

Harwinton Data Assessment

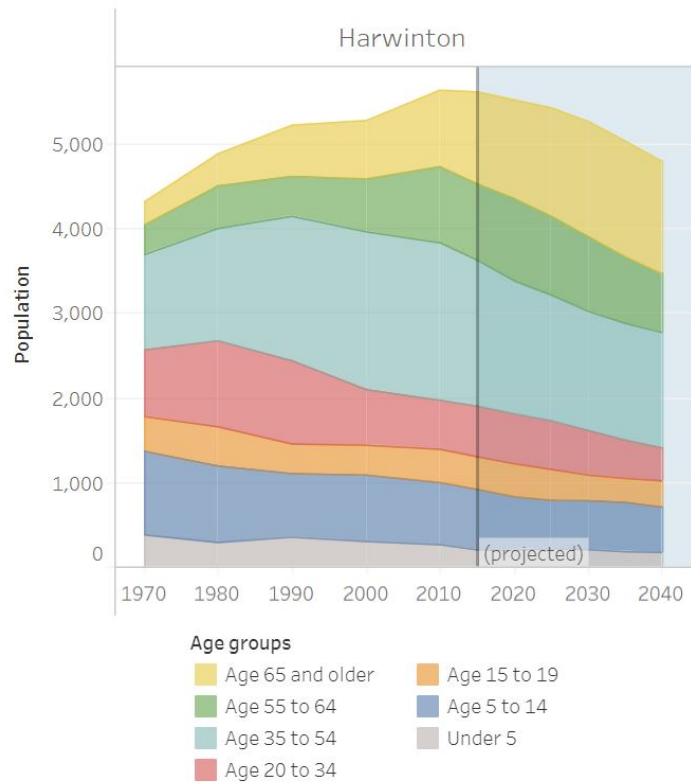
prepared by Janell Mullen, NHCOC Regional Planner

Demographic Trends

The current population of the Town of Harwinton is about 5,420. By 2040, it is expected to be 4,796 people or **-13% change from 2020 to 2040**.

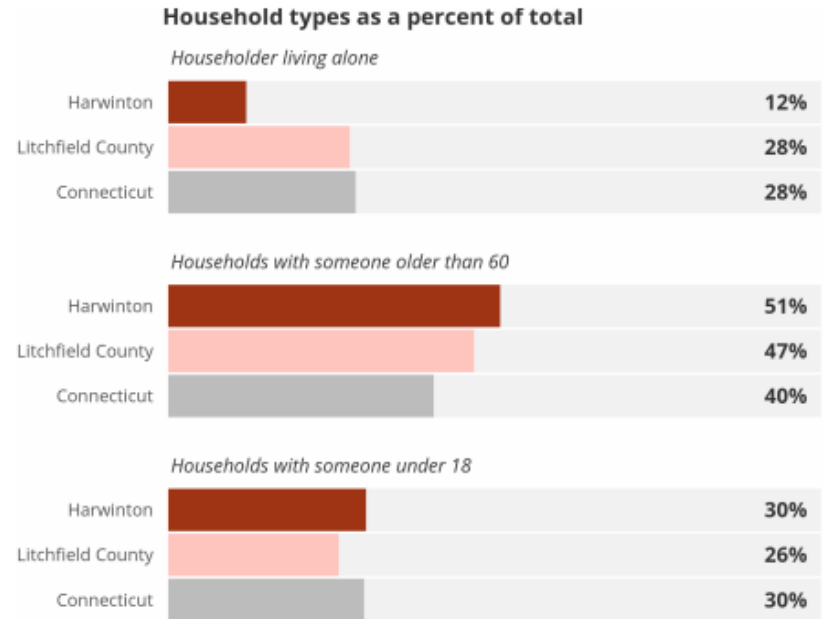
The portion of the population that is 65+ is projected to grow the most in the next 20 years.

Population and Age Distribution



Demographic Trends

Across Litchfield County, most households have reduced in size. However, the town of Harwinton's household size has grown.

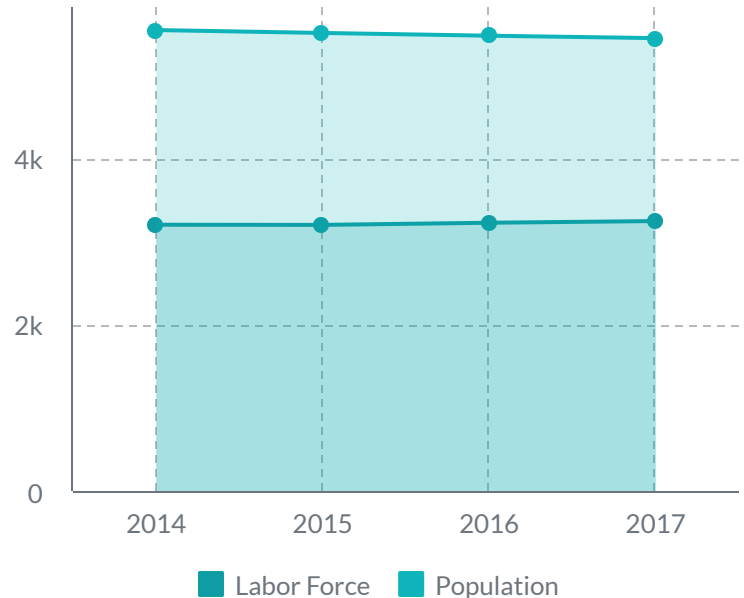


- The average household size in Harwinton is 2.81, which has grown since the year 2000.

Demographic Trends

The labor force includes the number of people who are employed plus the number of people looking for work.

Harwinton Labor Force vs Population

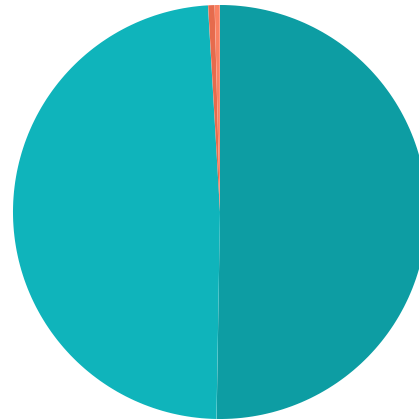


- In recent years, the labor force has remained pretty stagnant. It has consistently been composed of about 58% of the population for the past few years.
- As the population ages from 2020 to 2040, it is anticipated that the labor force will decline.

Existing Housing

The majority of the housing units in Harwinton are single-family (98%). This type of housing is generally a more expensive type to build, purchase, and maintain.

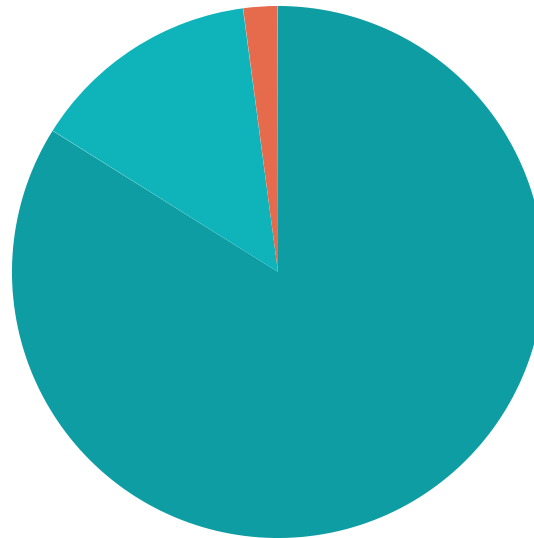
Housing by Type



- Single Family detached (50.28%)
- Single Family attached (48.81%)
- 2-4 units (0.51%)
- Multifamily (4+ units) (0.4%)

Existing Housing & Tenacy

There are currently 2,282 units of housing in Harwinton. The majority of the housing units are owner-occupied (~84%). A small portion (2%) are rental units.

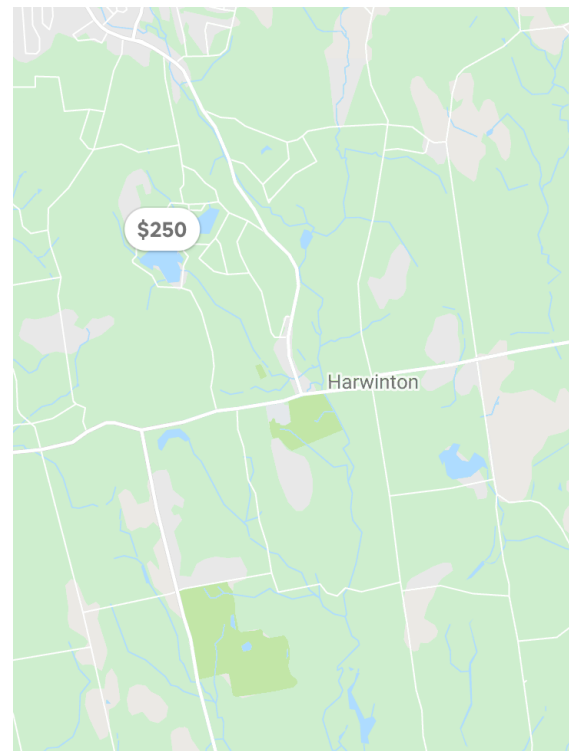


■ Owner (83.93%) ■ Vacant (13.99%)
■ Rental (2.09%)

***vacant housing-** units that are used seasonally, recreationally, and occasionally.

Existing Housing

Short-term rentals, often seen as an alternative to hotels, have been a controversial housing topic in many areas of the country and have changed the nature of rentals.



- AirBnB and other online platforms makes it easier to find and manage short-term rentals. Many of these "vacant homes" that may have been rented longer term to workers are now being rented short-term instead at higher nightly costs.
- A search conducted on October 28, 2020 showed 1 available listing in Harwinton for \$250.00 per night. A search conducted on January 28, showed one apartment listed for \$95 per night.

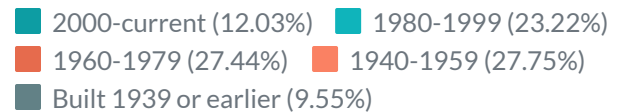
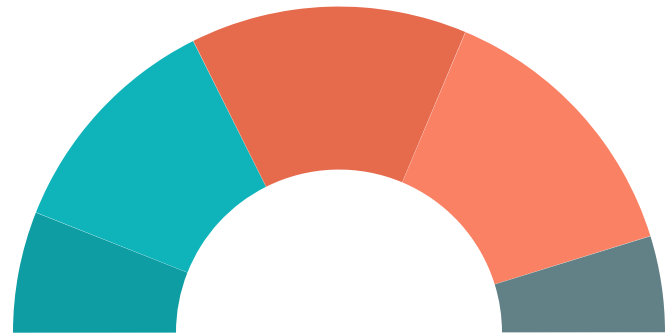
Existing Housing

The age of housing is an important indicator for costs of maintenance and repairs.

Connecticut is the third most costly state in terms of home maintenance, where the average estimated yearly cost to maintain a home is \$17,782.

Source- porch.com

Harwinton Housing by Age

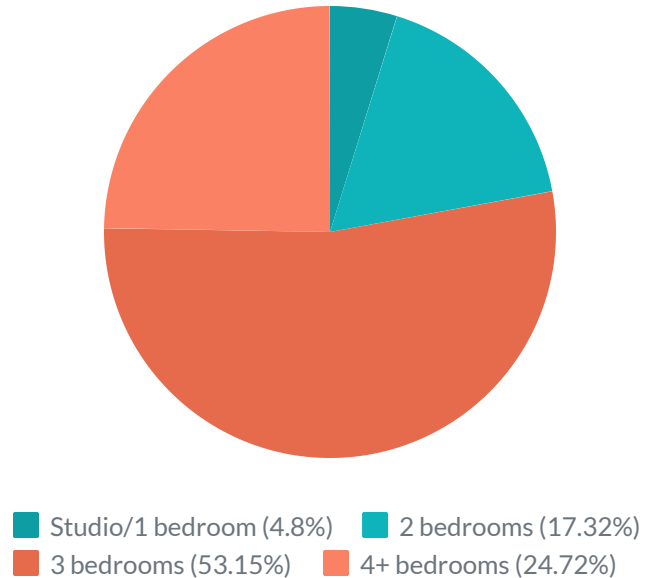


- In Harwinton, a significant portion of the housing was built more than 50 years ago.
- As mentioned in the Plan of Conservation and Development, some of the older houses in the town center are zoned for multi-family use.

Data Source- American Community Survey

Existing Housing

Housing Units by Number of Bedrooms



- Household units in Harwinton tend to have three (3) or more bedrooms despite the fact that fewer households are having children.
- The average household size is 2.25.

Jobs & Income

Litchfield County's "**housing wage**" or the hourly wage needed to afford a two-bedroom home without paying more than 30% of income on housing is \$22.69.

The median household income in the Harwinton is \$104,205.

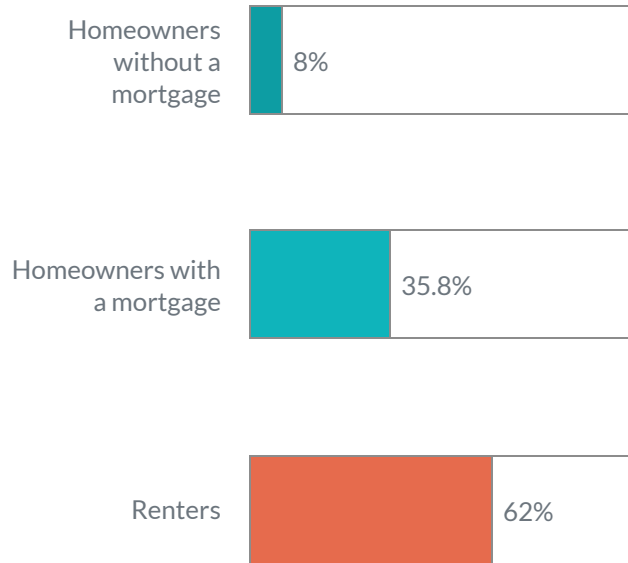
Jobs & Income

The major employers in Harwinton are:

- Harwinton Consolidated School
- WSNG
- Terminix
- Supreme Industries, Inc.
- Fairview Farm Golf Course

13.6% of Harwinton's labor force is self-employed.

Cost-burdened Households

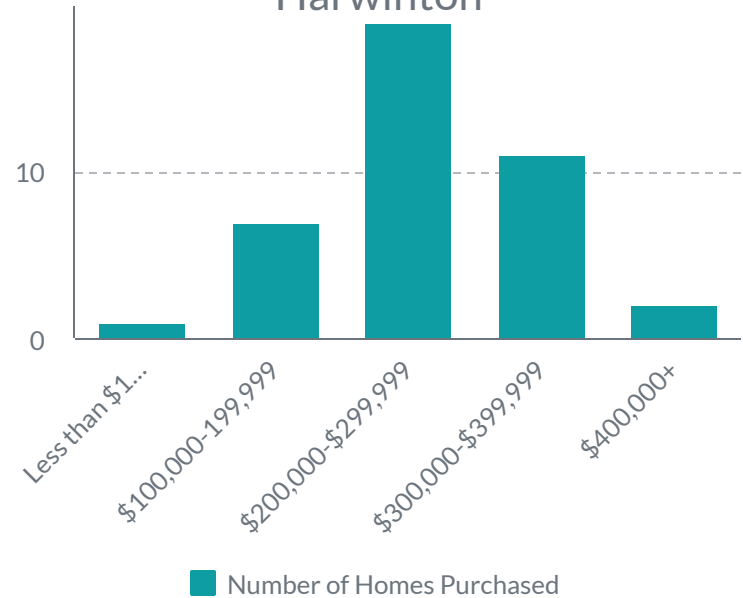


Cost-burdened households are paying more than 30% of their income on housing costs. Those renting tend to spend a greater share of their income on housing compared to homeowners. **The median rent in Harwinton is \$748.**

Access to Housing

According to Zillow, home values in Harwinton have gone up 5.5% over the past year and it is predicted they will rise 7.5% in the next year. A similar forecast for home values is applicable to all of Litchfield County-- home values are expected to increase.

Single Family Home Sales in Harwinton

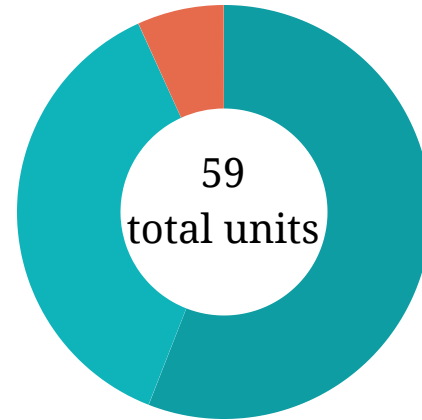


- The median home price between in Harwinton is \$287,000.
- According to Zillow, home values have gone up 11.2% over the past year.

Existing Affordable Housing

By law, a housing unit is affordable if it costs its occupants no more than 30% of their annual income on housing, where the income is less than or equal to the area median income (AMI) and dependent on household size.

Assisted Housing Units



- CHFA/USDA Mortgages (55.93%)
- Governmentally Assisted Units (37.29%)
- Tenant Rental Assistance (6.78%)

- Harwinton currently has 59 affordable units, or 2.59% of its housing stock qualify as Affordable
- The average percentage of affordable units in Litchfield County is 5.7%.

Housing & Senior Needs

The Plan of Conservation
and Development
(2010) recognized a need
for senior housing.

Given that the median age (**currently 49 years**) and the fact that the age distribution of the population is increasingly getting older, the need for senior housing in Harwinton will continue to grow.

The Wintergreen Housing complex currently provides twenty (20) units for the elderly.

Housing Goals

What does this data tell us about the town's housing needs?

#1

Ownership
Opportunities

#2

Rentals

#3

Seniors

Next Steps

Are there other questions this data brings up?

Next Steps

What questions/data seems incorrect. What information is important to add into the Housing Needs Assessment?

Interviews/Survey/Strategy?

What information is missing? Where do we go from here?

**THANK
YOU**