



Windham Planning and Zoning Commission
Housing for Economic Growth:
Incentive Housing Zone

Part 1:
Housing Assessment



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Introduction

Windham seeks to implement its Plan of Conservation and Development by promoting the creation of high quality, workforce housing in its downtown and in adjacent urban neighborhoods. Attractive, affordable housing will increase pedestrian activity, support downtown businesses, help preserve historic structures, revitalize vacant or underutilized properties, and make efficient use of existing public infrastructure and transit services. It will help Windham capitalize on its existing assets as part of a comprehensive smart growth strategy.

Housing goals from the 2007 Plan of Conservation and Development:

Section 5 – Business Centers: City Center, pg. 4

- Encourage the development of market rate housing on upper floors; limit each unit to 1-2 bedrooms to encourage students, young professionals and seniors to live downtown.

Section 6 – Neighborhoods and New Housing Development, pgs. 6-8

- Integrate new residential development into the context of the existing neighborhood.
- Incorporate transit-oriented development when feasible.
- Seek ways to encourage development that includes a representative cross section of the Windham population, i.e. a mix of income levels, ages, and ethnicity.
- Seek ways to encourage home ownership for Windham residents.

Section 9 – Community Spaces, pg. 4

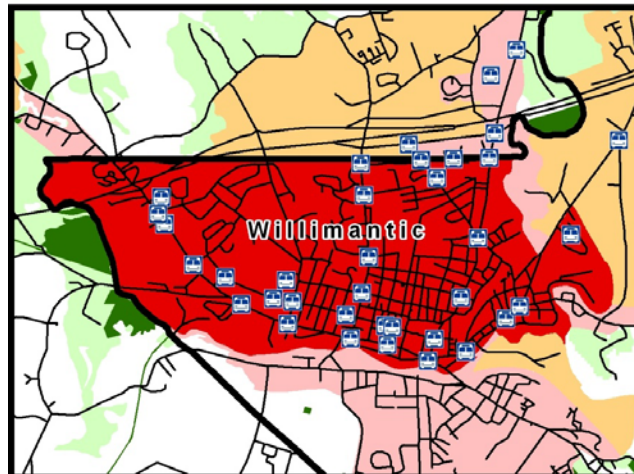
- Balance need for supportive/low income housing with overall housing goals.
- Seek public/private partnerships to ensure that affordable housing sustains an appropriate balance of assorted housing stock for future generations.



In 2008, the Town of Windham received a grant from the Connecticut Office of Responsible Growth. The grant funds the planning and possible adoption of an Incentive Housing Overlay Zone, a zone to promote housing, urban revitalization and economic development. The grant funds are to be used for the following tasks: 1) prepare a housing assessment, 2) prepare a market analysis and strategy for downtown housing, 3) prepare an incentive housing overlay zone regulation including design guidelines and a zone boundary map and 4) organize public outreach and advocacy on housing needs and responsible growth. The intended result of these tasks is the creation of urban housing opportunities that will attract residents and ultimately serve to revitalize the economic, social, and physical environment of Windham’s downtown and adjacent urban neighborhoods.

The approximate area under consideration for an Incentive Housing Overlay Zone is the former city of Willimantic. Consolidated into the Town of Windham in 1983, Willimantic has suffered from the same urban decline as many other urban centers, but retains the vestiges of a once-thriving small city such as sidewalks, a traditional downtown, bus service, public water and sewer, professional fire and police departments, as well as a hospital, a state university, and many other cultural and community resources. The Town of Windham has focused many of its revitalization efforts in Willimantic.

Potential Area for Incentive Housing Overlay Zone



Housing Assessment

The first task for the Incentive Housing Zone was the preparation of a housing assessment that details the number, type, condition and density of the existing housing supply in Willimantic. The housing assessment shows the state of housing in Willimantic today.

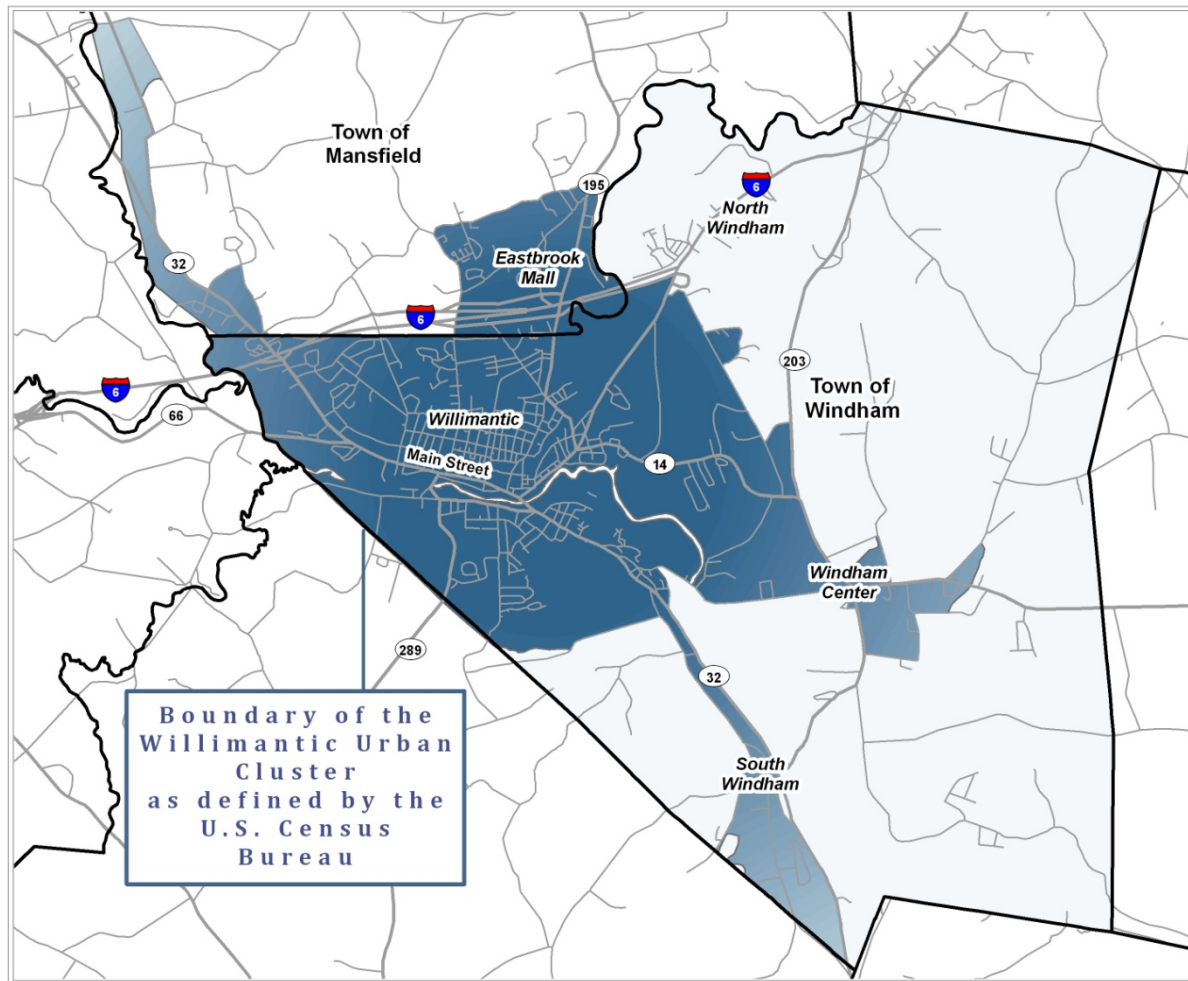
Housing data was collected from the 2000 Decennial Census as well as the American Community Survey for 2005-2007 and 2006-2008. Both the 2000 Decennial Census and the American Community Survey (ACS) are products of the U.S. Census Bureau. While the decennial census data are collected every ten years, the ACS data are collected continuously throughout the year and compiled as three-year estimates. The ACS can be used in conjunction with the 2000 Decennial Census to address a wide range of social and economic issues. It provides the most current, statistically accurate housing and demographic data that is freely available.

The Willimantic Urban Cluster was selected as the most appropriate geographic unit for compiling the housing assessment statistics. An Urban Cluster (UC) is a geographic unit created by the Census Bureau as a statistical tool. It is a consistent and accurate measure of urban population and housing for small, densely settled areas that have fewer than 50,000 people. The Willimantic Urban Cluster was selected for two reasons:

1. The boundaries of the Willimantic Urban Cluster most closely approximate the potential area for the housing incentive zone.
2. The Willimantic Urban Cluster is a geography for which data is available for both the 2000 Decennial Census as well as the ACS and; therefore, provided the most current, statistically comparable data products.



The area of the Willimantic Urban Cluster is 10.86 square miles and includes South Windham and Windham Center as well as portions of lower Mansfield.



Findings

The figures compiled in the housing assessment paint an interesting picture of the unique demographic and housing qualities of the Willimantic Urban Cluster (WUC).

The Willimantic Urban Cluster contains 98% of the entire population of Windham and has 2.5 times the population density of the town. The Willimantic Urban Cluster population is relatively young with a low median age of only 28.8 years old compared to the state average of 39.1 years old. The population distribution by age table shows how the Willimantic Urban Cluster population has many more residents in their 20's (many probably college students) and well as a below average population of residents aged 60-74 years old. Ethnically, the community is diverse compared to the state average. Unemployment is higher than average and there is a slightly higher percentage of nonfamily households.

Despite a building boom in the 1970's, new home construction in the Willimantic Urban Cluster has been low. Much of the existing housing stock was built before 1939 and many of the older housing units are rentals. The Willimantic Urban Cluster has more renters than owners. Several other studies have already identified the need to increase homeownership in Willimantic.

Windham is excluded from affordable housing appeals under CGS 8-30g because 29% of the existing housing stock includes governmentally assisted rents or mortgages and deed restricted units.

This housing assessment is not intended for detailed analysis. Rather, it is intended to provide statistical information that may be used as part of the housing market analysis and responsible growth development strategy.



General Demographics

		2000	2000	2000	2005-2007	2005-2007	2005-2007	2006-2008	2006-2008	2006-2008	
		Decennial U.S. Census	Decennial U.S. Census	Decennial U.S. Census	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey	
		Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	
Pop.	Total	21,745	22857	3405565	22705	24197	3494851	23562	24112	3493006	
	Male	48.2%	48.3%	48.4%	47.8%	47.4%	48.7%	48.6%	48.3%	48.7%	
	Female	51.8%	51.7%	51.6%	52.2%	52.6%	51.3%	51.4%	51.7%	51.3%	
Area (square miles) ¹		10.8	27.9	4845.4	10.8	27.9	4845.4	10.8	27.9	4845.4	
Population Density ²		2013.7	819.2	702.8	2102.3	867.3	721.3	2181.7	864.2	720.9	
Households	Total:	7,942	8,342	1,301,670	7,696	8,302	1,323,431	8,169	8,564	1,325,680	
	Family households:	59.4%	61.0%	78.3%	59.4%	59.9%	67.3%	60.4%	61.0%	67.1%	
	Married-couple family	36.8%	39.4%	52.0%	35.6%	37.0%	51.2%	35.3%	36.0%	50.9%	
	Other family:	22.6%	21.6%	15.7%	23.9%	22.9%	16.1%	25.0%	24.9%	16.1%	
	Male householder, no wife present	4.8%	4.8%	3.6%	8.1%	7.2%	4.0%	7.7%	6.7%	3.9%	
	Female householder, no husband present	17.8%	16.8%	12.1%	15.7%	15.7%	12.1%	17.3%	18.3%	12.2%	
	Nonfamily households:	40.6%	39.0%	32.3%	40.6%	40.1%	32.7%	39.6%	39.0%	32.9%	
	Householder living alone	31.4%	29.8%	26.4%	31.0%	31.2%	27.1%	31.8%	31.7%	27.2%	
Householder not living alone	9.3%	9.2%	5.9%	9.6%	8.9%	5.6%	7.9%	7.4%	5.7%		
Marital Status	Total population 15 years of age +		17352	18245	2696250	18674	20061	2818404	19195	19919	2824262
	Males 15 years of age+	Total	47.2%	47.3%	47.7%	48.3%	47.9%	48.1%	49.4%	49.0%	48.1%
		Never married	18.5%	18.0%	14.3%	25.7%	24.4%	16.2%	24.9%	23.8%	16.4%
		Separated	1.1%	1.1%	0.6%	0.4%	0.6%	0.6%	0.7%	0.7%	0.6%
		Widowed	1.1%	0.8%	1.3%	1.1%	1.0%	1.3%	1.5%	1.3%	1.3%
	Divorced	4.4%	3.7%	3.8%	4.3%	4.1%	4.0%	4.7%	5.2%	4.0%	
	Females 15 years of age+	Total	52.8%	52.7%	52.3%	51.7%	52.1%	51.9%	50.6%	51.0%	51.9%
		Never married	16.6%	12.9%	12.8%	21.9%	21.7%	14.6%	22.3%	23.8%	14.8%
		Separated	1.7%	1.3%	1.0%	2.1%	17.6%	0.9%	2.6%	0.7%	0.9%
		Widowed	5.0%	4.0%	5.7%	4.1%	2.1%	5.3%	4.0%	1.3%	5.2%
Divorced	6.4%	5.1%	5.5%	6.5%	4.6%	5.7%	5.3%	5.2%	5.8%		
Race	White alone	72.3%	74.0%	81.6%	68.3%	70.1%	80.1%	67.4%	68.4%	79.9%	
	Black or African American alone	5.4%	5.1%	9.1%	4.5%	4.1%	9.4%	5.2%	5.1%	9.4%	
	American Indian & Alaska Native alone	0.6%	0.6%	0.3%	0.0%	0.0%	0.2%	0.0%	0.0%	0.2%	
	Asian alone	2.0%	1.3%	2.4%	2.2%	1.8%	3.3%	2.0%	1.5%	3.3%	
	Native Hawaiian & Oth. Pacific Islander alone	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Some other race alone	15.8%	15.2%	4.3%	20.1%	19.1%	5.1%	20.6%	20.3%	5.1%	
	Two or more races	3.8%	3.8%	2.2%	4.9%	4.8%	1.9%	4.8%	4.7%	2.0%	



Age	All	Under 5 years	6.6%	6.4%	6.6%	5.9%	5.5%	6.1%	6.9%	6.1%	6.1%
		5 to 9 years	6.7%	6.6%	7.2%	6.3%	6.2%	6.4%	5.8%	5.6%	6.3%
		10 to 14 years	6.3%	6.3%	7.1%	5.6%	5.4%	6.9%	5.8%	5.6%	6.8%
		15 to 19 years	10.6%	10.3%	6.4%	12.7%	12.5%	7.1%	12.1%	11.9%	7.2%
		20 to 24 years	12.0%	11.6%	5.5%	12.6%	11.0%	6.3%	12.4%	11.0%	6.3%
		25 to 34 years	13.9%	13.5%	13.3%	12.4%	11.5%	11.6%	14.0%	13.3%	11.5%
		35 to 44 years	13.7%	13.7%	17.1%	13.3%	13.7%	15.4%	13.0%	13.7%	15.0%
		45 to 54 years	11.2%	11.9%	14.1%	11.8%	12.4%	15.6%	11.5%	11.5%	15.9%
		55 to 59 years	3.9%	4.3%	5.2%	5.3%	6.0%	6.2%	5.6%	6.5%	6.3%
		60 to 64 years	2.6%	2.9%	3.9%	3.9%	3.9%	3.0%	3.0%	3.6%	5.1%
		65 to 74 years	5.6%	6.0%	6.8%	5.5%	6.7%	4.8%	4.8%	5.7%	6.6%
		75 to 84 years	4.7%	4.6%	5.1%	3.8%	3.9%	4.0%	4.0%	4.0%	4.7%
	85 years and over	2.0%	2.0%	1.9%	1.0%	1.2%	1.1%	1.1%	1.4%	2.2%	
	Male	Under 5 years	3.2%	3.2%	3.4%	2.4%	2.4%	3.1%	2.9%	2.4%	3.1%
		5 to 9 years	3.5%	3.4%	3.7%	3.5%	3.2%	3.3%	3.0%	3.0%	3.3%
		10 to 14 years	3.4%	3.3%	3.6%	2.1%	2.1%	3.5%	2.4%	2.4%	3.4%
		15 to 19 years	5.1%	4.9%	3.3%	6.1%	6.2%	3.7%	5.7%	5.4%	3.7%
		20 to 24 years	6.1%	5.9%	2.8%	6.5%	5.7%	3.2%	6.5%	6.1%	3.3%
		25 to 34 years	7.0%	6.8%	6.5%	6.1%	5.4%	5.8%	7.2%	6.6%	5.8%
		35 to 44 years	6.8%	6.8%	8.4%	6.4%	6.8%	7.6%	6.1%	6.7%	7.4%
		45 to 54 years	5.4%	5.8%	6.9%	5.7%	5.9%	7.7%	6.6%	6.4%	7.8%
		55 to 59 years	1.9%	2.1%	2.5%	2.4%	3.2%	3.0%	2.5%	3.6%	3.0%
		60 to 64 years	1.3%	1.5%	1.8%	1.4%	1.2%	2.3%	1.1%	1.0%	2.4%
		65 to 74 years	2.4%	2.5%	3.1%	3.4%	3.7%	2.9%	2.6%	2.7%	3.0%
		75 to 84 years	1.7%	1.7%	2.0%	1.2%	1.3%	1.9%	1.7%	1.8%	1.9%
	85 years and over	0.5%	0.5%	0.5%	0.5%	0.4%	0.7%	0.4%	0.3%	0.7%	
	Female	Under 5 years	3.3%	3.3%	3.2%	3.4%	3.1%	3.0%	3.9%	3.7%	3.0%
		5 to 9 years	3.2%	3.2%	3.5%	2.8%	3.0%	3.1%	2.8%	2.6%	3.0%
		10 to 14 years	3.0%	3.0%	3.5%	3.5%	3.3%	3.4%	3.4%	3.2%	3.4%
		15 to 19 years	5.5%	5.3%	3.1%	6.6%	6.3%	3.5%	6.5%	6.5%	3.5%
		20 to 24 years	6.0%	5.7%	2.7%	6.1%	5.3%	3.0%	5.9%	4.9%	3.1%
		25 to 34 years	6.9%	6.7%	6.7%	6.4%	6.0%	5.8%	6.8%	6.7%	5.7%
		35 to 44 years	6.9%	6.9%	8.7%	6.9%	6.9%	7.9%	7.0%	7.0%	7.7%
45 to 54 years		5.8%	6.1%	7.2%	6.1%	6.6%	7.9%	5.0%	5.1%	8.1%	
55 to 59 years		2.0%	2.2%	2.7%	2.9%	2.8%	3.2%	3.1%	2.9%	3.3%	
60 to 64 years		1.4%	1.4%	2.0%	2.4%	2.7%	2.6%	1.9%	2.6%	2.7%	
65 to 74 years		3.2%	3.5%	3.7%	2.1%	3.1%	3.5%	2.2%	3.0%	3.6%	
75 to 84 years		3.0%	2.9%	3.1%	2.6%	2.7%	2.9%	2.2%	2.2%	2.8%	
85 years and over	1.6%	1.5%	1.4%	0.5%	0.7%	1.5%	0.7%	1.1%	1.6%		
Median Age (years)		30.3	31.4	37.4	30	32.3	38.9	28.8	30.7	39.1	



Employment Status (Pop 16yrs+)	Total Population	17049	17950	2652316	18631	20018	2768150	19124	19784	2773920
	In labor force	65.2%	65.1%	66.6%	67.4%	55.2%	67.4%	69.3%	69.4%	68.1%
	Civilian labor force	65.2%	65.1%	66.2%	67.4%	55.2%	67.1%	69.3%	69.4%	67.8%
	Employed	58.2%	57.9%	62.8%	56.6%	47.0%	62.9%	56.9%	57.5%	63.6%
	Unemployed	7.0%	7.1%	3.5%	10.8%	8.2%	4.2%	12.3%	11.9%	4.2%
	Armed Forces	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%
	Not in labor force	34.8%	34.9%	33.4%	32.6%	27.5%	32.6%	30.7%	30.6%	31.9%

1-2 Urban Cluster data from Lists of Urbanized Areas and Urban Clusters <http://www.census.gov/geo/www/ua/uauinfo.html#lists>

N - Data not available

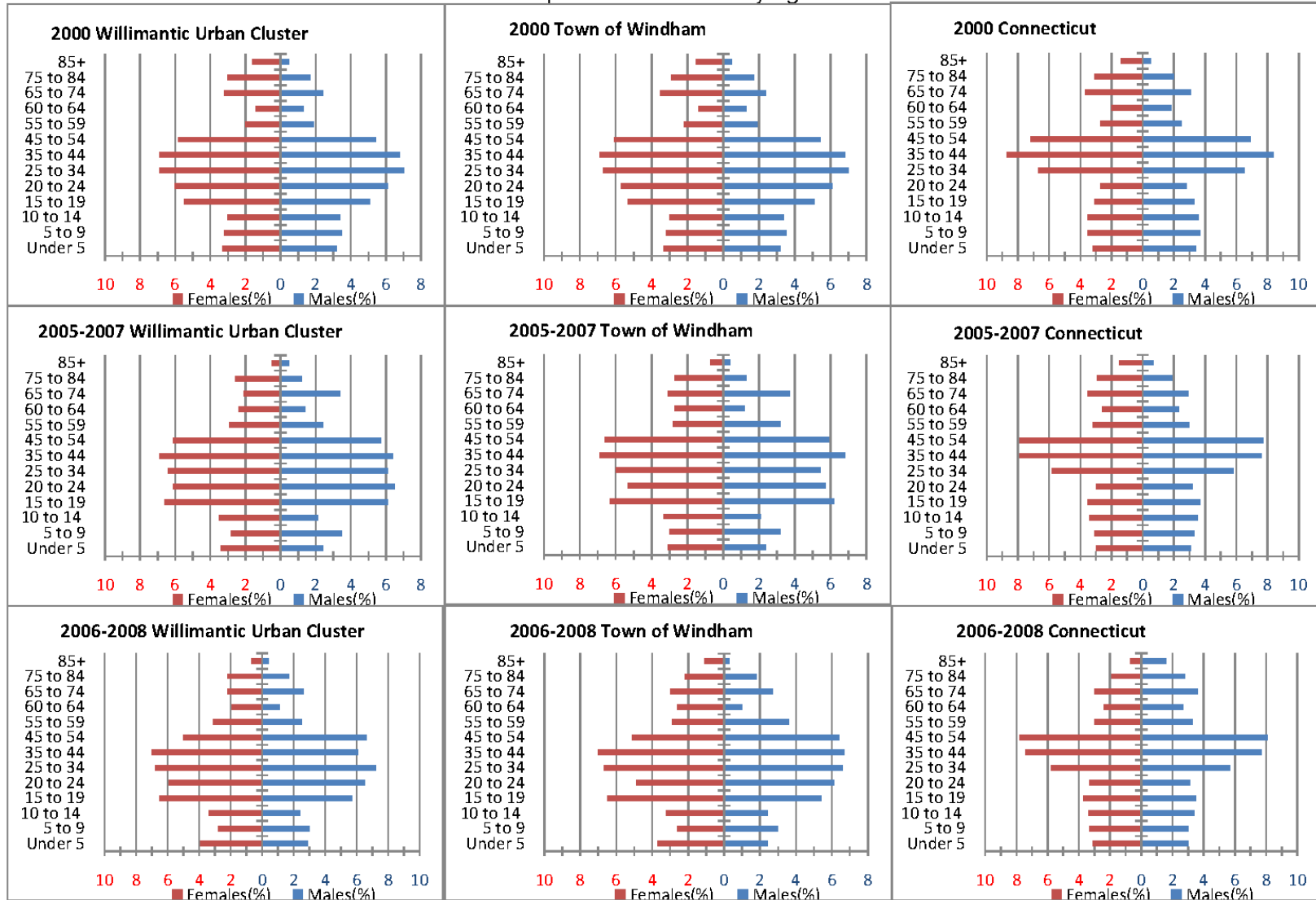
Source: U.S. Census Bureau, 2000 Decennial Census, 2005-2007 American Community Survey & 2006-2008 American Community Survey

Data compiled by: Dagmar Noll, Windham Region Council of Governments

May 2010



Population Distribution by Age



Source: U.S. Census Bureau, 2000 Decennial Census, 2005-2007 American Community Survey & 2006-2008 American Community Survey
 Data compiled by: Dagmar Noll, Windham Region Council of Governments May 2010



All Housing Units		2000	2000	2000	2005-2007	2005-2007	2005-2007	2006-2008	2006-2008	2006-2008	
		Decennial U.S. Census	Decennial U.S. Census	Decennial U.S. Census	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey
		Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	
Total Housing Units		8507	8926	1385975	8422	9,222	1,431,472	8972	9,415	1,438,041	
Lacking complete plumbing facilities		0.9%	0.9%	0.6%	1.6%	2.4%	0.5%	2.4%	3.1%	1.0%	
Lacking complete kitchen facilities		1.2%	1.4%	0.8%	2.4%	3.9%	0.5%	2.8%	4.7%	1.3%	
Units in Structure	1, detached	39.3%	43.9%	58.9%	39.5%	40.2%	59.4%	38.9%	39.7%	59.3%	
	1, attached	4.3%	2.4%	5.1%	4.2%	2.3%	5.1%	2.5%	1.5%	5.1%	
	2	14.5%	13.5%	8.6%	12.7%	11.4%	8.2%	14.7%	12.8%	8.3%	
	3 or 4	16.1%	15.1%	9.2%	12.2%	10.3%	9.0%	13.0%	12.1%	9.0%	
	5 to 9	13.5%	12.1%	5.5%	18.0%	15.9%	5.3%	17.3%	15.0%	5.4%	
	10 to 19	6.4%	4.7%	3.8%	7.9%	6.5%	3.7%	8.4%	6.8%	3.6%	
	20 or more units	4.9%	4.6%	7.9%	4.4%	4.7%	8.4%	3.3%	3.1%	3.5%	
	Mobile home	1.0%	3.7%	0.8%	1.1%	8.6%	0.9%	1.8%	8.9%	4.8%	
	Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	
Year Structure Built	Built 2005 or later	N/A	N/A	N/A	0.5%	0.4%	0.9%	0.7%	1.4%	1.4%	
	Built 2000 to 2004	N/A	N/A	M/A	1.1%	1.7%	3.9%	0.5%	1.6%	4.1%	
	Built 1990 to 1999 ¹	3.9%	5.0%	8.6%	4.7%	4.8%	7.7%	4.6%	5.3%	7.6%	
	Built 1980 to 1989	7.9%	8.5%	13.2%	12.0%	13.6%	12.8%	9.7%	10.5%	12.9%	
	Built 1970 to 1979	17.1%	17.5%	14.7%	16.6%	18.4%	13.7%	15.9%	15.8%	13.7%	
	Built 1960 to 1969	15.0%	15.5%	15.3%	10.2%	10.8%	13.4%	9.1%	10.2%	13.3%	
	Built 1950 to 1959	14.2%	12.6%	16.7%	11.2%	9.5%	15.5%	12.0%	8.6%	15.3%	
	Built 1940 to 1949	11.3%	11.3%	9.2%	6.5%	6.5%	7.8%	7.4%	7.5%	7.6%	
	Built 1939 or earlier	30.6%	29.6%	22.3%	37.1%	34.3%	24.3%	40.2%	39.2%	24.1%	
Rooms	1	2.4%	2.1%	1.6%	3.5%	4.0%	1.0%	3.5%	3.3%	1.7%	
	2	6.5%	5.8%	3.9%	3.3%	2.6%	3.5%	3.2%	2.7%	3.1%	
	3	15.0%	13.6%	8.5%	13.5%	13.6%	8.6%	14.6%	12.7%	8.5%	
	4	18.8%	17.5%	14.6%	20.1%	21.0%	15.3%	17.2%	19.2%	15.0%	
	5	23.5%	23.3%	19.6%	25.2%	23.6%	19.1%	28.6%	28.5%	18.8%	
	6	16.2%	17.3%	18.4%	13.1%	13.5%	18.1%	12.5%	11.6%	18.0%	
	7	7.6%	9.4%	13.6%	10.7%	9.6%	13.6%	11.2%	10.7%	13.4%	
	8	5.7%	5.8%	10.1%	4.6%	5.5%	9.9%	4.1%	4.9%	10.0%	
	9 or more	4.3%	5.1%	9.8%	6.0%	6.4%	10.8%	5.2%	6.4%	11.4%	
	Median rooms	4.8	5.0	5.6	4.9	4.9	5.6	4.9	4.9	5.7	



Bedrooms	No bedroom	2.6%	2.4%	1.9%	3.6%	4.2%	1.3%	4.0%	3.5%	2.1%
	1 bedroom	22.0%	20.0%	13.4%	16.8%	14.8%	12.9%	18.2%	15.1%	12.5%
	2 bedrooms	34.2%	31.5%	27.8%	31.2%	31.3%	27.5%	31.0%	33.6%	27.3%
	3 bedrooms	29.3%	33.2%	37.1%	36.6%	37.6%	37.1%	33.4%	34.1%	36.8%
	4 bedrooms	9.3%	10.0%	15.9%	8.8%	8.7%	16.8%	11.2%	11.1%	16.7%
	5 or more bedrooms	2.5%	2.9%	3.9%	3.0%	3.4%	4.5%	2.2%	2.6%	4.5%

1 - Decennial Data is for Units Built 1990 to March of 2000

Source: U.S. Census Bureau, 2000 Decennial Census, 2005-2007 American Community Survey & 2006-2008 American Community Survey

Data compiled by: Dagmar Noll, Windham Region Council of Governments

May 2010



Occupied Housing Units

		2000	2000	2000	2005-2007	2005-2007	2005-2007	2006-2008	2006-2008	2006-2008
		Decennial U.S. Census	Decennial U.S. Census	Decennial U.S. Census	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey
		Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT
Total		7,937	8,342	1,301,670	7,696	8,302	1,323,431	8,169	8,564	1,325,680
Owner-Occupied		3,500	4,038	869,729	3,680	4,352	922,957	3,693	4,345	922,353
Renter-Occupied		4,442	4,304	431,941	4,016	3,950	400,474	4,476	4,219	403,327
Owner-Occupied, Percentage		44.1%	48.4%	66.8%	47.8%	52.4%	69.7%	45.2%	50.7%	69.6%
Renter-Occupied, Percentage		56.0%	51.6%	33.2%	52.2%	47.6%	30.3%	54.8%	49.3%	30.4%
Ave. household size, owner-occ. unit		2.51	2.51	2.67	2.56	2.55	2.7	2.5	2.38	2.69
Ave. household size, renter-occ. unit		2.41	2.42	2.25	2.67	2.67	2.21	2.63	2.65	2.22
Year Householder Moved Into Unit	2005 or later	N/A	N/A	N/A	24.1%	20.6%	16.3%	35.1%	31.1%	24.9%
	2000 to 2004	N/A	N/A	N/A	35.8%	33.0%	30.8%	33.9%	32.1%	26.2%
	1990 to 1999 ¹	67.1%	64.9%	58.9%	18.2%	20.3%	24.6%	12.7%	15.1%	22.5%
	1980 to 1989	15.6%	16.1%	17.2%	8.4%	10.9%	11.8%	6.3%	8.6%	11.0%
	1970 to 1979	7.6%	8.8%	10.5%	6.6%	7.2%	7.7%	5.5%	5.6%	7.2%
	1969 or earlier	9.7%	10.1%	13.4%	7.0%	8.0%	8.8%	6.5%	7.5%	8.2%
Occupants per Room	1.00 or less	94.1%	94.2%	97.2%	97.9%	98.1%	98.3%	97.7%	97.8%	98.3%
	1.01 to 1.50	3.6%	3.5%	1.8%	1.9%	1.7%	1.4%	2.3%	2.2%	1.3%
	1.51 or more	2.3%	2.3%	1.0%	0.2%	0.2%	0.3%	0.0%	0.0%	0.4%
House Heating Fuel	Utility gas	21.0%	19.7%	29.0%	23.9%	21.9%	30.4%	22.2%	21.2%	30.7%
	Bottled, tank, or LP gas	3.3%	3.9%	2.4%	2.5%	3.7%	2.7%	2.4%	5.2%	2.7%
	Electricity	15.7%	13.0%	14.6%	15.1%	12.6%	14.8%	17.8%	15.6%	14.8%
	Fuel oil, kerosene, etc	58.3%	61.2%	52.4%	55.4%	57.8%	50.2%	55.6%	55.0%	49.7%
	Coal or coke	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%
	Wood	0.5%	1.3%	0.9%	2.5%	3.4%	1.3%	1.1%	2.3%	1.5%
	Solar energy	0.0%	0.0%	0.0%	0.3%	0.3%	0.0%	0.2%	0.2%	0.0%
	Other fuel	0.3%	0.3%	0.4%	0.3%	0.3%	0.4%	0.7%	0.5%	0.4%
No fuel used	0.7%	0.6%	0.2%	0.2%	0.1%	0.1%	0.0%	0.0%	0.2%	



		Tenure by Year Structure Built									
		Owner-occupied					Renter-occupied				
Tenure by Bedrooms	Owner-occ.	Built 2005 or later	N/A	N/A	N/A	0.2%	0.2%	0.6%	0.3%	1.1%	1.1%
		Built 2000 to 2004	N/A	N/A	N/A	1.2%	1.3%	3.2%	0.6%	1.2%	3.2%
		Built 1990 to 1999 ²	2.8%	3.9%	6.5%	3.0%	3.3%	6.2%	2.6%	3.3%	6.0%
		Built 1980 to 1989	4.5%	5.6%	9.5%	3.9%	6.6%	9.6%	4.3%	5.7%	9.7%
		Built 1970 to 1979	5.4%	6.4%	9.4%	4.4%	7.3%	9.4%	5.3%	7.9%	9.5%
		Built 1960 to 1969	6.0%	8.1%	10.7%	4.6%	6.1%	10.1%	5.3%	6.9%	10.0%
		Built 1950 to 1959	8.1%	7.1%	12.6%	9.5%	6.6%	12.6%	9.6%	6.6%	12.4%
		Built 1940 to 1949	4.0%	4.1%	5.6%	3.4%	3.4%	5.2%	3.9%	3.7%	5.0%
		Built 1939 or earlier	13.3%	13.3%	12.6%	17.5%	17.6%	12.9%	13.4%	14.4%	12.5%
	Renter-occ.	Built 2005 or later	N/A	N/A	N/A	0.3%	0.3%	0.2%	0.4%	0.4%	0.3%
		Built 2000 to 2004	N/A	N/A	N/A	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%
		Built 1990 to 1999 ³	1.3%	1.2%	2.2%	1.6%	1.5%	1.8%	1.8%	2.0%	1.9%
		Built 1980 to 1989	3.8%	3.3%	4.1%	6.7%	6.2%	3.5%	6.4%	5.8%	3.5%
		Built 1970 to 1979	12.8%	12.0%	5.4%	12.1%	11.3%	4.5%	9.3%	6.7%	4.6%
		Built 1960 to 1969	9.1%	7.5%	4.8%	6.0%	5.3%	3.6%	4.7%	4.3%	3.7%
		Built 1950 to 1959	6.2%	5.5%	4.4%	2.5%	2.2%	3.3%	3.3%	2.6%	3.2%
		Built 1940 to 1949	7.3%	7.1%	3.4%	3.6%	3.8%	2.5%	3.6%	3.9%	2.4%
		Built 1939 or earlier	15.5%	14.9%	9.0%	19.4%	17.0%	9.9%	25.3%	23.5%	10.1%
	Owner-occ.	No bedroom	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.2%
1 bedroom		1.2%	1.1%	2.2%	0.2%	0.5%	2.3%	0.3%	0.3%	2.3%	
2 bedrooms		12.0%	11.5%	13.8%	12.6%	14.5%	14.4%	11.4%	15.2%	14.5%	
3 bedrooms		20.6%	24.6%	32.0%	25.7%	27.3%	32.4%	23.4%	24.8%	32.1%	
4 bedrooms		8.0%	8.7%	15.1%	6.7%	7.2%	16.4%	8.5%	8.7%	16.3%	
5 or more bedrooms		2.3%	2.5%	3.6%	2.7%	3.0%	4.2%	1.5%	1.7%	4.2%	
Renter-occ.		No bedroom	2.6%	2.3%	1.8%	3.5%	3.3%	1.0%	4.0%	3.5%	1.3%
		1 bedroom	20.8%	18.8%	10.7%	17.3%	15.0%	9.9%	16.6%	13.4%	9.7%
		2 bedrooms	21.6%	19.4%	13.4%	18.8%	17.2%	12.3%	20.2%	18.8%	12.2%
		3 bedrooms	8.9%	9.0%	5.9%	9.3%	8.9%	5.6%	9.6%	9.1%	5.8%
	4 bedrooms	1.7%	1.5%	1.2%	2.7%	2.5%	1.0%	3.5%	3.3%	1.1%	
5 or more bedrooms	0.4%	0.5%	0.3%	0.6%	0.8%	0.4%	0.9%	1.1%	0.4%		



Tenure by Year Householder Moved into Unit										
	Owner-occ.									
Moved in 2000 or later	N/A	N/A	N/A	19.7%	17.2%	24.5%	22.1%	21.7%	27.0%	
Moved in 1990 to 1999 ⁴	19.9%	21.7%	30.6%	10.3%	13.3%	19.3%	7.3%	10.1%	18.2%	
Moved in 1980 to 1989	9.2%	10.2%	14.3%	5.2%	8.2%	10.5%	4.2%	6.8%	9.9%	
Moved in 1970 to 1979	6.4%	7.5%	9.5%	5.8%	6.1%	7.2%	5.3%	5.0%	6.8%	
Moved in 1969 or earlier	8.5%	9.0%	12.4%	6.8%	7.6%	8.2%	6.3%	7.1%	7.7%	
Moved in 2000 or later	N/A	N/A	N/A	40.2%	36.4%	22.6%	46.8%	41.5%	24.0%	
Moved in 1990 to 1999 ⁵	47.2%	43.3%	28.3%	7.8%	7.1%	5.4%	5.4%	5.0%	4.3%	
Moved in 1980 to 1989	6.4%	5.9%	2.9%	3.2%	2.6%	1.3%	2.1%	1.8%	1.1%	
Moved in 1970 to 1979	1.3%	1.3%	1.0%	0.8%	1.1%	0.5%	0.3%	0.6%	0.5%	
Moved in 1969 or earlier	1.2%	1.1%	1.0%	0.2%	0.4%	0.5%	0.2%	0.5%	0.5%	

1-5 2000 Data is through March 2000

Source: U.S. Census Bureau, 2000 Decennial Census, 2005-2007 American Community Survey & 2006-2008 American Community Survey

Data compiled by: Dagmar Noll, Windham Region Council of Governments May

2010



Vacant Housing Units

		2000	2000	2000	2005-2007	2005-2007	2005-2007	2006-2008	2006-2008	2006-2008
		Decennial U.S. Census	Decennial U.S. Census	Decennial U.S. Census	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey
		Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT
Total		567	584	84,305	726	920	108,041	803	851	112,361
Home-owner Vacancy Rate		2.5%	2.2%	1.1%	3.0%	4.2%	1.2%	3.4%	2.9%	14.0%
Renter Vacancy Rate		2.4%	5.5%	5.6%	3.2%	3.2%	6.8%	6.6%	7.0%	7.0%
Purpose	For rent	46.2%	43.2%	30.3%	N	N	27.2%	N	N	27.2%
	For sale only	15.3%	15.6%	11.0%	N	N	10.1%	N	N	11.3%
	Rented or sold, not occupied	6.3%	6.3%	7.5%	N	N	10.3%	N	N	9.2%
	For seasonal, recreational, or occasional use	11.5%	10.8%	27.7%	N	N	20.3%	N	N	20.4%
	For migratory workers	0.0%	0.0%	0.2%	N	N	0.1%	N	N	0.1%
	Other vacant	20.6%	24.1%	23.2%	N	N	31.9%	N	N	31.7%

N - Data for the geographic area cannot be displayed because the number of sample cases is too small.

Source: U.S. Census Bureau, 2000 Decennial Census, 2005-2007 American Community Survey & 2006-2008 American Community Survey

Data compiled by: Dagmar Noll, Windham Region Council of Governments

May 2010



Value, Income & Gross Rent

		2000	2000	2000	2005-2007	2005-2007	2005-2007	2006-2008	2006-2008	2006-2008	
		Decennial U.S. Census	Decennial U.S. Census	Decennial U.S. Census	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey	American Community Survey	
		Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	Willimantic, CT Urban Cluster	Town of Windham, CT	State of CT	
Value	Owner-occupied	Total Units Sampled	2,927	3,224	728,244	3,680	4,352	922,957	3,693	4,345	922,353
		Less than \$50,000	3.7%	2.9%	0.8%	4.8%	15.1%	1.0%	7.6%	15.0%	1.2%
		\$50,000 to \$99,999	43.5%	41.8%	11.7%	7.7%	7.4%	2.4%	3.0%	5.0%	1.8%
		\$100,000 to \$149,999	38.6%	40.7%	29.1%	17.3%	16.9%	7.4%	14.8%	13.3%	5.9%
		\$150,000 to \$199,999	10.3%	10.3%	21.5%	37.4%	28.2%	13.9%	41.2%	32.6%	12.6%
		\$200,000 to \$299,999	3.1%	3.6%	18.9%	27.4%	26.0%	26.5%	27.3%	25.2%	27.4%
		\$300,000 to \$499,999	0.9%	0.7%	10.9%	3.8%	5.0%	29.2%	5.6%	8.4%	30.5%
		\$500,000 to \$999,999	0.0%	0.0%	5.2%	1.5%	1.3%	14.7%	0.5%	0.4%	15.1%
		\$1,000,000 or more	0.0%	0.0%	1.9%	0.0%	0.0%	4.9%	0.0%	0.0%	5.4%
		Median (dollars)	\$102,900	\$105,200	\$166,900	\$174,100	\$164,900	\$294,100	\$177,800	\$170,300	\$305,100
Income & Benefits (in 2007 & 2008, inflation-adjusted dollars)	Total Households Sampled	7,987	8,313	1,302,227	7,696	8,302	1,323,431	8,169	8,564	1,325,680	
	Less than \$10,000	13.9%	13.7%	7.0%	9.4%	8.2%	5.6%	9.7%	9.1%	5.3%	
	\$10,000 to \$14,999	8.1%	7.8%	5.0%	5.1%	5.3%	4.3%	5.4%	5.5%	4.0%	
	\$15,000 to \$24,999	15.6%	15.0%	9.7%	19.6%	19.9%	8.1%	18.8%	18.7%	8.0%	
	\$25,000 to \$34,999	13.7%	13.4%	10.1%	12.7%	12.7%	8.2%	13.7%	13.3%	7.9%	
	\$35,000 to \$49,999	16.2%	16.7%	14.4%	14.5%	14.5%	12.2%	14.9%	15.1%	11.5%	
	\$50,000 to \$74,999	17.8%	18.7%	20.4%	17.8%	17.0%	17.9%	18.3%	17.1%	17.6%	
	\$75,000 to \$99,999	8.6%	8.2%	13.3%	11.6%	12.5%	14.4%	9.6%	11.5%	14.2%	
	\$100,000 to \$149,999	4.7%	4.8%	11.7%	6.8%	7.3%	15.9%	5.5%	5.2%	16.7%	
	\$150,000 to \$199,999	0.5%	0.7%	3.7%	0.6%	1.3%	6.1%	1.4%	2.3%	6.8%	
	\$200,000 or more	1.0%	1.0%	4.7%	1.8%	1.1%	7.3%	2.6%	2.2%	8.1%	
	Median household income	\$33,711	\$35,087	\$53,935	\$38,953	\$38,850	\$65,496	\$36,515	\$36,812	\$68,411	
Gross Rent as a % of Household Income	Occupied units paying rent (excluding units where GRAPL cannot be computed)	4,397	4,260	428,779	4,016	3,950	400,474	4,476	4,219	403,327	
	< 30%	56.8%	56.2%	57.0%	47.8%	48.6%	47.7%	53.8%	54.3%	46.7%	
	≥ 30%	39.5%	39.1%	36.5%	50.0%	48.0%	46.6%	45.0%	43.3%	47.7%	
	Not computed	3.75%	4.74%	6.50%	2.19%	3.4%	5.69%	1.14%	2.44%	5.54%	



Gross Rent	Total	4,332	4,260	410,681	4,016	3,950	400,474	4,455	4,146	386,345
	Less than \$200	9.4%	9.6%	5.4%	8.2%	8.4%	3.5%	7.3%	7.8%	3.2%
	\$200 to \$299	7.4%	7.5%	4.5%	5.9%	7.1%	3.7%	5.9%	6.3%	3.4%
	\$300 to \$499	25.7%	26.3%	13.4%	12.0%	11.6%	6.8%	10.1%	10.3%	6.3%
	\$500 to \$749	42.7%	39.2%	37.2%	36.5%	36.0%	17.0%	27.3%	26.2%	15.2%
	\$750 to \$999	12.0%	12.4%	23.7%	21.3%	19.8%	26.0%	25.8%	25.2%	26.3%
	\$1,000 to \$1,499	2.5%	2.6%	11.7%	12.7%	12.4%	28.2%	18.3%	19.8%	32.1%
	\$1,500 or more	0.2%	0.0%	4.0%	1.8%	1.9%	10.4%	5.4%	4.3%	13.5%
	Median (dollars)	\$551	\$534	\$681	\$673	\$662	\$910	\$745	\$743	\$959
	No rent paid	65	102	18,098	62	110	17,564	21	73	16,982

N - Data not available

Source: U.S. Census Bureau, 2000 Decennial Census, 2005-2007 American Community Survey & 2006-2008 American Community Survey

Data compiled by: Dagmar Noll, Windham Region Council of Governments

May 2010



Windham Town:
Affordable Housing Appeals
List (DECD. OHDF)

	2002	2003	2004	2005	2006	2007	2008	2009
Governmentally Assisted Units	1892	1998	2069	2076	2065	2053	2044	2148
CHFA Mortgages	474	468	133	403	389	391	429	439
Deed Restricted Units	N	N	N	N	0	0	0	0
Total Assisted Units	2366	2480	2222	2479	2454	2444	2473	2587
Percent	26.51%	27.78%	24.89%	27.77%	24.49%	27.38%	27.71%	28.98%

