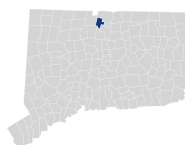


2020 Housing Data Profiles

EAST GRANBY



KEY FINDINGS

Housing

5%

of housing is subsidized

18%

of households rent their home

20%

of housing units are in multifamily buildings

Affordability

17%

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

8%

of households spend more than half of their income on housing

\$23.65

the hourly wage needed to afford a 2-bedroom apartment

Population

45

the median age of residents

15%

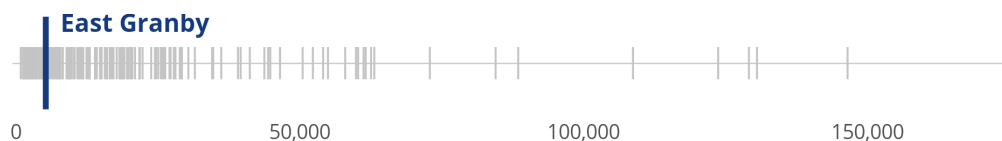
of residents are people of color (BIPOC)

0%

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 [East Granby](#) compares to [other towns](#) in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

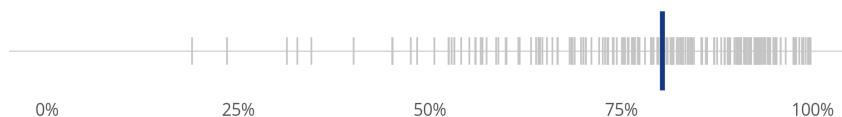
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and county in the state. To learn more, please visit pschousing.org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

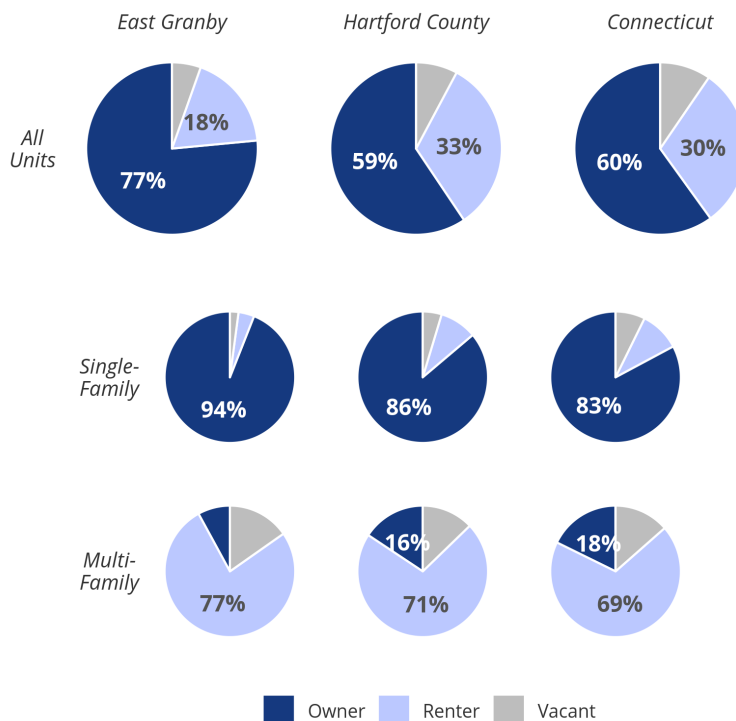
80%

PERCENT OF ALL HOMES
OCCUPIED BY OWNERS

77%

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 East Granby, 80% of occupied homes are single-family, and 20% are multi-family. Owners live in 94% of East Granby's 1,792 single-family homes, and renters live in 77% of its 438 multifamily homes.

CHANGE IN BUILDING PERMITS,
1990-2017

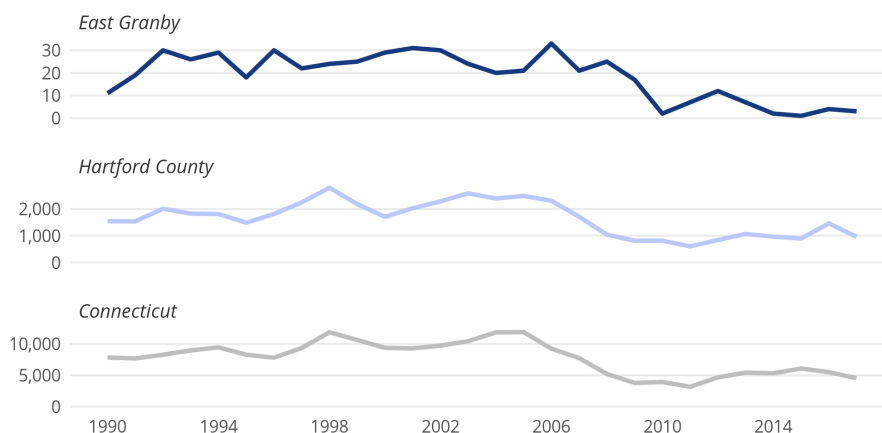
-73%

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

In East Granby, there were 11 building permits issued in 1990, compared to 3 issued in 2017, representing a 73% decrease.

Number of building permits per year, 1990-2017

Note: y axis varies between locations



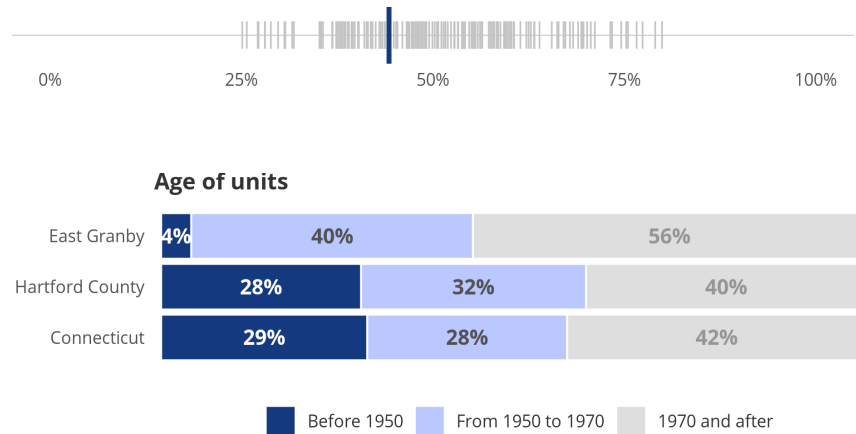
Source: Connecticut Department of Economic and Community Development



UNITS BUILT BEFORE 1970

44%

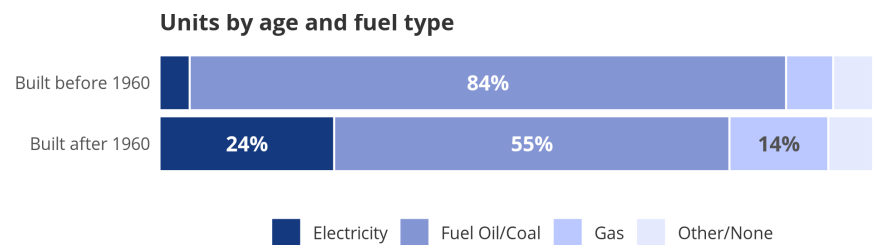
Older homes are prone to falling into disrepair, and often carry environmental risks such as lead paint. An aging housing stock can be a sign of poor housing quality.



SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

2.7%

Households that use electricity spend 3.3% of their income on energy (2.8% for fuel oil/coal and 2.4% for gas).



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

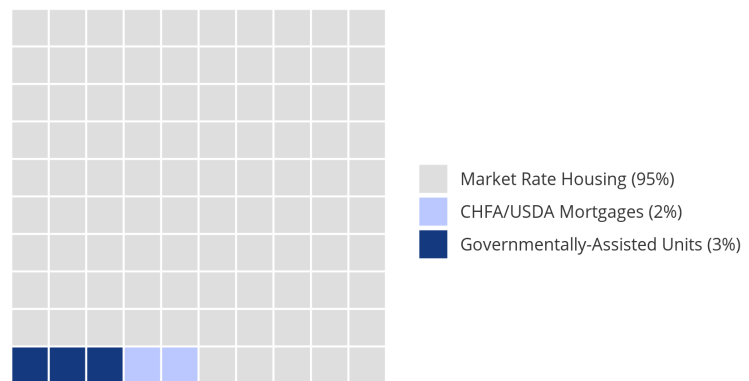
5%

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 2,152 total units in East Granby, 116 are considered to be affordable.



Affordable units by type



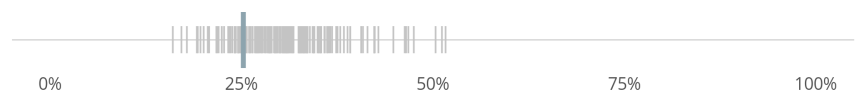
Source: Connecticut Department of Housing



PEOPLE BURDENED BY COST OF HOUSING

25%

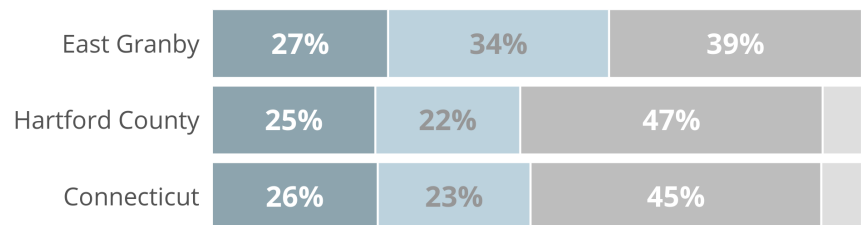
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

61%

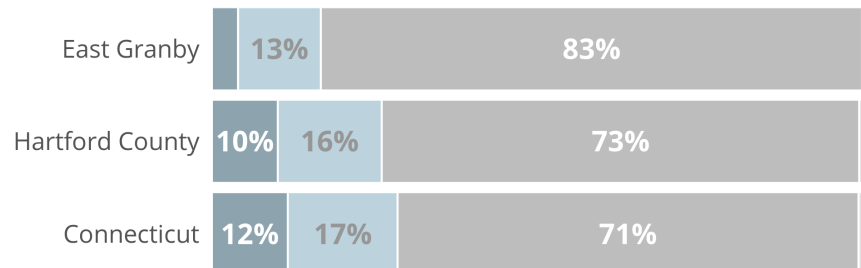
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

17%

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

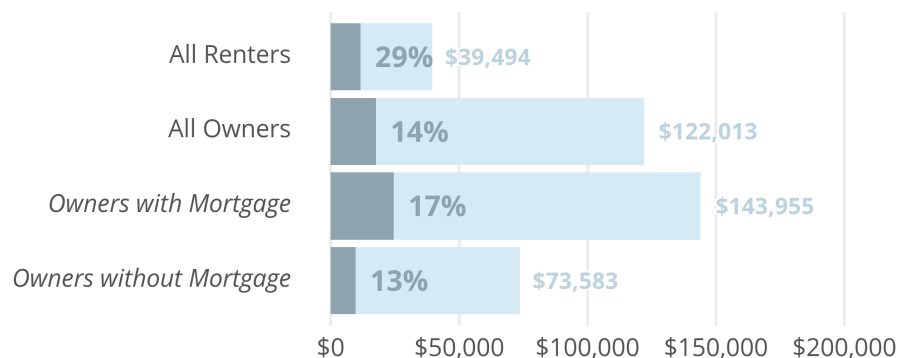
29%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

14%

Housing costs as percent of income

Housing costs as percent of income Median income



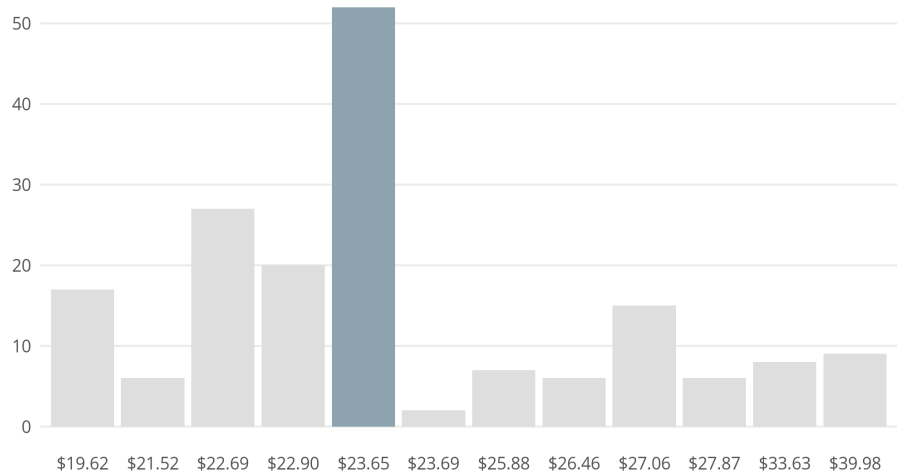
HOUSING WAGE

\$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.

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

East Granby is one of 52 towns with a housing wage of \$23.65



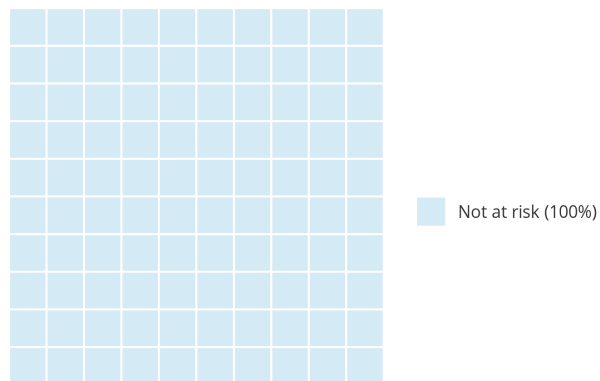
Source: National Low Income Housing Coalition

HOUSING PRESERVATION UNITS

0%

East Granby has 72 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

5,256

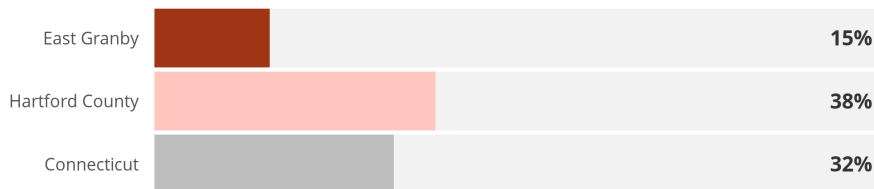


PEOPLE OF COLOR

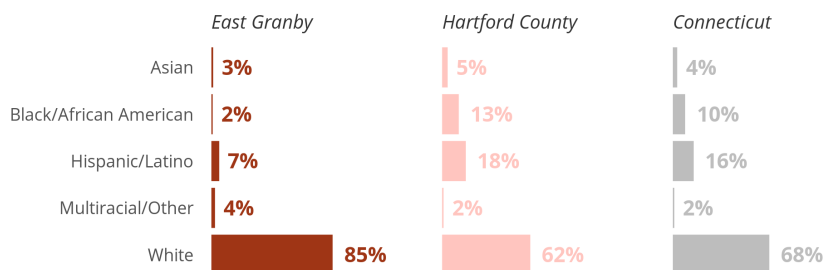
15%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In East Granby, 15% of residents are BIPOC, while 85% are white.

East Granby is less diverse than Connecticut

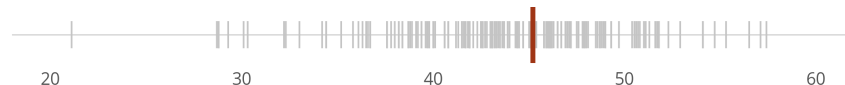


The largest race/ethnicity group in East Granby is White at 85% of the population



MEDIAN AGE

45

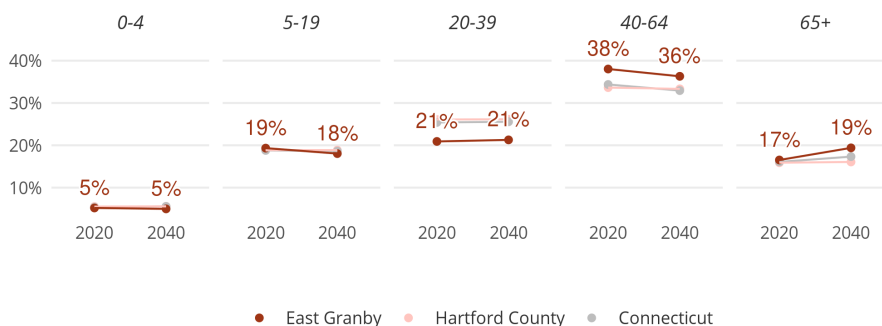


POPULATION CHANGE, 2020 TO 2040

0%

In the next twenty years, East Granby's population is projected to shrink from 5,317 to 5,305.

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

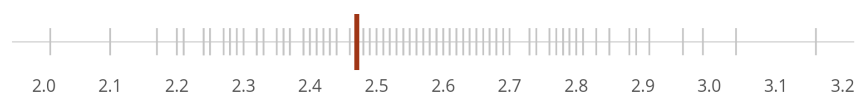


Source: Connecticut Data Center



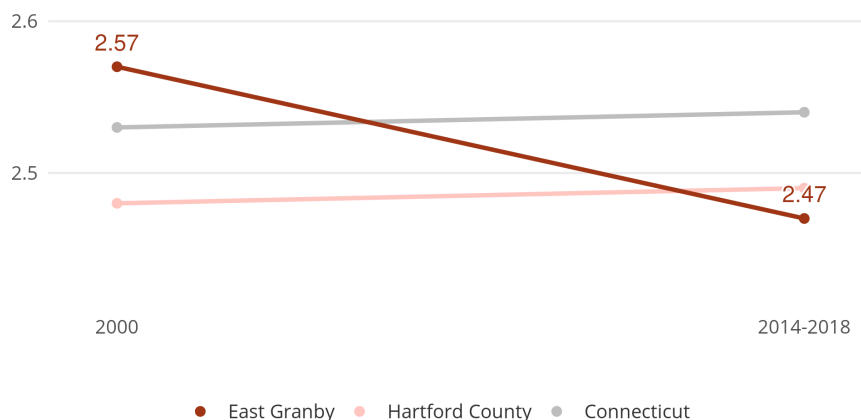
AVERAGE HOUSEHOLD SIZE

2.47



The average household size in East Granby has declined between 2000 and 2018.

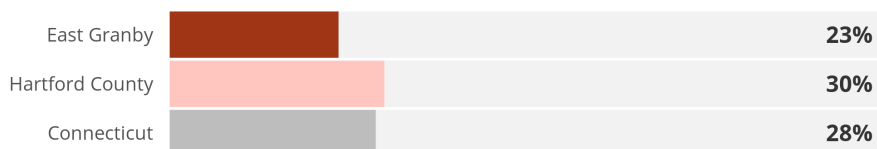
The average household size in East Granby has declined from 2.57 in 2000 to 2.47 in 2018



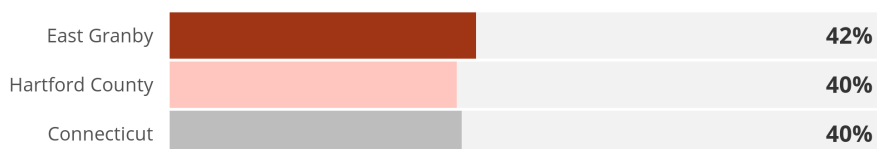
Understanding who lives in our towns provides insight into the housing and service needs for each community such as accessibility, transportation, child care, and education. Compared to Connecticut, East Granby has more households with someone older than 60 and more households with school-age children.

Household types as a percent of total

Householder living alone



Households with someone older than 60



Households with someone under 18

