KEY FINDINGS

Housing

5% of housing is subsidized
23% of households rent their home
20% of housing units are in multifamily buildings

Affordability

19% of households spend between 30% and 50% of their income on housing
14% of households spend more than half of their income on housing
$24.62 the hourly wage needed to afford a 2-bedroom apartment

Population

46 the median age of residents
13% of residents are people of color (BIPOC)
-10% 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 Watertown 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 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
80%

PERCENT OF ALL HOMES OCCUPIED BY OWNERS
72%

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 Watertown, 80% of occupied homes are single-family, and 20% are multi-family. Owners live in 86% of Watertown's 7,544 single-family homes, and renters live in 68% of its 1,939 multifamily homes.

CHANGE IN BUILDING PERMITS, 1990-2021
-86%

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

In Watertown, there were 112 building permits issued in 1990, compared to 16 issued in 2021, representing a 86% decrease.

Source: Connecticut Department of Economic and Community Development
UNITS BUILT BEFORE 1970

53%

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

3.6%

Households that use electricity spend 4.7% of their income on energy (3.5% for fuel oil/coal and 3.7% for gas).

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

5%

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 9,096 total units in Watertown, 454 are considered to be affordable.
**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**

**59%**

**OWNERS BURDENED BY COST OF HOUSING**

**29%**

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

**29%**

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

**16%**
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.

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

HOUSING PRESERVATION UNITS

0%

Watertown has 206 federally assisted housing units, of which 0% are at risk of loss within the next 5 years.
TOTAL POPULATION

21,668

PEOPLE OF COLOR

13%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut’s cities. In Watertown, 13% of residents are BIPOC, while 87% are white.

MEDIAN AGE

46

POPULATION CHANGE, 2020 TO 2040

-10%

In the next twenty years, Watertown’s population is projected to shrink from 22,011 to 19,869.

The largest race/ethnicity group in Watertown is White at 87% of the population.
The average household size in Watertown has declined between 2000 and 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, Watertown has more households with someone older than 60 and fewer households with school-age children.