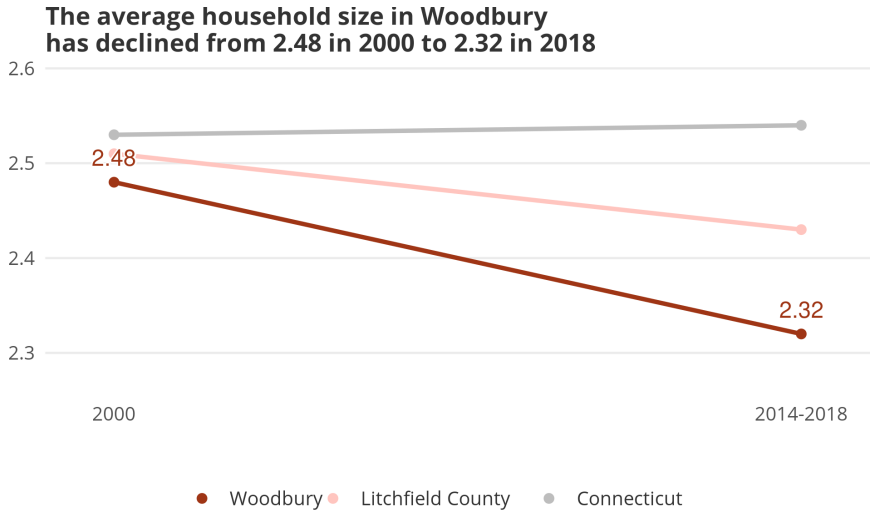
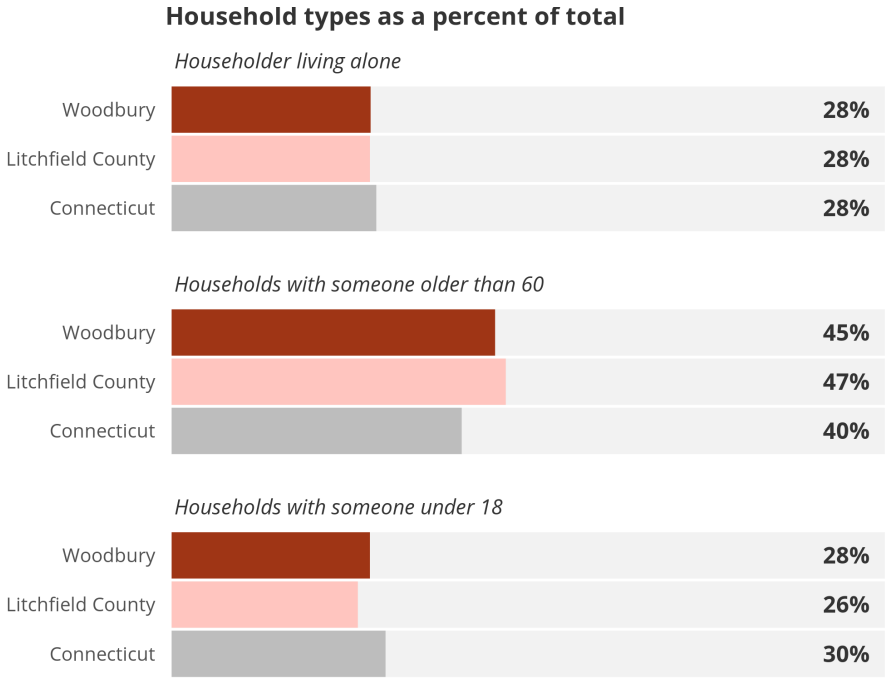
Source: Connecticut Data Center

AVERAGE HOUSEHOLD SIZE

2.32



The average household size in Woodbury 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, Woodbury has more households with someone older than 60 and fewer households with school-age children.