



## KEY FINDINGS

### Housing

# 6%

of housing is subsidized

# 24%

of households rent their home

# 29%

of housing units are in multifamily buildings

### Affordability

# 21%

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

# 12%

of households spend more than half of their income on housing

# \$24.62

the hourly wage needed to afford a 2-bedroom apartment

### Population

# 43

the median age of residents

# 12%

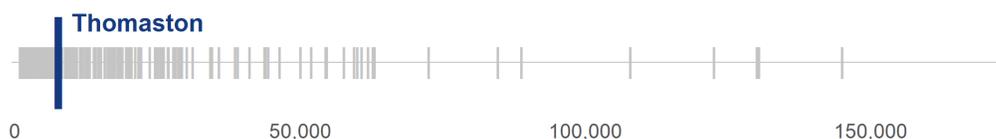
of residents are people of color (BIPOC)

# -6%

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 **Thomaston** compares to **other towns** in the state on a variety of measures.



## ABOUT THE HOUSING DATA PROFILES

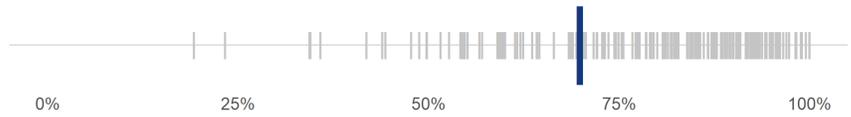
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and county in the state. To learn more, please visit [pschousing.org](https://pschousing.org)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

## DATA NOTES

Data comes from the 2016-2020 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

## 70%

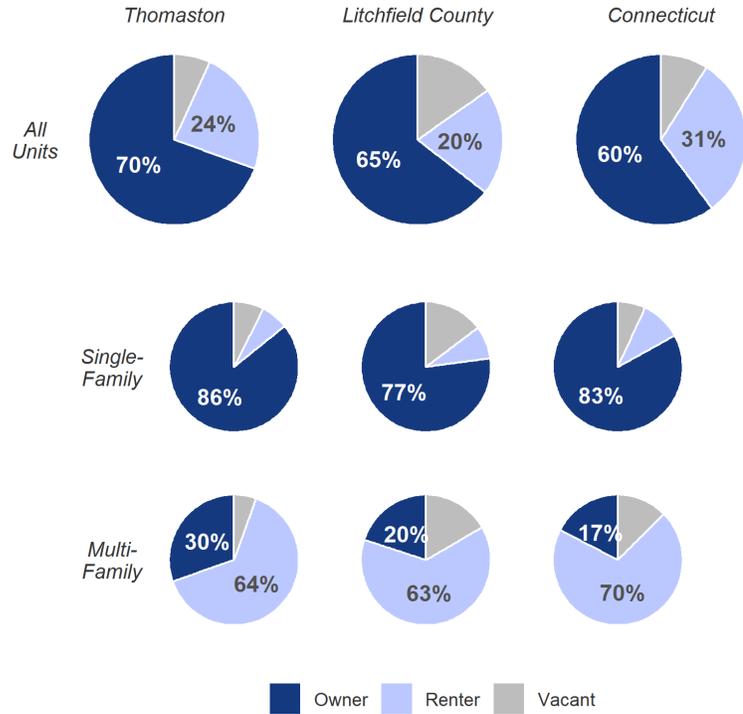


PERCENT OF ALL HOMES OCCUPIED BY OWNERS

## 70%

Overall, 65% 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 Thomaston, 70% of occupied homes are single-family, and 29% are multi-family. Owners live in 86% of Thomaston's 2,274 single-family homes, and renters live in 64% of its 960 multifamily homes.



CHANGE IN BUILDING PERMITS, 1990-2021

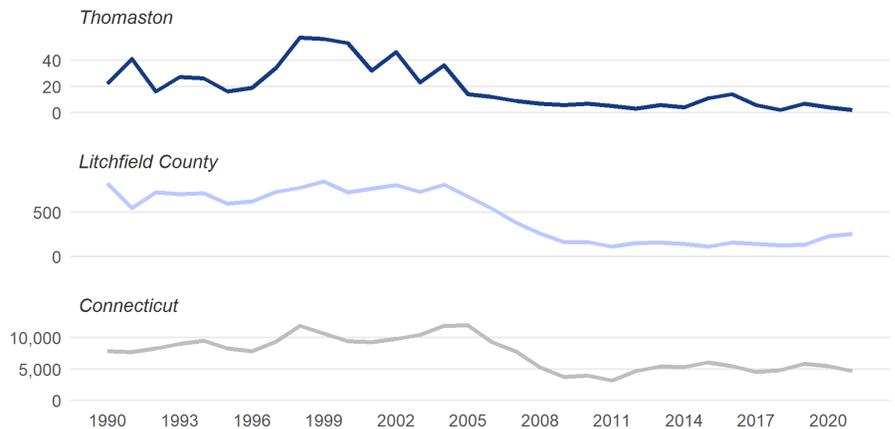
## -91%

Growth is slow in the state, which has seen a 41% decrease in building permits between 1990 and 2021.

In Thomaston, there were 22 building permits issued in 1990, compared to 2 issued in 2021, representing a 91% decrease.

Number of building permits per year, 1990-2021

Note: y axis varies between locations



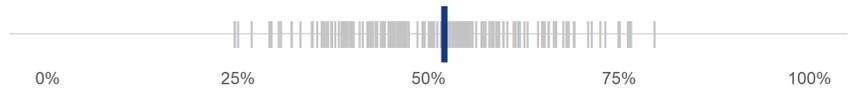
Source: Connecticut Department of Economic and Community Development



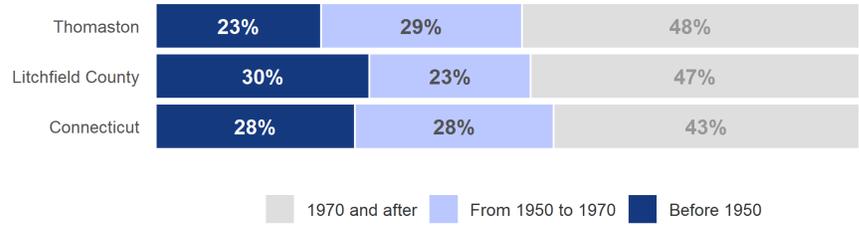
UNITS BUILT BEFORE 1970

## 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.



Age of units

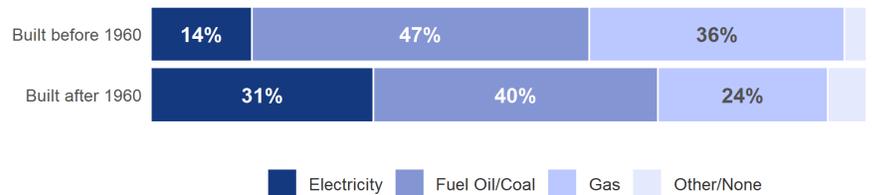


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

## 3.9%

Households that use electricity spend 4.3% of their income on energy (3.7% for fuel oil/coal and 3.9% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

## 6%

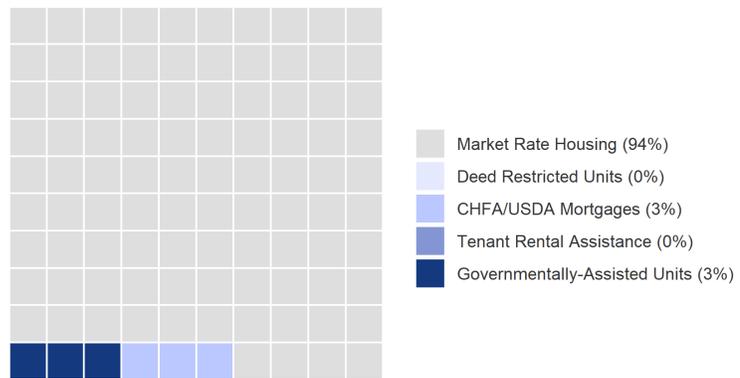
The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 3,276 total units in Thomaston, 206 are considered to be affordable.



Source: Connecticut Department of Housing

Affordable units by type



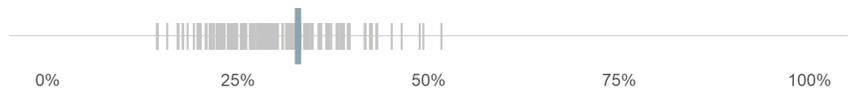
Source: Connecticut Department of Housing



PEOPLE BURDENED BY COST OF HOUSING

## 33%

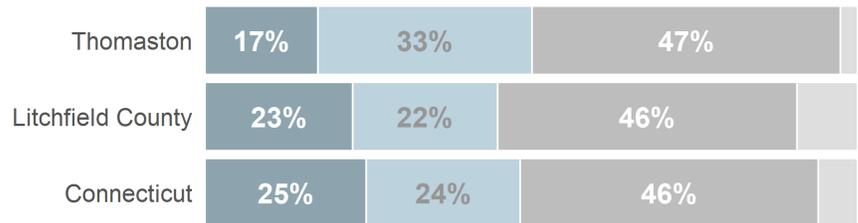
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

## 53%

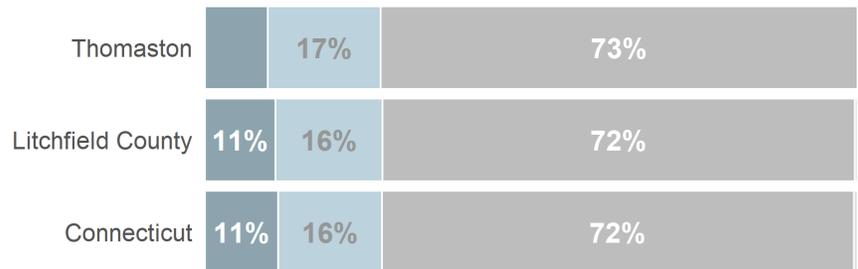
### Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

## 27%

### Housing cost burden for owners



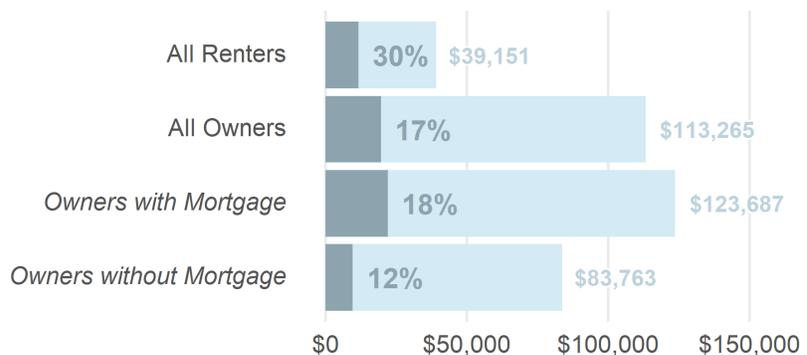
Severe burden (50% or greater) Moderate burden (Between 30% and 50%) Not burdened (Less than 30%) Not Computed

RENTERS' HOUSING COSTS AS PERCENT OF INCOME

## 30%

### Housing costs as percent of income

Housing costs as percent of income Median income



OWNERS' HOUSING COSTS AS PERCENT OF INCOME

## 17%



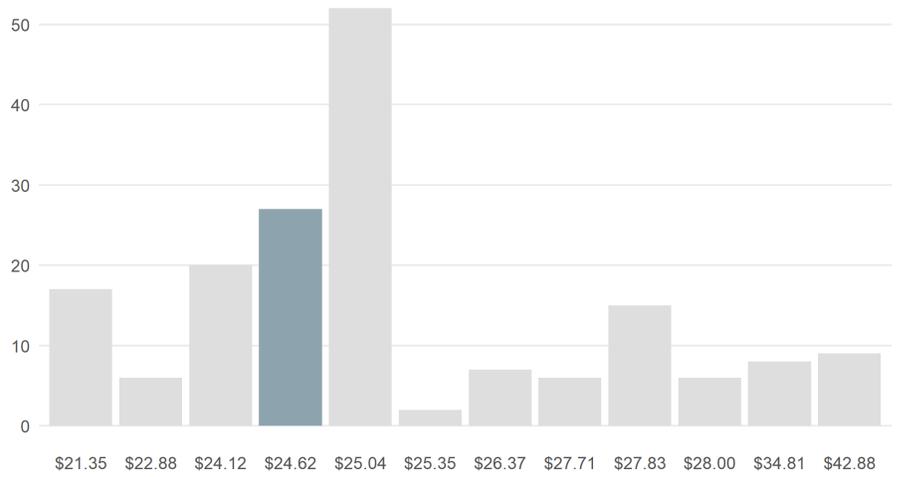
## HOUSING WAGE

# \$24.62

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.

Thomaston is included in the Litchfield County. Thomaston's housing wage is lower than the state housing wage of \$27.80.

**Thomaston is one of 27 towns with a housing wage of \$24.62**

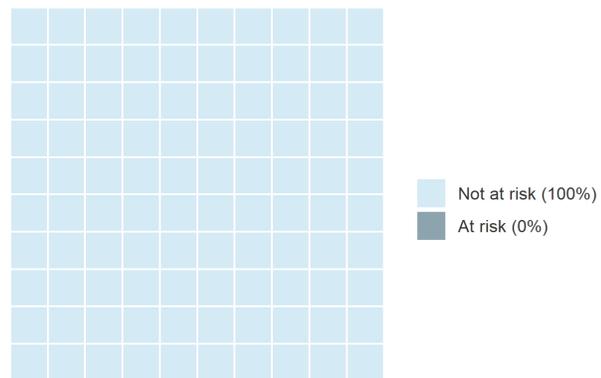


## HOUSING PRESERVATION UNITS

# 0%

Thomaston has 117 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

## 7,558

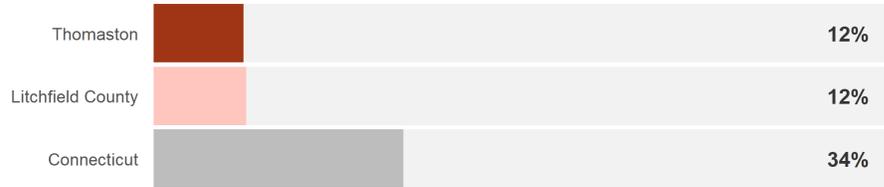


PEOPLE OF COLOR

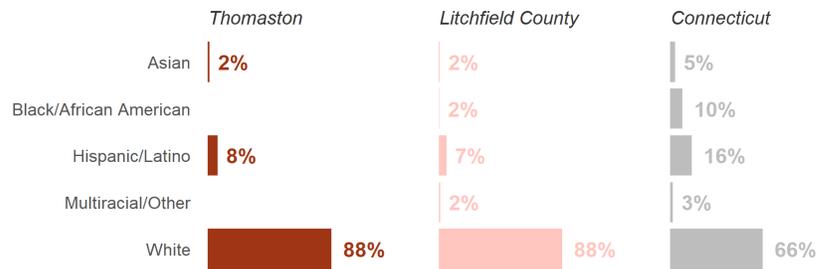
## 12%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Thomaston, 12% of residents are BIPOC, while 88% are white.

Thomaston is less diverse than Connecticut

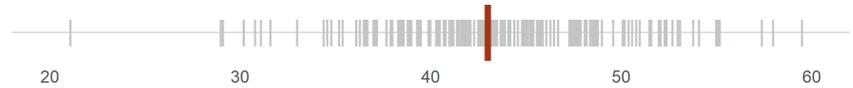


The largest race/ethnicity group in Thomaston is White at 88% of the population



MEDIAN AGE

## 43

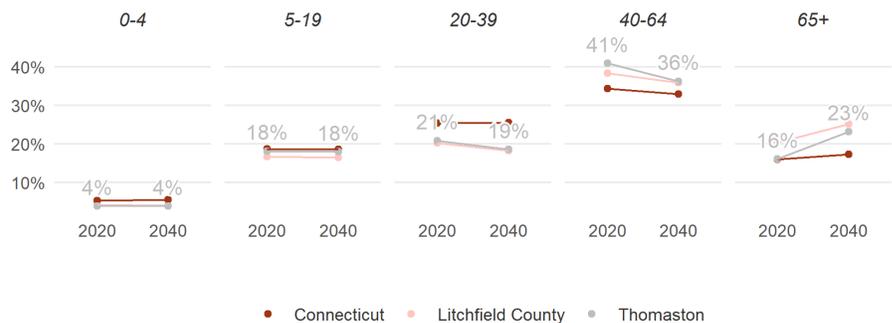


POPULATION CHANGE, 2020 TO 2040

## -6%

In the next twenty years, Thomaston's population is projected to shrink from 7,836 to 7,369.

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

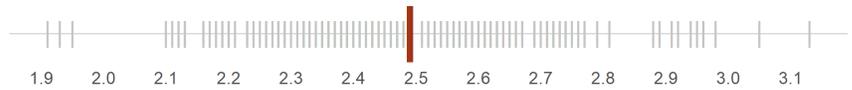


Source: Connecticut Data Center



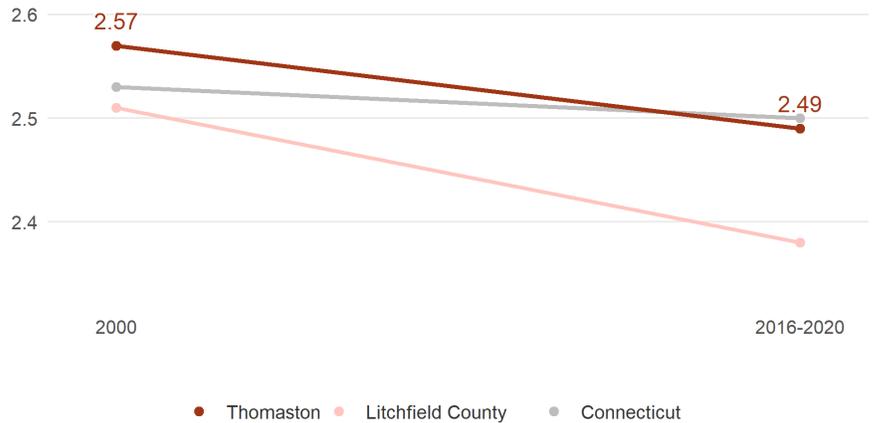
AVERAGE HOUSEHOLD SIZE

2.49



The average household size in Thomaston has declined between 2000 and 2020.

The average household size in Thomaston has declined from 2.57 in 2000 to 2.49 in 2020



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

Household types as a percent of total

