

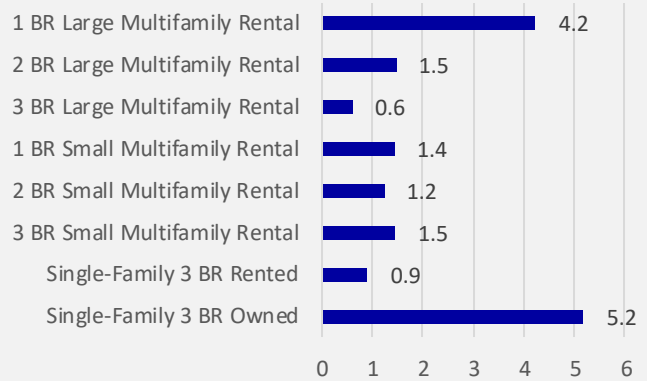
Seniors and Housing: Trends in Southeastern Connecticut

BIG PICTURE

More of southeastern Connecticut's housing is occupied by senior citizens than in the past because the large Baby Boomer generation is progressing from middle-age into their retirement years. In 2000, Baby Boomers were between 36 and 54 years old. As of 2018, this generation was between 54 and 72 years old, increasing the region's senior population.

Census data "demographic multipliers" tell us how many senior citizens live in each type of housing. Many seniors stay in large single-family homes for as long as possible, while others downsize to apartments or condominiums. The most common type of housing for seniors in southeastern Connecticut is the single-family home, followed by one-bedroom rental apartments.

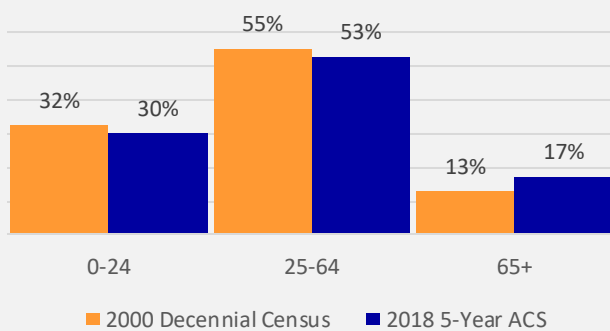
Average Number of Seniors per 10 Housing Units, New London County



WHAT ARE DEMOGRAPHIC MULTIPLIERS?

Demographic multipliers are data derived from the U.S. Census that show the number and age of people living in different types of housing. In 2006, Rutgers University released a report on demographic multipliers for Connecticut based on year 2000 census information, which has been widely cited to make predictions about how many residents would live in new housing. SCCOG has developed new demographic multipliers based on 2018 U.S. Census American Community Survey Data that reflect trends in declining birth rates and an aging population.

Population of New London County by Age 2000 vs 2018



74%

of seniors that own their own homes live in 3+ bedroom single-family houses

45%

of seniors that rent their homes live in 1 bedroom apartments

47%

increase in the number of seniors aged 65+ from 2000 to 2018

HOUSING TRENDS AMONG SENIORS OVER AGE 65 IN NEW LONDON COUNTY, 2018

As seniors age, the share of seniors in **2+ person homeowner households** decreases from 67% of those aged 65-74 to 35% of those aged 85 or higher.

The share of seniors who are **homeowners living alone** increases from 13% at 65-74 to 25% at 85+.

The share of **seniors who are renters living alone** also increases as seniors age, from 7% at age 65-74 to 15% at 86+.

The share of seniors in **2+ person renter households** is stable as seniors age, at about 5% of seniors.

The share of seniors living in **Multigenerational Family households** stays constant as seniors age, at about 5%.

The share of seniors living in **Group Quarters**, such as nursing homes, increases substantially as seniors age, rising from 2% at 65-74 to 16% of seniors age 85+.

