

Burlington Housing Data Analysis

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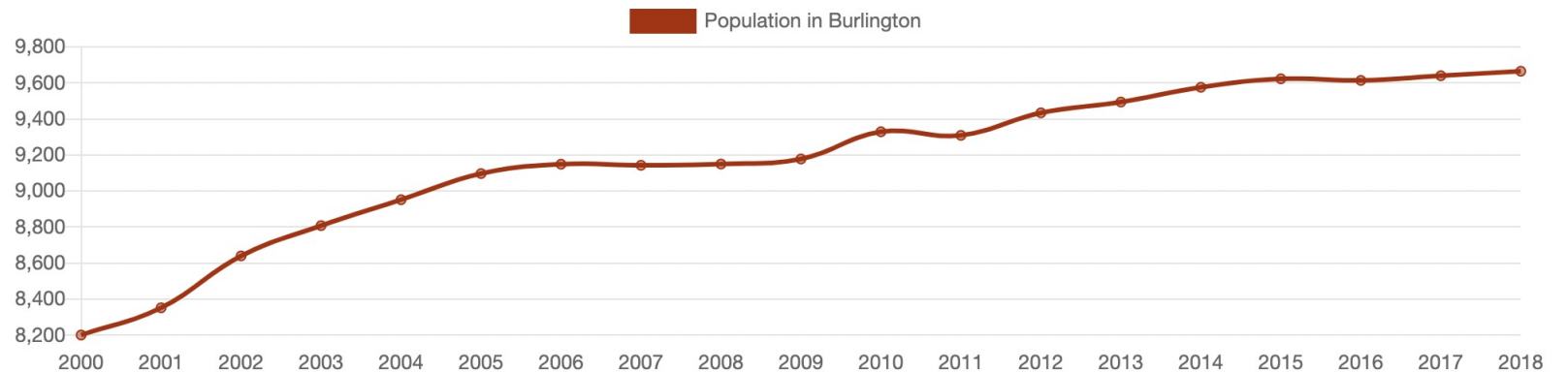
A note about data...

- Presented here is the **best publicly available, most recent data**; it represents a point in time, is not perfect
- More important than specific numbers are the **trends** and headlines
- We are using this data to inform the Housing Plan development process- the Plan will not be able to address everything we see in the data; **YOU will pick what issues to focus on** and how realistically it could be addressed over next 5 years.
- We will NOT ONLY use this data to determine the towns housing needs we will also use surveys, interviews, and the experience of the committee members.
- As we review this data:
 - **What surprises you?**
 - **Which of these data points seem most important to address to you?**
 - **Are there other data points you think would be helpful to inform the Plan?**

Demographic Trends

Burlington's population increased by 2% 2010-2020; at the same time the # of households with children declined.

- Burlington has approx. **9,519 residents** living in **3,462 households**.
- The Town's total **population increased slightly by 2%** (218 net residents) **over the last 10 years** according to the US Census (*2010 to 2020 Census*).
 - However, within the population the **number of children decreased by 17%** (435)
 - This compared to the State average of a 10% decrease in children.



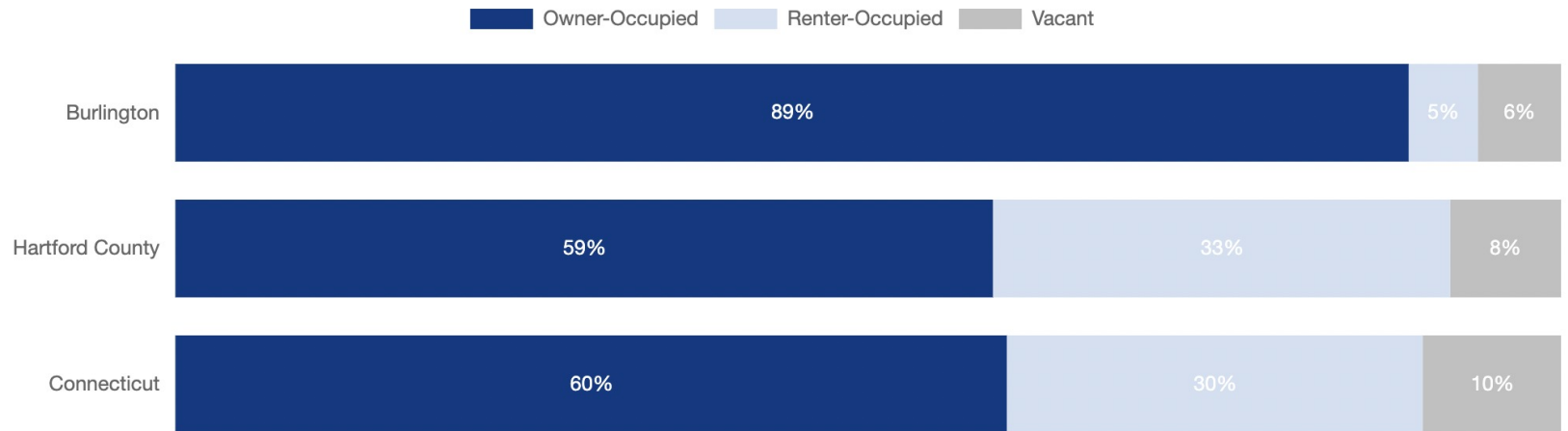
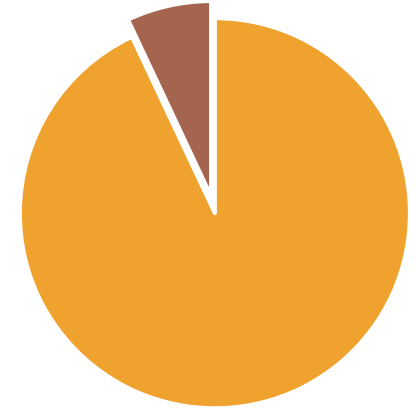
Source: CT Department of Public Health, annual population estimates
Visualization created by [CTData Collaborative](#)

Range of housing options

Burlington does not have a diverse range of housing options (type and occupancy) available for its residents.

- 93% of Burlington's housing stock is single family detached homes (compared to 73% in Litchfield County and 59% statewide)
 - Single family detached housing is the most expensive type of housing to build, own, and maintain.
- Only 5% of Burlington's housing stock is renter occupied (compared to 33% countywide and 30% statewide)

■ Single family ■ Other

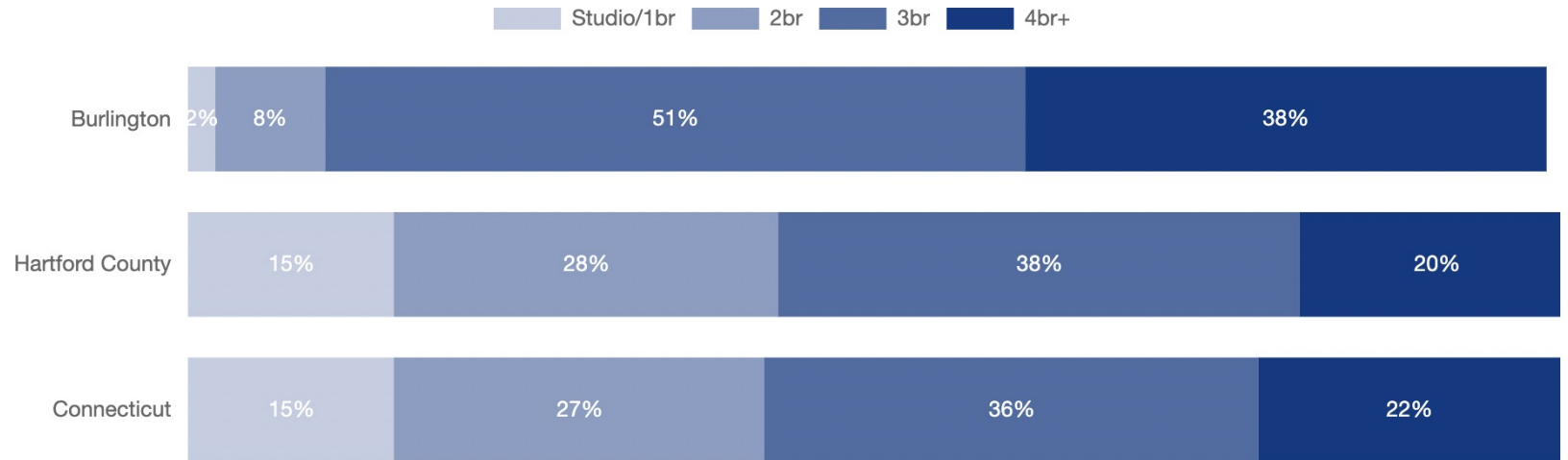


Source: American Community Survey 2018, 5-year estimates, Table B25004
Visualization created by [CTData Collaborative](#)

Range of housing options

89% of Burlington's housing stock has 3 or more bedrooms

- 1,095 of Burlington's households have children (32% of households) down from 1,491 in 2010 (*ACS 2015-2019 and 2006-2010*)
- Only 32% of Burlington's households have children and yet 89% of the housing stock has 3+ bedrooms.
- Most of Burlington's existing housing stock may not fit the needs of young adults or seniors that are not able or do not want to pay for or maintain a single-family home with 3+ bedrooms.



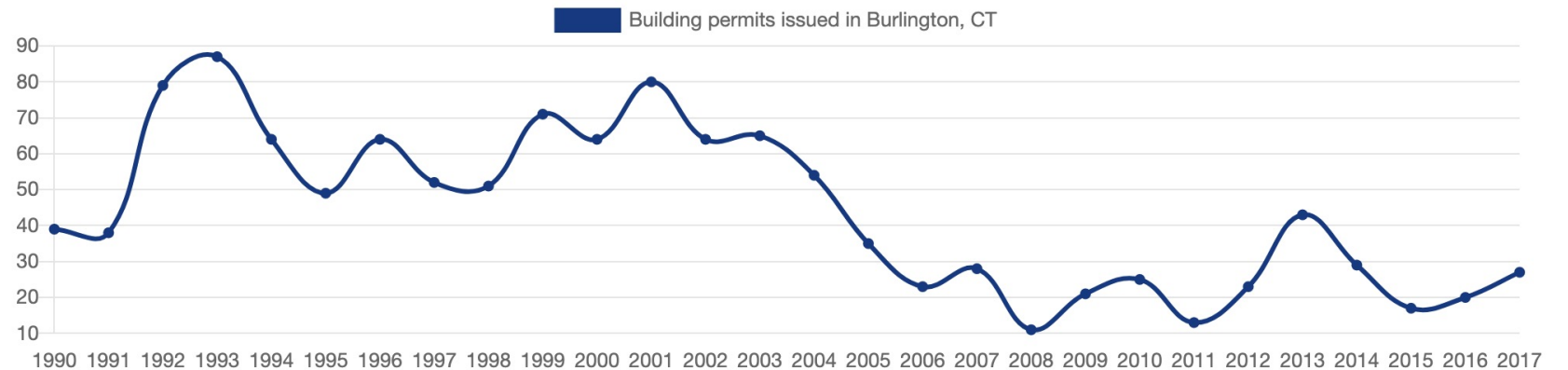
Source: American Community Survey 2018, 5-year estimates, Table B25041
Visualization created by [CTData Collaborative](#)

Housing Production

(New Construction) Trends

*New homes have been added to Burlington's housing stock at an average of about **24 homes per year** for the last 10 years.*

- According to the U.S. Census, Burlington added about 240 housing units over the last 10 years.
 - From 3,389 in 2010 to 3,628 in 2020.
- Building permit data for new residential structures from the state shows between 11 (low) and 43 (high) permits per year for the last 10 years on record.



Source: [Annual Housing Permit Data, DECD](#)
Visualization created by [CTData Collaborative](#)

Housing Cost Burdened Households

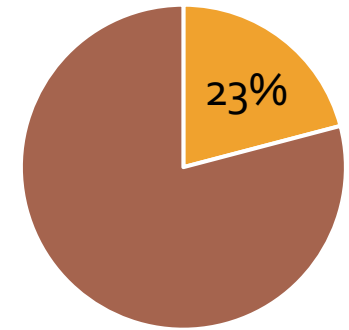
600 Burlington households are housing cost burdened

- Households are considered “housing cost burdened” if they spend more than 30% of their income on housing + utilities.

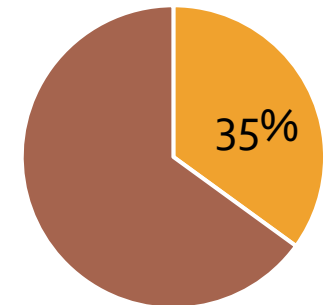


- 23% of Burlington’s owner households (520) and 35% of its renter households (80) are housing cost burdened.

Cost Burdened Owners



Cost Burdened Renters



Source: 2015-2019 American Community Survey

Household Incomes and Housing Cost Burden

Burlington had 690 households earning under 80% AMI

This table shows the number of households by income band in Burlington from 2014-2018. (Most recent available data from HUD.)

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	95	55	150
Household Income >30% to <=50% HAMFI	200	55	255
Household Income >50% to <=80% HAMFI	270	15	285
Household Income >80% to <=100% HAMFI	175	10	185
Household Income >100% HAMFI	2,430	60	2,490
Total	3,170	195	3,365

Not burdened = spend less than 30% of income on housing costs

Burdened = spend 30-50%

Severe burden = over 50%

AMI for Hartford Co.= \$75,148
Burlington HMI= \$127,353

Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	2,525	124	2,649
Cost Burden >30% to <=50%	400	25	425
Cost Burden >50%	239	50	289
Cost Burden not available	4	0	4
Total	3,170	195	3,365

- 289 households = severely housing cost burdened
- An additional 425 households = cost burdened

Home sales prices have been rising

Between 2016-2020 the median home sales price in Burlington rose by \$49,500.

Between 2020 and 2021 the median sales price rose by another \$28,000.

	Median Sales Price		Change (2016-2020)	Average Sales Price
	2016	2020		2020
Barkhamsted	\$250,000	\$280,000	\$30,000	\$299,678
Burlington	\$300,500	\$350,000	\$49,500	\$367,581
Canaan	\$135,000	\$257,500	\$122,500	\$352,530
Colebrook	\$213,000	\$329,000	\$116,000	\$355,442
Cornwall	\$298,000	\$547,500	\$249,500	\$718,029
Goshen	\$313,750	\$447,500	\$133,750	\$527,794
Hartland	\$260,000	\$253,000	-\$7,000	\$261,744
Harwinton	\$256,000	\$275,000	\$19,000	\$312,289
Kent	\$345,000	\$368,750	\$23,750	\$612,925
Litchfield	\$300,000	\$355,000	\$55,000	\$531,062
Morris	\$292,500	\$379,900	\$87,400	\$456,381
New Hartford	\$230,000	\$290,000	\$60,000	\$310,585
Norfolk	\$166,000	\$365,000	\$199,000	\$549,696
North Canaan	\$159,000	\$175,000	\$16,000	\$205,309
Roxbury	\$550,000	\$730,000	\$180,000	\$993,036
Salisbury	\$425,000	\$646,000	\$221,000	\$912,600
Sharon	\$332,500	\$475,000	\$142,500	\$960,953
Torrington	\$118,500	\$159,900	\$41,400	\$188,336
Warren	\$340,000	\$607,500	\$267,500	\$1,024,135
Washington	\$460,000	\$840,000	\$380,000	\$1,181,772
Winchester	\$145,000	\$178,000	\$33,000	\$254,295

Rise in home values

Zillow Home Value Index



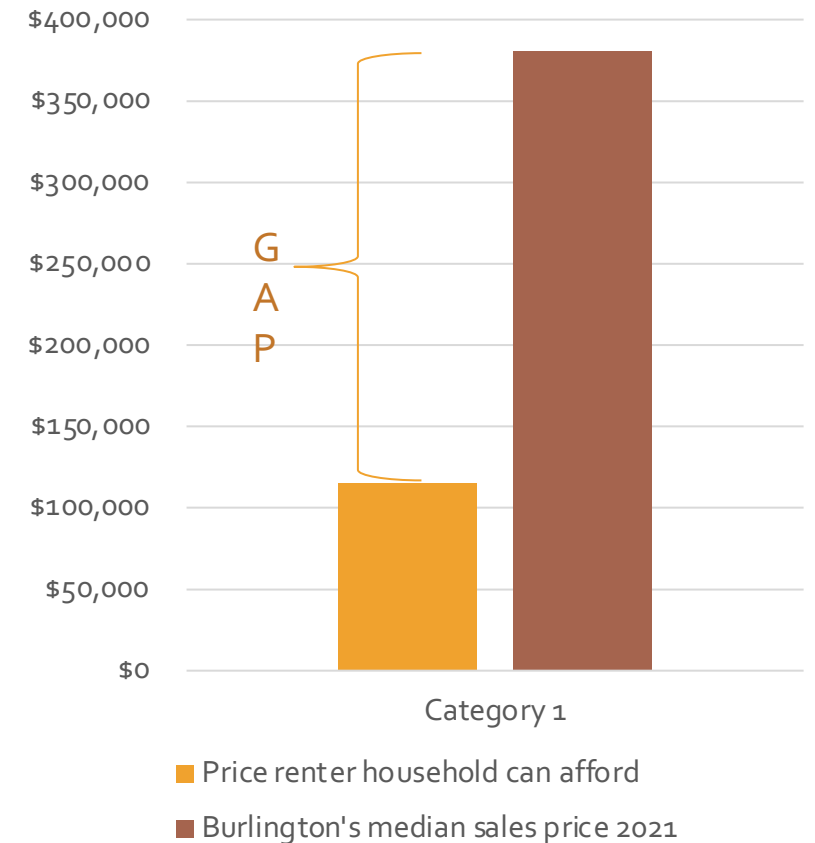
Access to ownership is challenging for renter households

New homeownership is often delayed by high housing costs, limited diversity in housing type (too many big houses), and student loan debt.

If your household earned the Hartford County median household income for a renter of \$38,000, \$500 in monthly student loan or car debt, and a \$5,000 down payment, you'd be able to afford a home costing \$115,500.

There was a gap in 2021 of \$265,500, between what a renter household in Hartford County could afford and the median priced home in Burlington.

Access to Ownership Gap



Rental Housing Availability

There is limited rental housing available in Burlington.

- 5% of Burlington's housing stock is renter occupied (196 units) compared to 30% statewide.
- Recent search on Zillow and realtor.com found three (3) homes listed for rent.



Current stock of affordable housing

As defined by the CT Affordable Housing Appeals Act (8-30g)

TOWN	Total Housing Units 2010 Census	Government Assisted	Tenant Rental Assistance	Single Family CHFA/ USDA Mortgages	Deed Restricted Units	Total Assisted Units	Percent Affordable
Barkhamsted	1,589	0	5	21	0	26	1.64%
Burlington	3,389	27*	0	44	0	71	2.10%
Harwinton	2,282	22	6	34	5	67	2.94%
New Hartford	2,923	12	3	47	15	77	2.63%
Avon	7,389	244	21	36	1	302	4.09%
Farmington	11,106	470	115	128	155	868	7.82%

***The Evergreens at Thompson's Way (24 units)**

The Evergreens at Thompson's Way is a twenty-four unit Senior Citizen Housing Complex built and owned by the Town of Burlington.

Burlington had 690 households earning under 80% AMI and 71 units dedicated to remaining affordable for households in this income band.

Summary of Housing Data Analysis

Key Findings

- **Burlington does not have a diverse range of housing options available for its residents** - 93% of Burlington's housing is single family detached homes.
- Burlington's homes are mainly **designed for families**- **89%** of homes have 3+ bedrooms but only 32% of households have children.
- There are limited **rental housing** options in Burlington. 5% of Burlington's homes are occupied by renters vs. 30% statewide.
- **600** Burlington households were **housing cost burdened**.
- Burlington had **690 households earning under 80% AMI**
 - 289 households are paying more than 50% of their income on housing costs (severely cost burdened)
- Burlington has **71 total units** of housing dedicated to remain affordable to those 690 households, according to the State's Affordable Housing Appeals listing.