

Connecticut Towns: Market Assessment Briefs

Town: Windham, CT
County: Windham County

1. Economic Trends

Major Employers - Windham

Employer	Sector
Town of Windham	
Eastern Connecticut State Univ.	
Windham Hospital	
Wal-Mart Stores Inc.	
BICC General Cable Corp.	

A state college, local government and a Hospital are the largest employers in town providing nearly half the jobs in Windham. Within the manufacturing area, BICC General Corp, fabricator of wire products, is the most prominent employer.

Source: CERC, Town Profiles 2012

Major Industries - Windham

Industry Sector - 2011	% Share of Jobs
Health Care	24.6%
Retail Trade	16.2%
Accom & Food Services	7.7%
Manufacturing	6.3%
Admin & Support	5.1%
Government	28.4%

While Health Care ranks highest in private employment in Windham, the dominant economic force in town is Eastern CT State University - located on a 160-acre campus in Willimantic with a student body of over 5,500 students - the vast majority full-time. More than half the students live on campus and many others in off-campus housing.

Source: CT Dept. of Labor

Labor Force & Employment Trends

Labor Force +Employment	Windham	Windham County
Labor Force-2011	12,490	65,312
Unemployment -2011	11.6%	9.8%
Total Employment -Workplace	10,626	37,661
2005 - 2011 - Annual Growth	0.7%	-0.1%
2010 - 2011 - Annual Growth	0.6%	0.9%

Source: CT Dept. of Labor

Windham 's workforce - particularly within Willimantic, a former city located in Windham, has a history of high unemployment and the recent recession and unresponsive economy has only exacerbated that problem. Unemployment in town was 11.6% in 2011 - well above the elevated rate for the county.

More positive economic news is noted in the jobs picture - with employment growing over the 2005-2011 period.

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2. Demographic Trends

Population Trends

Population	Windham	Windham County
2000 Total population	22,857	109,091
2010 Total Population	25,268	118,428
Annual Percentage Growth	1.01%	0.83%
2011 Total Population (est)	25,282	118,648
2016 Total Population (proj.)	25,737	121,291
2011– 2016 Annual Rate	0.36%	0.44%

Source: 2010 Census, ESRI Business Systems

Population expanded at a brisk rate in Windham fueled in part by growth at Eastern State which included the addition of on-campus housing for 670 students. Population growth going forward is expected to be more moderate.

Household Trends

Household	Windham	Windham County
2000 Total Households	8,342	41,142
2010 Total Households	8,906	44,810
Annual Percentage Growth	0.66%	0.86%
2011 Total Households (est.)	8,916	44,897
2016 Total Households (proj.)	9,091	46,044
2011– 2016 Annual Rate	0.39%	0.51%

Source: 2010 Census, ESRI Business Systems

Windham experienced the addition of 564 households last year with projected growth of 185 households by 2016. Many of these households are expected to be renters.

Race & Ethnicity

% Share of Population

Population - 2010	Windham	Windham County
White Alone	71.4%	89.6%
Black Alone	6.1%	2.2%
Asian Alone	1.5%	1.2%
Hispanic (Any Race)	34.2%	9.6%

Change - 2000 to 2010

White Alone	-3.5%	-1.9%
Black Alone	19.6%	15.8%
Asian Alone	7.1%	33.3%
Hispanic (Any Race)	27.6%	35.2%

Source: 2010 Census, ESRI Business Systems

Windham is a well-diversified community with 30% minorities. The largest minority in town is listed by Census as "some other race alone" at 16.9%. This group typically refers to person listing themselves as multiracial, interracial, mixed or a specific Latino group (Mexican, Cuban, etc.). Blacks constitute the largest minority race alone - while persons of Hispanic origin make up one-third the population.

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2. Demographic Trends (Cont'd)

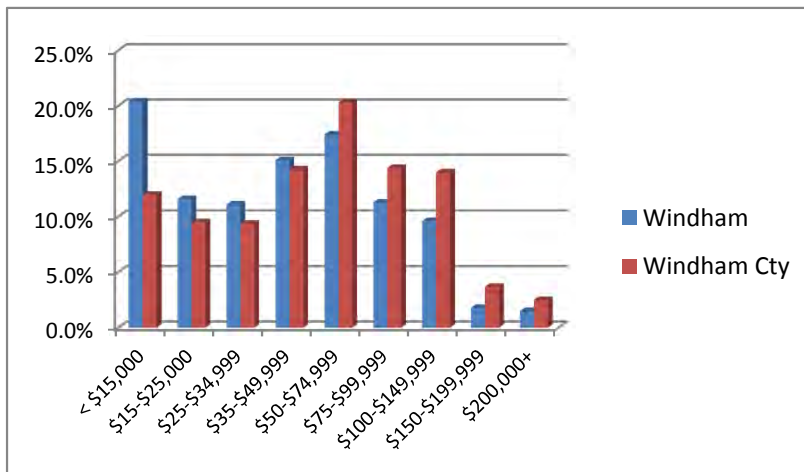
Median Income

Median HH Income	Windham	Windham County
2000	\$35,087	\$45,113
2011 (est.)	\$40,506	\$54,234
Annual Avg % Growth	1.4%	1.8%

Median Income in Windham is low to moderate with median below that posted for the county.

Source: 2010 Census, ESRI Business Systems

HH Income Distribution (2011)



Data on Income for Windham reveals exceptionally high concentration of households earning under \$15,000, accounting for 20% of the household base. This compares to 12% for the county (10% for the state). 43% of all households in Windham report earnings under \$35,000.

Source: 2010 Census, ESRI Business Systems

HH Income Distribution - 65+ (2010)

HH's	Windham		Windham County	
	65-74	75+	65-74	75+
Total HHs	891	944	4,780	4,492
< \$15,000	16.8%	24.5%	13.5%	23.9%
\$15-\$25,000	18.4%	18.3%	14.7%	21.2%
\$25-\$34,999	10.5%	10.0%	11.7%	12.7%
\$35-\$49,999	12.3%	16.1%	19.0%	13.7%
\$50-\$74,999	23.7%	17.7%	17.4%	13.7%
\$75-\$99,999	8.3%	5.9%	10.7%	6.6%
\$100-\$149,999	7.1%	3.4%	6.7%	3.8%
\$150-\$199,999	0.4%	2.2%	3.6%	2.6%
\$200,000+	2.4%	1.9%	2.7%	1.9%
Med Inc.	\$39,130	\$31,679	\$41,613	\$28,195

41% of Windham's senior HH's age 65+, collect incomes of \$15,000 or less annually. The ratio for under \$25,000 is 39%. Affordable gross rent at \$15,000/yr. translates to \$425/month.

Source: 2010 Census, ESRI Business Systems

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2. Demographic Trends (Cont'd)

Poverty Rates

Households - 2010	Windham % Total	Windham Cty % Total
Married Couple - Family	3.9%	1.6%
Other Family HHs (spouse not present)	6.9%	3.5%
Non-Family HHs	8.1%	4.6%
Poverty Ratio - Total	19.0%	9.6%

Close to one-fifth of the household population in town lives under the poverty line. Seniors are most impacted - but large percentages are also seen with single headed families and married couples-families

Source: ACS Population Survey, ESRI Business Systems

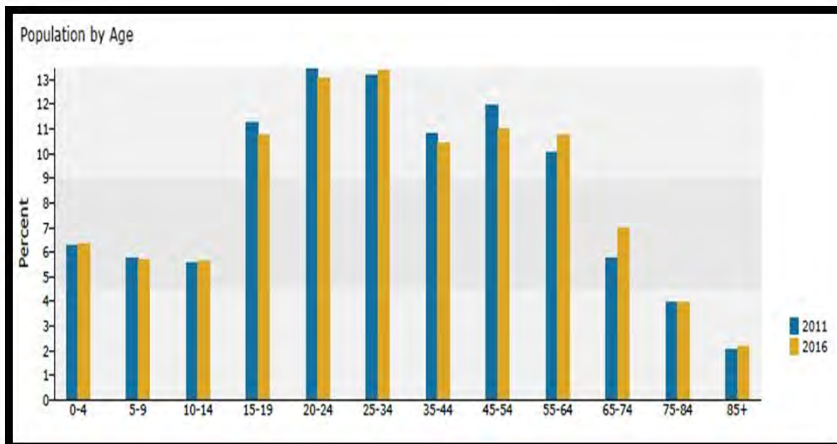
Age Trends

Population - 2010	Windham % Total	Windham Cty % Total
Age 18+	78.7%	77.7%
Age 65+	11.5%	12.8%
Age 75+	6.0%	5.9%
Median Age	30.4	39.1

Waterbury's population profile is considerably younger compared to the county with a median age of 30.4 vs. nearly 40 for the county.

Source: 2010 Census, ESRI Business Systems

Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

Like many communities, Windham will be seeing a shift in its population base as baby boomers age. In 2010 the 65+ resident base accounted for 11.5% of its population. By 2016 it is projected to shift to 13.0%.

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3. Housing Trends

Tenure and Vacancy

HH's	Windham		Windham County	
	2000	2010	2000	2010
Own-Occp	48.4%	48.7%	67.4%	69.3%
Own-Units	4,035	4,333	27,736	31,075
Rent-Occp	51.6%	51.3%	32.6%	30.7%
Rent Units	4,302	4,573	13,406	13,735
Ttl Occp Units	8,337	8,906	41,142	44,810
Vacancy	6.5%	6.9%	6.4%	8.7%

Windham - primarily Willimantic - is a rental community with ownership housing found mostly in the outskirts of the community. In 2011, rental occupied units totaled 4,573 units - up 271 units from a decade ago - though little changed on a percentage basis.

Source: 2010 Census, ESRI Business Systems

Housing Characteristics

% Share of Total Housing

Structure Type - 2010	Windham	Windham County
1 Detached	40.3%	65.3%
2-Detached	1.9%	2.1%
2-unit	12.2%	9.2%
3/4 unit	9.8%	6.5%
5+ units	35.9%	17.0%
Total Housing Units - 2010	9,227	49,073

Windham's housing stock is well-diversified with 40% of its inventory associated with single family homes- and 36% found in properties of 5 units or more. Almost 10% of the housing in town is found in mobile homes. The town's densest housing and much of its rental is found in and near Willimantic where three quarters of the town's population resides.

Source: ACS Housing Surveys, ESRI Business Systems

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	Windham	Windham County
Under \$200	9.1%	6.9%
\$200-\$399	16.3%	10.5%
\$400-\$599	21.8%	22.9%
\$600-\$799	29.7%	32.3%
\$800-\$999	16.0%	14.3%
\$1000-\$1249	2.3%	3.6%
\$1250-\$1499	0.9%	2.3%
\$1500-\$1999	0.9%	0.5%
above \$2000	0.0%	0.5%
Median Contract Rent	\$613	\$652

Contract rents in Windham generally fall within low to moderate ranges of \$400 to \$800/m. Median rent in town was estimated at \$613/m for 2010.

Source: ACS Housing Surveys, ESRI Business Systems

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4. Rental Housing Market

Managed Apartments

		# of Prop	Avg Studio BR rent	Avg One BR rent	Avg Two BR rent	Avg Three BR rent
<i>Apts</i>		14	\$675	\$734	\$875	\$953

Source: AMS, Property Mgrs., Internet, RE Journals