



Town of Killingworth

Affordable Housing Plan

Killingworth Board of Selectmen

Adopted May 23, 2022

Completed in Partnership with

Town of Killingworth Committee on Alternative Housing

Town of Killingworth Planning and Zoning Commission



Lower Connecticut River Valley Council of Governments (RiverCOG)



**Lower Connecticut River Valley
Council of Governments**

Consultants

SLR International Corporation



Tyche Planning & Policy Group



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Community Values Statement

A diverse and inclusive housing stock allows young people to live in the community where they grew up, enables residents to downsize within the community, and provides housing opportunities that strengthen Killingworth's and the Region's economic base. Future housing development should continue to align with the Plan of Conservation and Development.

The Plan of Conservation and Development recognizes that housing in Killingworth is expensive and often beyond the reach of people who grew up in town or the elderly residents who may wish to scale down from a large house to a more manageable residence. There are no easy solutions to these problems, which are -- in no small part -- due to the high cost of land, making it uneconomical for developers to offer affordable housing options.

Despite the obstacles, it is the Town of Killingworth's goal to address the issues within its purview to improve housing diversity and affordability while maintaining its historic rural nature and tranquil quality of life. A more diverse housing stock will enable new residents to enjoy all that Killingworth has to offer and create opportunities for existing residents to continue to live in the community as they move through different life stages and lifestyles.

Introduction

The Town of Killingworth under the State of Connecticut's mandate as required under state statute CGS Section 8-30j is required to have in place, an Affordable Housing Plan with renewable requirements at five (5) year intervals. To meet this requirement, the Town of Killingworth Board of Selectman appointed an Affordable Housing Committee on February 24, 2020, whose purpose was to review these requirements and to propose recommendations for meeting this obligation by publishing a strategy plan for adoption by the Town by the mandated June 1, 2022 deadline. It is important to recognize that this document is advisory only in and none of the proposed strategies will take effect unless steps are taken by the town planners (Planning and Zoning) to implement them including incorporating in Killingworth Plan of Conservation and Development as well as then codifying as part of the town's zoning and subdivision regulations. In summary, this document is intended as an initial step to guide further investigation and dialogue by decision makers and the public.

What is Affordable Housing?

The State defines Affordable Housing as housing that costs 30% or less of household income for households making less than 80% of state or Area Median Income (AMI), whichever is lower. (Affordable Housing Land Use Appeals Act, General Statutes §§ 8-30G [Public Act 17-170]). As of 2021, a family of four making less than \$79,900 per year or an individual making less than \$59,950 per year could qualify for affordable housing in Killingworth. Income limits are updated on an annual basis by the U.S. Department of Housing and Urban Development (HUD). According to data from the HUD, about 535 of Killingworth households, 23% overall, make less than 80% of Area Median Income and may be eligible for affordable housing programs.

Affordable housing, as the State defines it, typically only includes protected units that are reserved for low-income households through deed restrictions or through governmental assistance programs such as housing vouchers or subsidized mortgages. According to 2021 data published by the Connecticut Department of Economic and Community Development (DECD), 23 units, or 0.97% of Killingworth's total housing units were protected affordable units. Killingworth also has many naturally occurring affordable housing (NOAH) units. While these units may be affordable

A common myth around affordable housing is that it consists only of higher density apartments. This is not true. Affordable housing can be like any other type of housing and comes in many forms, shapes and sizes ranging from single-family homes to duplexes and from townhomes to apartments. It can be privately owned or rented. It can house seniors, families with children, single individuals, or persons with disabilities. It can also come in a range of architectural styles making it virtually indistinguishable from other housing types. While some affordable housing units are owned and managed by public entities, like a Housing Authority, most are privately owned and managed.

to low-income households today, they may not be affordable in the future if rents or home sale prices increase.

Why is Affordable Housing Important?

Affordable housing provides many benefits to the community. Growing the number of affordable housing units would allow those with roots in the community to continue living here, regardless of their economic status. Affordable and diverse housing choices would allow young adults to move back to the community, in which they grew up. Seniors would be able to remain in the community after they retire and have opportunities to downsize, should they choose. Households that experience a loss of income due to economic circumstances, disability, divorce, or loss of a spouse, will not be displaced from the community, due to the inability to pay for housing. Workers in essential jobs such as teachers, grocery store workers, home health aides, childcare workers, restaurant workers, and first responders would have an opportunity to live where they work. Affordable housing can also support businesses by providing housing choices for entry level workers, essential employees, and lower wage workers at major employers such as Regional School District 17, Interstate Battery, La Foresta, the Killingworth Kids Center, and True Value.

Plan Development Process

Regional Housing Plan

This Affordable Housing Plan for Killingworth was developed in conjunction with the Lower Connecticut River Valley Council of Government's Regional Housing Plan. The Regional Housing Plan was created as a high-level view and analysis of the affordable housing landscape for the communities that make up the Lower Connecticut River Valley Region to capture common regional themes, housing data, objectives, and strategies. The Regional Plan was developed in collaboration from Lower Connecticut River Valley Council of Government (RiverCOG) staff and consultants over a 12-month period and provided opportunities for community participation. A project website was launched to engage and educate residents of the Region on different types of affordable housing, share project updates, and solicit feedback through online surveys.

A community survey ran from July through September 2021 and gathered input from 619 residents of Killingworth on community values and housing needs. The key findings of the survey were:

- The majority of survey respondents think that Killingworth has too few housing choices for young adults, individuals living alone, low-income households, and renters.
- 55% of respondents agree that housing is too expensive in Killingworth.
- 54% of respondents think housing is an important component in community longevity.
- 45% of respondents do not think that the current housing options available meet residents' needs
- 40% of respondents do not think the existing housing stock is adequate to satisfy future market demands

Full survey results can be found in *Appendix A*.

Regional public workshops were held on October 5, 2021, and January 24, 2022, which presented the housing needs assessment, community survey results, case studies and potential strategies. Participants were asked to provide input on potential strategies for the region. Participants showed support for a range of strategies, including inclusionary zoning for new multi-family developments with a fee-in-lieu option, expansion of the cooperative homeownership program, and reducing restrictions on accessory dwelling units.

Municipal Affordable Housing Plan Annexes

An Affordable Housing Plan “Annex” was then created for each of the member municipalities of RiverCOG to provide supplemental data and information as well as objectives and strategies that are unique to each community. A virtual public workshop was held separately for each community between February and March 2022 to gather feedback that was specific to each town. Killingworth’s municipal workshop took place on February 16, 2022. The outcomes of these public workshops helped shape the content of each Affordable Housing Plan Annex. We encourage readers of this Annex plan to also read the Regional Housing Plan for more information on the context of housing background and context for the Lower River Valley region.

Killingworth's Place in the Region

Killingworth is a small town of 6,174 residents located in west central Middlesex County at the crossroads of the Connecticut River, the Long Island Sound and the I-91 corridor.

According to the 2019 American Community Survey, Killingworth has 2,304 households. The median household income is \$110,543.

Killingworth is known for its extensive parklands and its high elevation – 600 feet above sea level.

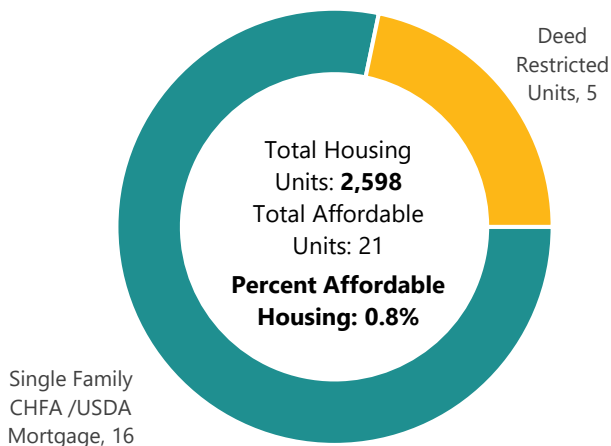
Affordable Housing in Killingworth

The different types of affordable housing in Killingworth today are described in the sections below.

Protected Affordable Housing

As of 2021, 21 units, or 0.81% of Killingworth's total housing units are protected affordable units.

Affordable Housing Units in Killingworth, by Type: 2021



Source: DECD Affordable Housing Appeals List, 2021

This means that they are reserved for low-income occupants and not on the open market. There were 16 USDA or CHFA mortgages, and 5 deed restricted units. Killingworth has a smaller share of protected affordable units than similar communities in the RiverCOG region.

Connecticut Housing Finance Authority Programs

The Connecticut Housing Financing Authority (CHFA) is a self-funded, quasi-public organization. Its mission is to alleviate the shortage of housing for low- to moderate-income families and persons in the state and, when

appropriate, to promote or maintain the economic development of the state through employer-assisted housing efforts. Mortgages through CHFA are available for first time homebuyers purchasing homes that are within the CHFA Sales Price Limits who have a gross income that is within the Income Limits. Over the last 5 years, CHFA mortgages were utilized for 3 new home purchases by eligible households. These households moved to Killingworth from Madison, Mystic, and Moodus.

Naturally-Occurring Affordable Housing

Private housing on the open market may be affordable to low-income households. It is sometimes referred to as Naturally Occurring Affordable Housing (NOAH). This housing has no deed restriction or subsidy, but still costs a low-income household no more than 30% of their income. However, low-income households must compete with other more affluent households to occupy these units. As prices rise, the affordability of these units is not guaranteed.

Currently there are NOAH units in Town. Many of these units are in Beechwood, a private, 55+, manufactured-home community. The age restriction on a significant portion of affordable units further exacerbates affordability issues for younger, low-income households.



Even with the NOAH units in Town, there is a need more units especially for Killingworth's single, low-income households.

Committee on Alternative Housing

Killingworth began the Committee on Alternative Housing (CAH) in 2021. Similar groups preceded it. The CAH is charged to:

1. Design and implement a housing needs assessment, including community desires, affordability, sustainability, and consistency with the Killingworth Plan of Conservation and Development.
2. Analyze the data and describe the implications for Killingworth.
3. Propose a program to attract and generate affordable and environmentally sustainable housing to accommodate residents of all ages, with consideration of maintenance as well as financial limits of the served population taken into account.

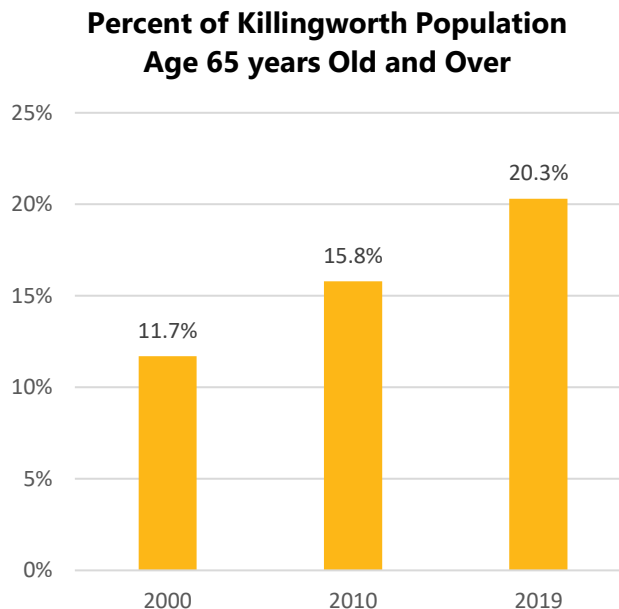
The CAH consists of 8 members appointed by the Board of Selectmen.

Housing Needs Assessment

This section presents a summary of the key findings from the Housing Needs Assessment. For the complete Housing Needs Assessment, please see *Appendix B*.

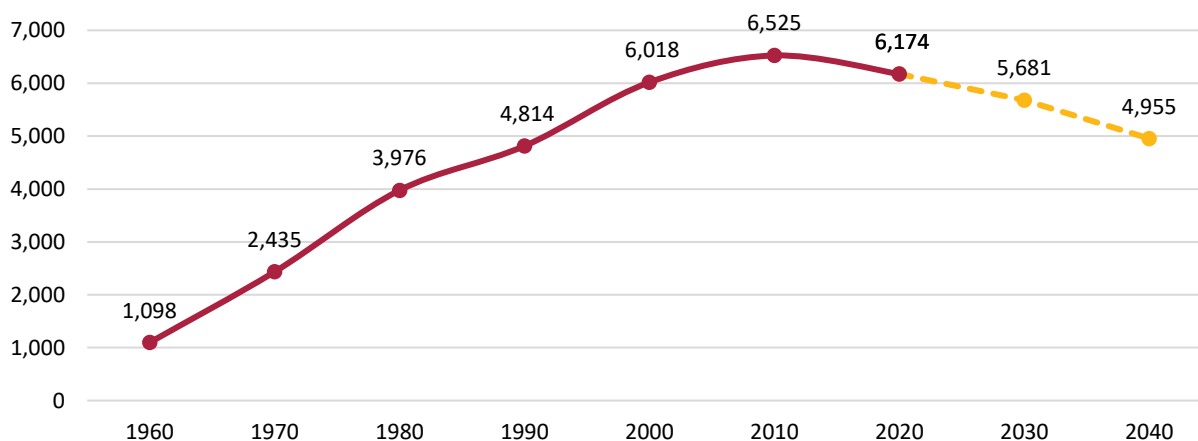
Demographics

- Killingworth’s population peaked in 2010 and is beginning to decline. Historically Killingworth’s population growth has been tied to new housing construction or home sales.
- According to population projections developed by the Connecticut State Data Center, Killingworth’s population is projected to continue to decline to under 5,000 residents by 2040.
- Killingworth has continued to age. The population age 65 and over has grown from 15.8% in 2010 to 20.3% in 2019.
- Killingworth has seen a shift towards smaller households. As of 2019, over 50% of households are made up of one or two people. Comparatively, over 70% of Killingworth’s housing units have 3 or more bedrooms, suggesting that the supply of smaller housing units has not kept up with demand.



Source: 2019 ACS 5-Year Estimates

Town of Killingworth Population Trends



Source: 1960 - 2020 Decennial Censuses; Projections from CT State Data Center

Housing Stock

- The housing market in Killingworth is nearly exclusively single-family, detached homes. 84% of all homes in Killingworth are single-family, detached. Uniquely, Killingworth has a relatively large share of mobile homes, 13% of all units. The remaining 3% are 2-family homes.
- 70% of housing units have 3 or more bedrooms.
- Nearly all of the homes in Killingworth, 94%, are owner-occupied.
- The median sale price for single-family homes in Killingworth increased by 5% in 2020 to \$390,000, and an additional 23% in 2021 to \$481,250, far exceeding the 2007 peak of \$419,000.
- Sales have remained stable, averaging 95 home sales per years since 2017.
- Housing permit activity dropped off significantly in the 2000s, indicating lack of available land and weaker economic conditions.
- There is very little rental stock in Killingworth, an estimated 143 units as of 2019. Median gross monthly rent in town is \$1,161, similar to both the state and Middlesex County.

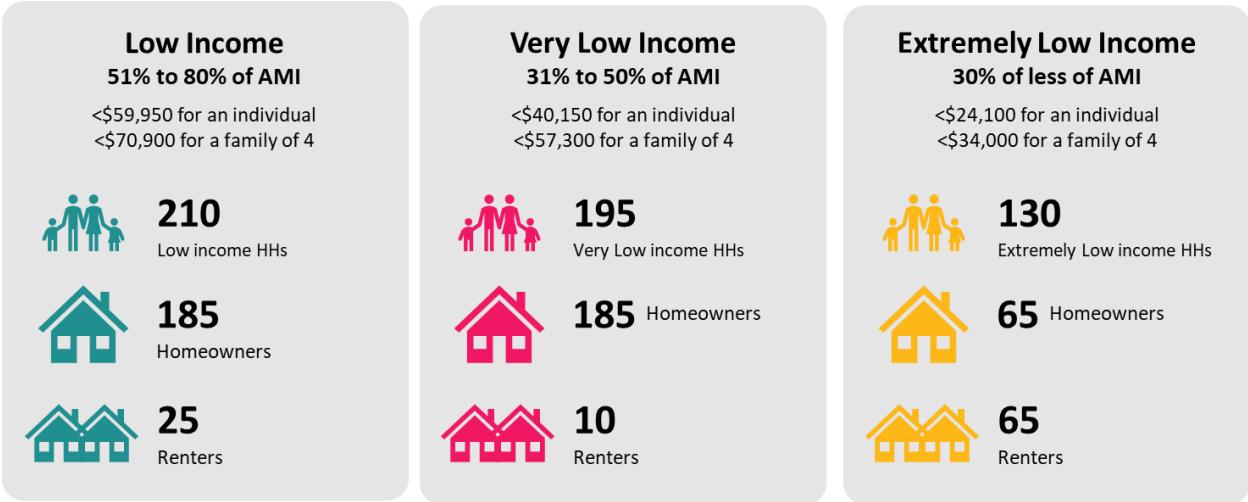
Town of Killingworth Median Home Sale Price: 2000 to 2021



Source: The Warren Group

Housing Need

How many Killingworth Families Need Affordable Housing?



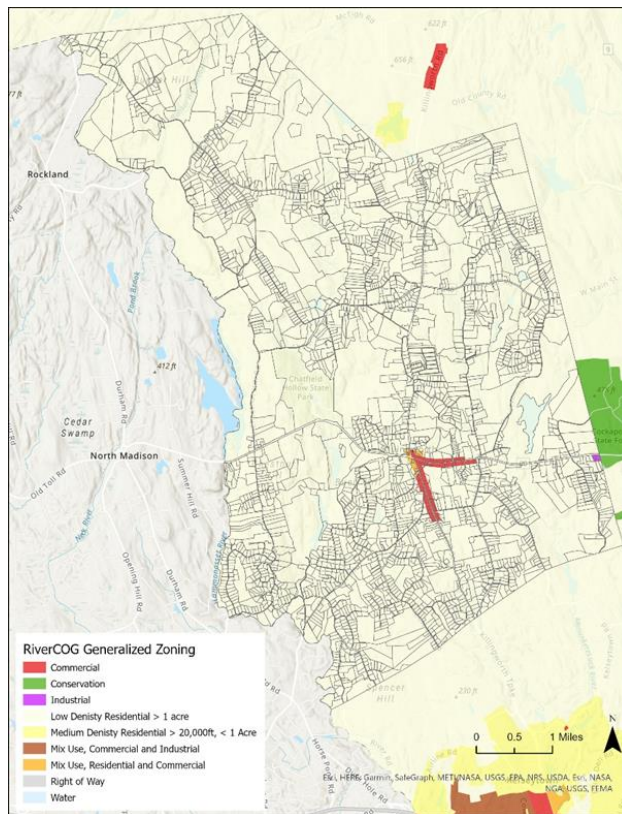
Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2014-2018

- 535 households in Killingworth (23%) meet the definition of a low-income household.
- Cost burdened households spend greater than 30% of their income on housing and may have difficulty affording other necessities such as food, clothing, transportation, and medical care. About 56% of low-income households (making less 80% of AMI) are cost burdened.
- Seniors (65+) households and homeowners are more likely to be cost burdened than other age groups or renters.
- A housing gap analysis was performed comparing the supply of “naturally occurring” affordable housing to local demand. There is an existing need among residents for affordable housing units for households of various sizes. The greatest need being for single person households.

Land Use & Zoning Assessment

This section presents a summary of the key findings from the Planning and Zoning Review. For more details, please see *Appendix B*.

- The Town of Killingworth Zoning Regulations permit only one type of residential zoning throughout Town, which allows both single-family and 2-family homes on a minimum of 2 acres of land.
- The zoning code includes options for more diverse housing but with significant restrictions, which in certain situations exceed the State Department of Public Health requirements. These options include:
 - Affordable housing subdivision,
 - Accessory apartments,
 - Retirement housing subdivision (Age-restricted housing)
 - A 2012 regulation to permit Mixed Uses in the Large Commercial District.
- Accessory apartments are permitted based on the following conditions (not exclusive):
 - When built within a single-family dwelling or within a detached accessory structure, like a garage, accessory apartments must be on a lot of 5+ *buildable* acres, or
 - When built within an existing or newly constructed detached structure, where its principal use is a dwelling unit, an accessory apartment must be built on a lot of 20+ *buildable* acres.
 - Accessory apartments are permitted on 2 to 5 buildable acres where:
 - existing septic system is located more than 200 feet from the proposed detached building containing the accessory apartment.
 - topography between the existing principal dwelling and the proposed accessory apartment would not allow a connecting sewer pipe due to shallow depth to ledge, inland wetlands or watercourses, or slopes over 20%.



- the accessory apartment is deed restricted for 40 years as an affordable unit.
- Subdivisions are permitted based on the following conditions (not exclusive):
 - the parcel of land shall contain a minimum area of 20 contiguous acres, of which at least 15 acres shall belong to Soil Class A, B or C.
 - the parcel shall have not less than 50 feet of contiguous frontage on a public street.
 - maximum number of lots that would be permitted using a minimum *buildable* lot area of 2 acres shall be submitted.
 - in conservation subdivisions: the total number of all units shall not exceed the number of acres comprising the subdivision divided by 3, and
 - no more than 12 lots may be placed on a private road.
- The 2018 POCD is supportive of exploring options to diversify housing choices and variety in Killingworth while respecting existing character and natural environment.

"Local land-use regulations must encourage the appropriate development of multifamily, mixed use, mixed income and low to moderate-income housing." (p. 61)

"Under Conservation Subdivision and Retirement Subdivision regulations, smaller lot sizes are permitted in exchange for increased dedication of open space." (p. 70)

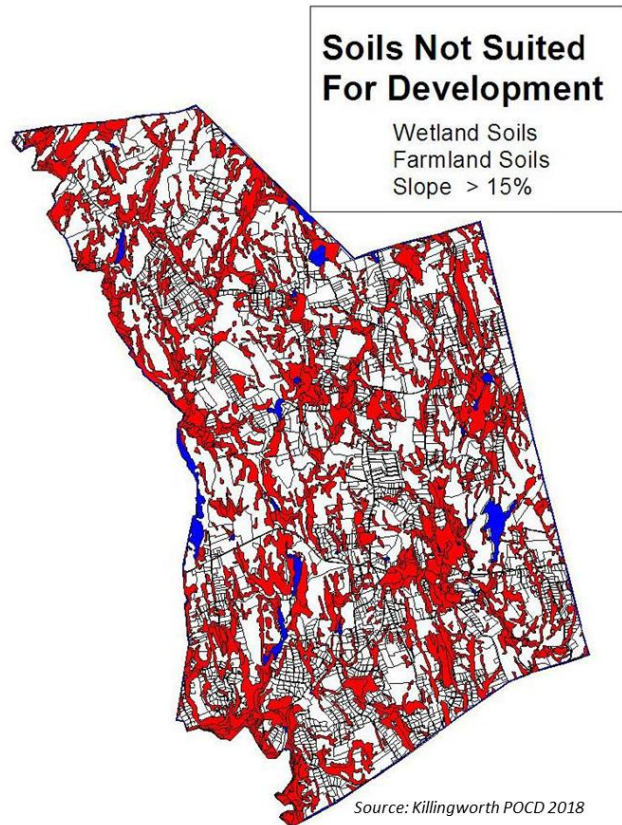
"Flexible zoning techniques can be used to promote a wider range of housing development available to a varied economic population. These include floating zones, planned development districts, and overlay zones." (p. 79)

- Town of Killingworth Plan of Conservation and Development 2018-2028

Infrastructure + Natural Constraints Assessment

This section presents a summary of the key findings from the Infrastructure and Natural Environment Assessment. For more details, please see *Appendix B*.

- Most of Killingworth relies on individual well water and septic systems. Environmental constraints on water and septic limit the intensity of development that the land can support.
- More than 5,000 acres (>21%) in Killingworth is committed to open space, including both state forest lands and water company lands. Killingworth has more land set aside as committed open space than any other town in the Region.
- Killingworth is mostly built out under current zoning. Much of the development that has taken place has been on land most suited for development. New development would likely be infill.



Objectives, Strategies and Action Steps

1. Explore Inclusionary Zoning approaches for Multi-Unit Developments

New housing in Killingworth would only meet the State statutory definition of “affordable housing” if they were permanently protected and/or reserved for households making less than 80% of AMI. Inclusionary Zoning is an approach that requires a town-determined percentage of new units be deed restricted as affordable for households making less than 80% of State median income, or AMI, whichever is lower.

Action Steps:

1.1 The Planning and Zoning Commission should make a concerted effort to evaluate the appropriateness of Inclusionary Zoning for new multi-unit developments in Killingworth for both single family subdivisions and multi-family buildings, and then amend zoning as appropriate.

2. Study the suitability of underused Town-owned properties for housing development

The Town of Killingworth owns several properties that vary in size, shape, and location throughout the community, and in some cases, they may be conducive to affordable housing.

Action Steps:

2.1 Killingworth should inventory such Town properties and assess their natural attributes and site characteristics in order to understand their potential for future affordable housing.

2.2 Based on the findings of this assessment, the Town should consider creating a housing program that facilitates the development of affordable housing on these sites through private developers and/or non-profit housing developers. It is anticipated that the approach and housing development will be handled on a case-by-case basis for each site and that the resulting housing units could be deed restricted, thus contributing to the overall percentage of protected affordable units in Killingworth.

2.3 At the onset of this strategy, the Town should consider commissioning a feasibility study for the properties that include the following:

- Evaluate site constraints
- Determine density that can be supported by on-site septic system
- Evaluate market conditions to determine highest-and-best use
- Conduct a fiscal impact study as part of the identification of highest-and-best use

2.4 Once the feasibility study is completed, the Town would issue a developer RFQ/RFP and select a partner that can help it achieve its desired vision for the site.

3. Review the appropriateness of soil-based zoning and revise as needed

Atypically, Killingworth employs soil-based zoning to determine density, rather than relying on neighborhood or community character. The minimum lot size and/or number of residences depend on the soil types and amount of each soil type on the property. The State and Killingworth's own ordinances set forth that the Local Department of Public Health is responsible for determining if soils are appropriate for septic and the number of dwellings and bedrooms it can sustain.

Action Steps:

3.1 To ensure that land is used efficiently and effectively, the Town Planning and Zoning Commission with the Killingworth Health Department should study and review this aspect of the code and thoroughly review current development practices related to limiting physical features, and then make appropriate amendments as necessary.

4. Review and revise zoning to allow non-buildable land to count toward minimum acreage

The Killingworth Zoning code does not allow non-buildable land to count toward the minimum acreage of a parcel. This results in large parcels which may be more expensive to own and maintain.

Action Steps:

4.1 The Town Planning and Zoning Commission should study and review this aspect of the code to make appropriate amendments as necessary.

5. Work with the Connecticut Housing Finance Authority to promote home ownership in Killingworth

The Connecticut Housing Finance Authority (CHFA) is a self-funded, quasi-public organization. Its mission is to alleviate the shortage of the housing for low- to moderate- income families and persons in this state, and when appropriate, to promote or maintain the economic development of Connecticut through employer assisted housing efforts. Mortgages through the CHFA are available for first-time homebuyers.

Action Steps:

5.1 Killingworth should share information with realtors for potential homebuyers to consider CHFA mortgages.

5.2 Killingworth should host or advertise CHFA homebuyer and real estate agent education classes.

5.3 Killingworth should partner with a non-profit and/ or with other towns to locally provide a CHFA housing counselor.

6. Strengthen the Town's capacity to further Affordable Housing

Implementation of the recommendations of this Plan may require resources and an additional level of Town and/or staff oversight.

Action Steps:

6.1 Establish a permanent Housing Committee - The Town ordinances should be modified to establish a permanent Housing Committee. This Committee can help oversee the implementation of this Plan as well as future updates. The Housing Committee can also serve in an advisory capacity to other boards and commissions and provide recommendations to the Board of Selectmen.

6.2 Provide adequate staffing and skill sets to administer affordable housing programs The initiatives in this Plan may require additional administration and oversight from knowledgeable staff. The Town should evaluate its ability to properly oversee and administer the affordable housing initiatives outlined in this Plan. Additional expertise in housing program administration, finance, and real estate could be provided through the training of current staff, new hires, consultants, or regional services through or coordinated by RiverCOG.

6.3 Provide Affordable Housing Training to staff and members of land use boards - State statutes pertaining to affordable housing are likely to change over the coming years. Providing regular training to staff and members of land use boards and commissions will ensure that they are educated on statutory requirements and understand affordable housing best practices as they evolve.

6.4 Amend the Plan of Conservation and Development to include the Affordable Housing Plan - The Planning and Zoning Commission should amend the Plan of Conservation and Development (POCD) to include the Affordable Housing Plan so that it can be referenced as part of future land use and zoning decisions. The Town of Killingworth will update its POCD in 2028. Since Affordable Housing Plans are required to be updated every five years, it is recommended that future Affordable Housing Plans be updated concurrent with the POCD update and included in the new POCD.

6.5 Continue to update Killingworth's Affordable Housing Plan - The recommendations of this Plan represent a starting point and guideline for potential future changes to Town Zoning Regulations and policies. As required by CGS Section 8-30j, this plan will be updated every 5 years.

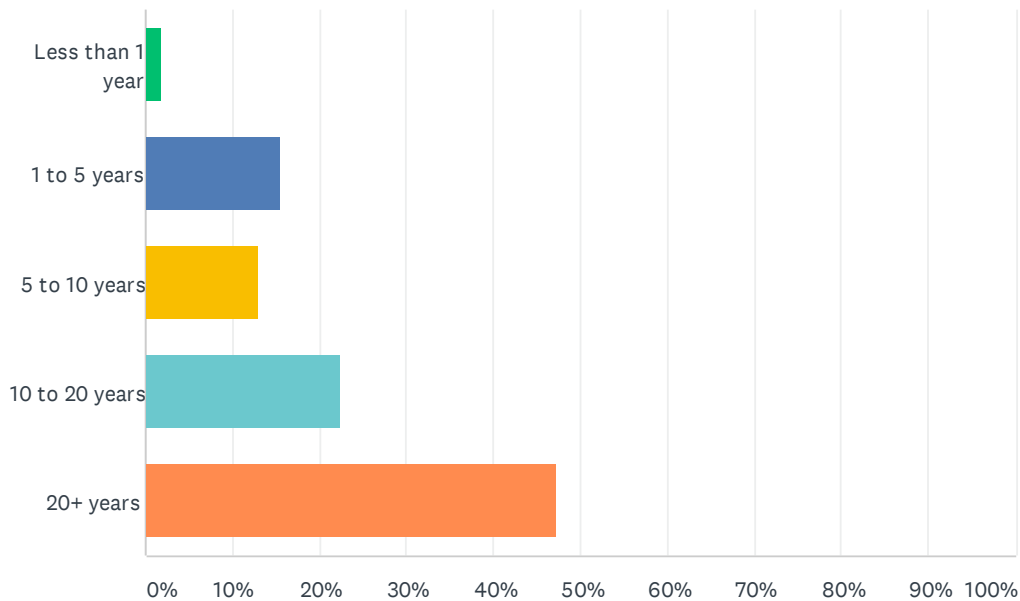
APPENDIX A

Town of Killingworth Affordable Housing Plan

RiverCOG Housing Survey: Town of Killingworth Results

Q2 How long have you lived in Killingworth?

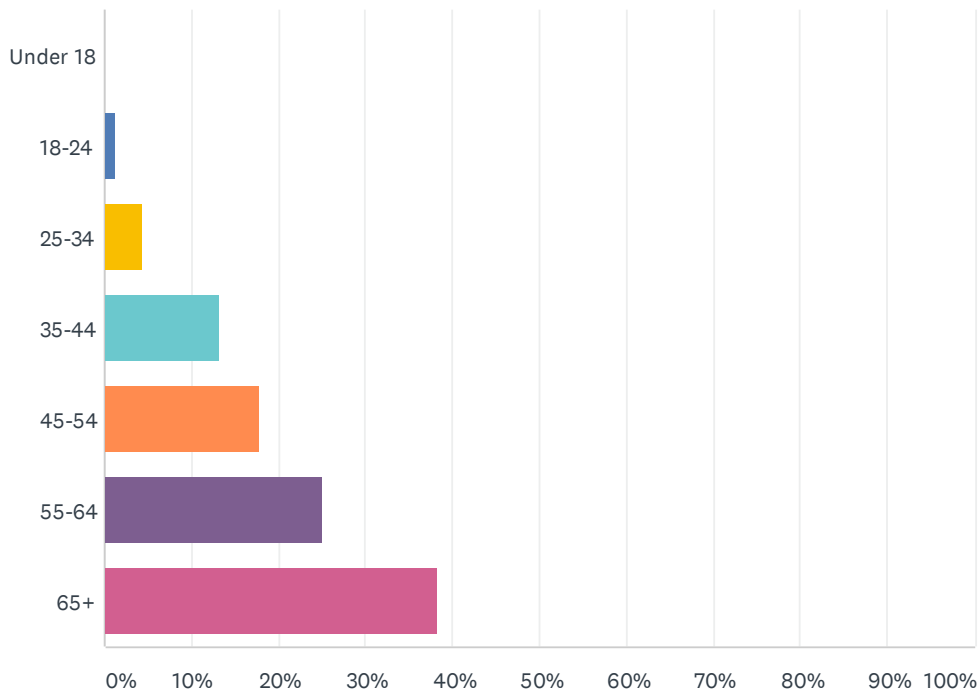
Answered: 612 Skipped: 2



ANSWER CHOICES	RESPONSES	
Less than 1 year	1.96%	12
1 to 5 years	15.52%	95
5 to 10 years	12.91%	79
10 to 20 years	22.39%	137
20+ years	47.22%	289
TOTAL		612

Q3 What is your age?

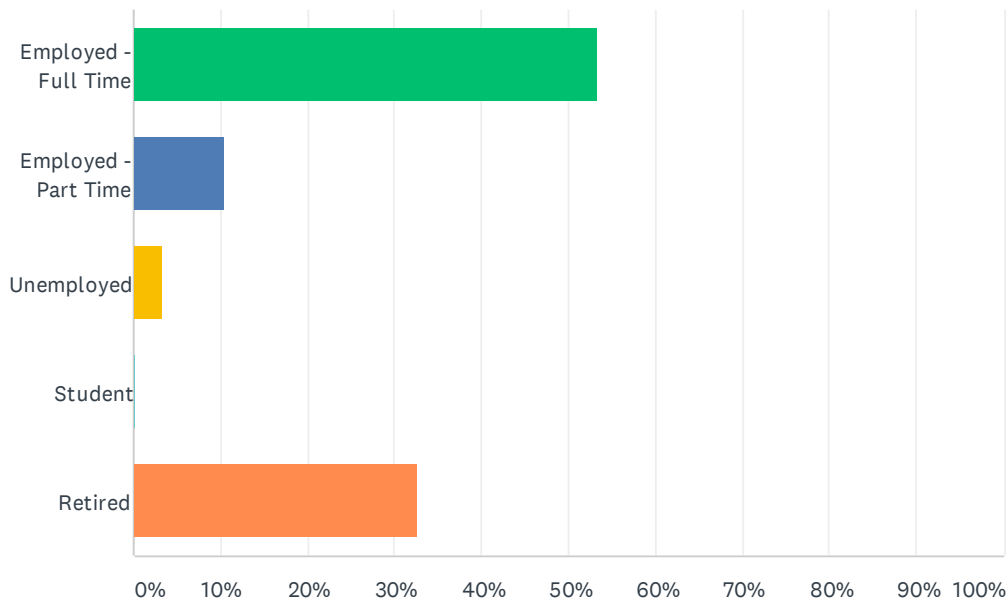
Answered: 610 Skipped: 4



ANSWER CHOICES	RESPONSES
Under 18	0.00% 0
18-24	1.31% 8
25-34	4.43% 27
35-44	13.11% 80
45-54	17.87% 109
55-64	25.08% 153
65+	38.20% 233
TOTAL	610

Q4 What is your employment status?

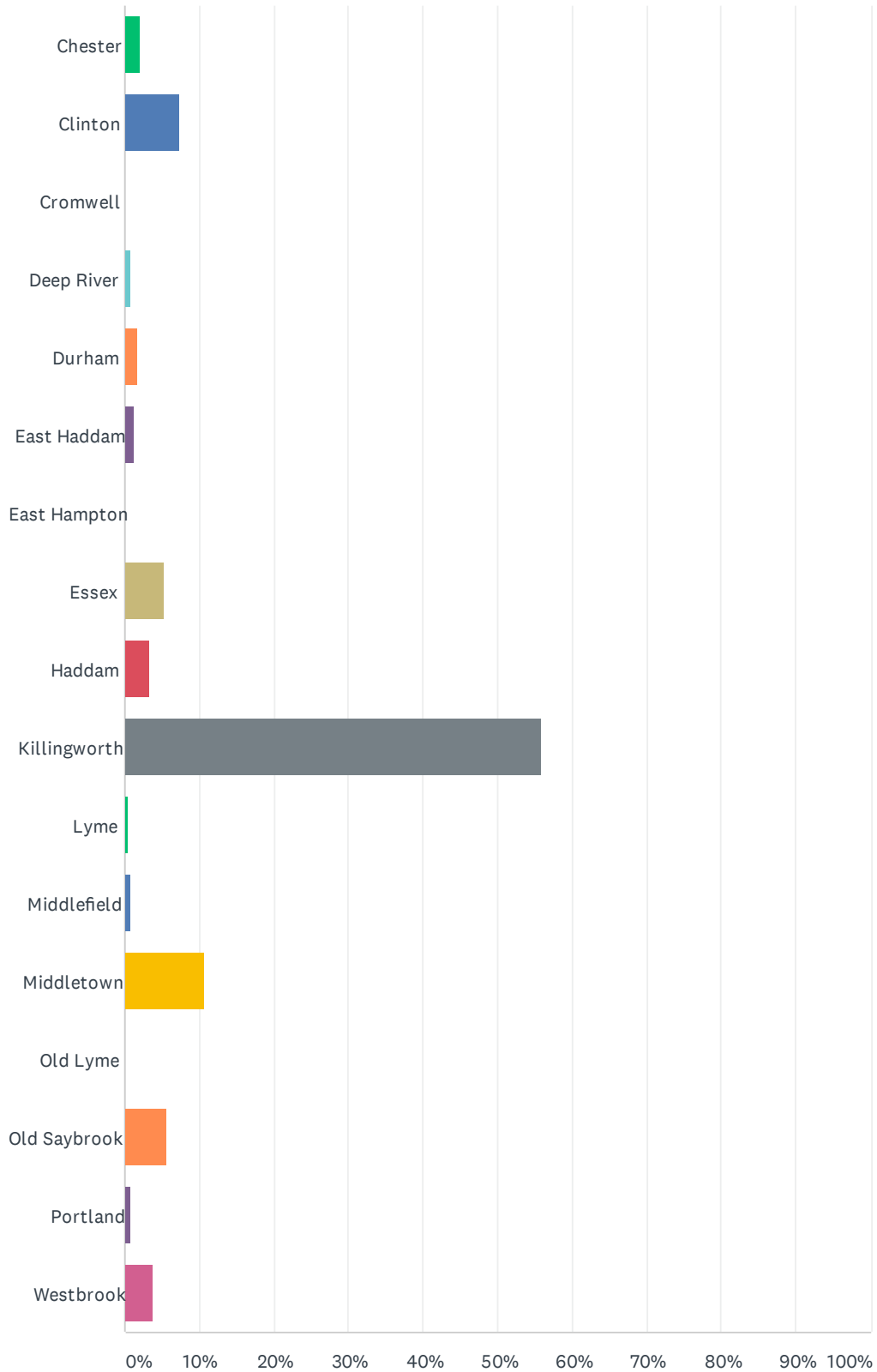
Answered: 614 Skipped: 0



ANSWER CHOICES	RESPONSES	
Employed - Full Time	53.26%	327
Employed - Part Time	10.42%	64
Unemployed	3.42%	21
Student	0.16%	1
Retired	32.74%	201
TOTAL		614

Q5 Which town or city do you work in? Chose the location of your primary job if more than one applies.

Answered: 233 Skipped: 381



RiverCOG Housing Survey

ANSWER CHOICES	RESPONSES	
Chester	2.15%	5
Clinton	7.30%	17
Cromwell	0.00%	0
Deep River	0.86%	2
Durham	1.72%	4
East Haddam	1.29%	3
East Hampton	0.00%	0
Essex	5.15%	12
Haddam	3.43%	8
Killingworth	55.79%	130
Lyme	0.43%	1
Middlefield	0.86%	2
Middletown	10.73%	25
Old Lyme	0.00%	0
Old Saybrook	5.58%	13
Portland	0.86%	2
Westbrook	3.86%	9
TOTAL		233

#	OTHER (PLEASE SPECIFY)	DATE
1	New Haven	9/28/2021 1:44 PM
2	travel to all shoreline towns (milford to old saybrook	9/26/2021 9:02 PM
3	Retired	9/25/2021 12:11 PM
4	Retired	9/24/2021 12:58 PM
5	New Haven (but remote with pandemic)	9/18/2021 1:02 PM
6	retired	9/14/2021 7:44 PM
7	From Home	9/14/2021 6:08 PM
8	N/A	9/13/2021 3:03 PM
9	NYC	9/13/2021 10:43 AM
10	North Haven	9/12/2021 2:22 PM
11	Retired	9/11/2021 3:46 PM
12	retired	9/11/2021 3:26 PM
13	Home	9/11/2021 8:43 AM
14	New Hevan	9/10/2021 7:59 PM
15	North Haven	9/10/2021 4:02 PM

RiverCOG Housing Survey

16	Guilford	9/10/2021 11:38 AM
17	Retired	9/10/2021 11:17 AM
18	N/a	9/10/2021 10:48 AM
19	retired	9/9/2021 8:09 PM
20	retired	9/9/2021 7:09 PM
21	Guilford	9/9/2021 5:55 PM
22	N/A	9/9/2021 1:33 PM
23	Retired	9/9/2021 1:27 PM
24	none	9/9/2021 12:47 PM
25	Work in many towns within ~50mile radius	9/9/2021 11:50 AM
26	Retired	9/9/2021 4:43 AM
27	Retired	9/9/2021 4:42 AM
28	Meriden	9/8/2021 10:48 PM
29	Retired	9/8/2021 8:33 PM
30	Wallingford	9/8/2021 8:14 PM
31	New Haven	9/8/2021 7:20 PM
32	New Haven	9/8/2021 7:11 PM
33	Retired	9/8/2021 6:58 PM
34	Guilford	9/8/2021 5:31 PM
35	New Haven	9/8/2021 4:47 PM
36	NA	9/8/2021 4:09 PM
37	Retired	9/8/2021 2:10 PM
38	New York	9/8/2021 12:47 PM
39	Work from home	9/8/2021 9:13 AM
40	Retired	9/8/2021 8:24 AM
41	New Haven	9/8/2021 8:04 AM
42	Madison and Rocky hill	9/8/2021 6:10 AM
43	New Haven	9/7/2021 11:38 PM
44	All over	9/7/2021 10:51 PM
45	Naugatuck	9/7/2021 10:35 PM
46	Branford	9/7/2021 9:42 PM
47	New haven	9/7/2021 9:13 PM
48	New Haven	9/7/2021 9:06 PM
49	N/A	9/7/2021 8:29 PM
50	Guilford	9/7/2021 8:12 PM
51	New haven	9/7/2021 7:21 PM
52	Madison	9/7/2021 7:07 PM
53	East Hartford	9/7/2021 7:05 PM

RiverCOG Housing Survey

54	Groton	9/7/2021 6:55 PM
55	retired	9/7/2021 6:43 PM
56	Retired	9/7/2021 6:39 PM
57	New Haven	9/7/2021 6:10 PM
58	Waterbury	9/7/2021 6:04 PM
59	Retired	9/7/2021 5:27 PM
60	retired	9/7/2021 5:03 PM
61	New haven	9/7/2021 3:39 PM
62	Bristol	9/7/2021 3:32 PM
63	Bristol	9/7/2021 3:31 PM
64	Retired	9/7/2021 3:23 PM
65	Guilford	9/7/2021 3:19 PM
66	Wallingford	9/7/2021 3:15 PM
67	Guilford	9/7/2021 2:55 PM
68	New Haven	9/7/2021 2:36 PM
69	Waterford	9/7/2021 2:32 PM
70	Branford	9/7/2021 2:18 PM
71	Virginia Beach, va	9/7/2021 1:56 PM
72	Glastonbury	9/7/2021 1:48 PM
73	East Haven	9/7/2021 1:43 PM
74	Remote	9/7/2021 1:36 PM
75	Retired	9/7/2021 1:01 PM
76	N/A	9/7/2021 12:01 PM
77	Guilford	9/7/2021 11:38 AM
78	North Branford	9/7/2021 11:03 AM
79	New Haven	9/7/2021 10:55 AM
80	retired	9/7/2021 10:55 AM
81	New Haven	9/7/2021 10:29 AM
82	Retired	9/7/2021 9:50 AM
83	retired	9/7/2021 9:35 AM
84	Retired	9/7/2021 9:35 AM
85	N/A	9/7/2021 9:34 AM
86	Retired	9/7/2021 9:27 AM
87	Orange	9/7/2021 9:25 AM
88	Not working	9/7/2021 9:23 AM
89	Wallingford	9/7/2021 9:18 AM
90	None	9/7/2021 9:15 AM
91	Retired	9/7/2021 9:15 AM

RiverCOG Housing Survey

92	Norwich	9/7/2021 9:05 AM
93	retired	9/7/2021 8:57 AM
94	remote from home	9/7/2021 8:54 AM
95	Windsor	9/7/2021 8:35 AM
96	no retired ?	9/7/2021 8:08 AM
97	Retired	9/7/2021 8:00 AM
98	Rocky Hill	9/7/2021 7:59 AM
99	Madison	9/7/2021 7:56 AM
100	Orange	9/7/2021 7:51 AM
101	Retired	9/7/2021 7:29 AM
102	Retired	9/7/2021 7:19 AM
103	New Haven	9/7/2021 7:16 AM
104	none	9/7/2021 7:15 AM
105	Hartford	9/7/2021 7:14 AM
106	Groton	9/7/2021 6:59 AM
107	Retired	9/7/2021 6:56 AM
108	West haven	9/7/2021 6:46 AM
109	guilford	9/7/2021 6:37 AM
110	Retired	9/7/2021 6:33 AM
111	None	9/7/2021 6:30 AM
112	New Haven	9/7/2021 6:30 AM
113	Guilford	9/7/2021 6:27 AM
114	New London	9/7/2021 6:13 AM
115	Madison	9/7/2021 5:33 AM
116	new haven	9/7/2021 4:53 AM
117	retired	9/7/2021 4:37 AM
118	None	9/7/2021 1:44 AM
119	Stamford	9/7/2021 12:57 AM
120	NA	9/6/2021 11:53 PM
121	N/A	9/6/2021 11:32 PM
122	Guilford	9/6/2021 11:06 PM
123	NYC	9/6/2021 10:56 PM
124	Stamford	9/6/2021 10:56 PM
125	retired	9/6/2021 10:38 PM
126	Retired	9/6/2021 10:38 PM
127	Retired	9/6/2021 10:04 PM
128	Retired,Was Wallingford	9/6/2021 9:57 PM
129	New york	9/6/2021 9:43 PM

RiverCOG Housing Survey

130	Hartford	9/6/2021 9:41 PM
131	Retired	9/6/2021 9:35 PM
132	Retired	9/6/2021 9:34 PM
133	New london	9/6/2021 9:25 PM
134	Don't work	9/6/2021 9:16 PM
135	other	9/6/2021 9:15 PM
136	N/A	9/6/2021 9:09 PM
137	Orange	9/6/2021 9:07 PM
138	Retired	9/6/2021 9:05 PM
139	Homemaker	9/6/2021 9:05 PM
140	Guilford	9/6/2021 9:04 PM
141	Remote	9/6/2021 9:04 PM
142	Retired used to work in Clinton and Old Lyme	9/6/2021 9:03 PM
143	Remote	9/6/2021 8:59 PM
144	Cheshire	9/6/2021 8:38 PM
145	retired	9/6/2021 8:35 PM
146	Hartford	9/6/2021 8:33 PM
147	Wallingford	9/6/2021 8:32 PM
148	Various	9/6/2021 8:31 PM
149	Hartford before retiring	9/6/2021 8:23 PM
150	Hartford	9/6/2021 8:19 PM
151	Hartford	9/6/2021 8:19 PM
152	Retired	9/6/2021 8:08 PM
153	All over	9/6/2021 8:01 PM
154	Madison	9/6/2021 7:52 PM
155	Non of the above	9/6/2021 7:50 PM
156	No job	9/6/2021 7:48 PM
157	don't work	9/6/2021 7:47 PM
158	Guilford	9/6/2021 7:46 PM
159	Groton	9/6/2021 7:43 PM
160	Remote worker - based out of Minnesota	9/6/2021 7:40 PM
161	New Britain	9/6/2021 7:36 PM
162	I work from home for a company headquartered outside of CT.	9/6/2021 7:35 PM
163	East Haven	9/6/2021 7:31 PM
164	Retired	9/6/2021 7:29 PM
165	New London	9/6/2021 7:28 PM
166	nyc	9/6/2021 7:21 PM
167	Work form home	9/6/2021 7:12 PM

RiverCOG Housing Survey

168	Retired	9/6/2021 7:10 PM
169	Guilford	9/6/2021 7:08 PM
170	New Haven	9/6/2021 7:03 PM
171	Branford	9/6/2021 7:00 PM
172	Branford	9/6/2021 7:00 PM
173	Branford	9/6/2021 6:56 PM
174	Disabled, not working	9/6/2021 6:54 PM
175	Storrs is my employer - but I work remotely so Killingworth	9/6/2021 6:51 PM
176	Retired	9/6/2021 6:50 PM
177	Rocky hill	9/6/2021 6:48 PM
178	NA	9/6/2021 6:47 PM
179	New Haven	9/6/2021 6:47 PM
180	Milford	9/6/2021 6:36 PM
181	Cheshire	9/6/2021 6:29 PM
182	Retired	9/6/2021 6:26 PM
183	Retired	9/6/2021 6:24 PM
184	Hartford	9/6/2021 6:20 PM
185	Guilfors	9/6/2021 6:19 PM
186	Retired	9/6/2021 6:17 PM
187	Madison	9/6/2021 6:06 PM
188	Retired	9/6/2021 6:05 PM
189	Hartford	9/6/2021 6:04 PM
190	Branford	9/6/2021 6:01 PM
191	All over state	9/6/2021 6:00 PM
192	None	9/6/2021 5:50 PM
193	Stratford	9/6/2021 5:37 PM
194	Retired	9/6/2021 5:33 PM
195	Hartford	9/6/2021 5:33 PM
196	Retired	9/6/2021 5:32 PM
197	Hartford	9/6/2021 5:32 PM
198	N/A	9/6/2021 5:31 PM
199	New London	9/6/2021 5:28 PM
200	New Haven	9/6/2021 5:28 PM
201	Retired	9/6/2021 5:27 PM
202	Guilford	9/6/2021 5:22 PM
203	Retired	9/6/2021 5:16 PM
204	Wallingford	9/6/2021 5:15 PM
205	Haddam, Franklin	9/6/2021 5:12 PM

RiverCOG Housing Survey

206	Do not work	9/6/2021 5:12 PM
207	Ivoryton	9/6/2021 5:02 PM
208	Retired	9/6/2021 5:02 PM
209	madison	9/6/2021 5:02 PM
210	New Haven	9/6/2021 4:59 PM
211	Work from home. Parent company in Sweden. US OFFICE in Boston	9/6/2021 4:55 PM
212	Retired	9/6/2021 4:52 PM
213	Work from home	9/6/2021 4:51 PM
214	Retired	9/6/2021 4:50 PM
215	Bloomfield	9/6/2021 4:49 PM
216	Retired	9/6/2021 4:47 PM
217	New haven	9/6/2021 4:46 PM
218	Random	9/6/2021 4:45 PM
219	Retired	9/6/2021 4:44 PM
220	New London	9/6/2021 4:43 PM
221	Newark, New Jersey	9/6/2021 4:43 PM
222	Berlin	9/6/2021 4:43 PM
223	Guilford	9/6/2021 4:42 PM
224	Retired. None of the above.	9/6/2021 4:41 PM
225	Wallingford	9/6/2021 4:36 PM
226	Hartford	9/6/2021 4:36 PM
227	New Haven	9/6/2021 4:34 PM
228	I am retired	9/6/2021 4:31 PM
229	North haven	9/6/2021 4:31 PM
230	Farmington	9/6/2021 4:29 PM
231	Guilford	9/6/2021 4:27 PM
232	Retired	9/6/2021 4:26 PM
233	new haven	9/6/2021 4:25 PM
234	Retired	9/6/2021 4:22 PM
235	New Haven	9/6/2021 4:22 PM
236	Retired	9/6/2021 4:21 PM
237	Retired	9/6/2021 4:21 PM
238	Work from home	9/6/2021 4:21 PM
239	Retired	9/6/2021 4:20 PM
240	Groton, Centerbrook	9/6/2021 4:19 PM
241	retired	9/6/2021 4:19 PM
242	New Haven	9/6/2021 4:18 PM
243	East Lyme	9/6/2021 4:18 PM

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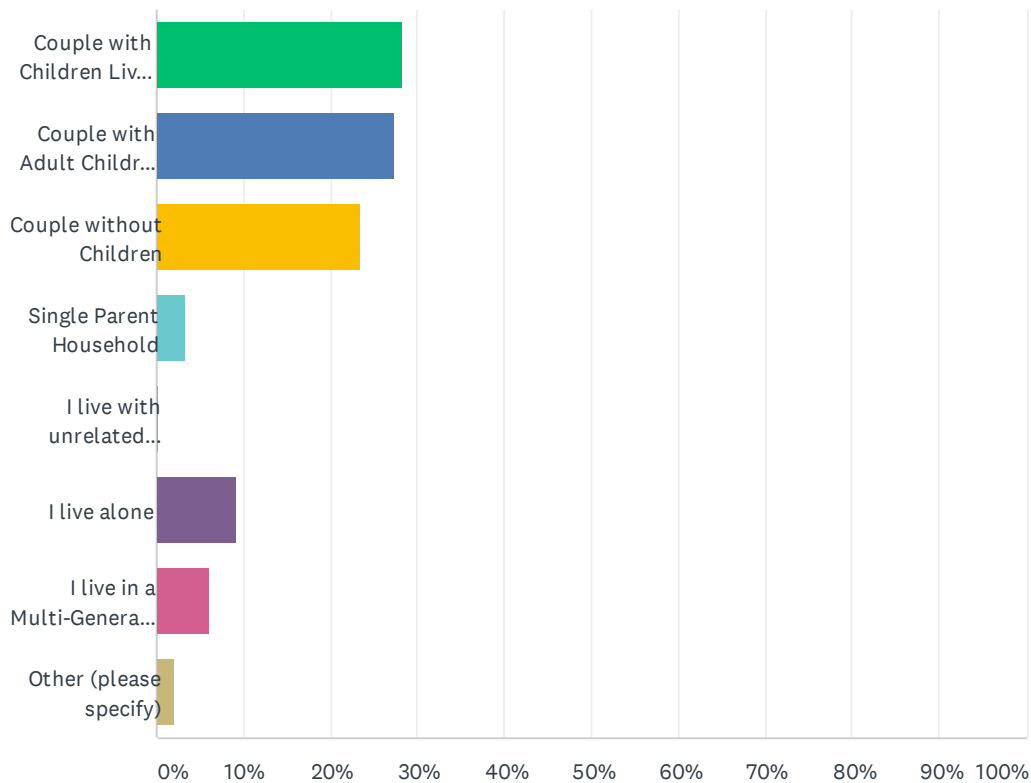
244	Meriden	9/6/2021 4:18 PM
245	New haven	9/6/2021 4:16 PM
246	Retired	9/6/2021 4:15 PM
247	North Branford	9/6/2021 4:15 PM
248	Madison	9/6/2021 4:14 PM
249	Work from home	9/6/2021 11:05 AM
250	work from home	9/6/2021 10:36 AM
251	North Branford & Branford	9/6/2021 10:22 AM
252	Madison	9/6/2021 10:17 AM
253	No one fixed location	9/6/2021 9:36 AM
254	North Branford	9/6/2021 9:20 AM
255	Shelton	9/6/2021 9:14 AM
256	Outside of area	9/6/2021 9:12 AM
257	Glastonbury	9/6/2021 9:02 AM
258	Several - self employed	9/6/2021 8:56 AM
259	The shoreline I'm a contractor	9/6/2021 8:15 AM
260	Self Employed	9/6/2021 8:12 AM
261	Ricky Hill	9/6/2021 7:55 AM
262	Groton	9/6/2021 7:28 AM
263	Other	9/5/2021 10:11 PM
264	Farmington	9/5/2021 7:23 PM
265	Farmington	9/5/2021 7:22 PM
266	Farmington	9/5/2021 7:22 PM
267	New haven	9/5/2021 7:05 PM
268	Groton and New Haven	9/5/2021 7:01 PM
269	New Haven	9/5/2021 4:22 PM
270	Madison	9/5/2021 3:58 PM
271	Statewide - Wherever my work takes me	9/5/2021 1:51 PM
272	Don't work	9/5/2021 1:15 PM
273	Don't work	9/5/2021 1:12 PM
274	Branford	9/5/2021 10:43 AM
275	Groton	9/5/2021 10:43 AM
276	Retired	9/5/2021 10:39 AM
277	North Branford	9/5/2021 10:04 AM
278	Retired	9/5/2021 9:34 AM
279	Branford	9/5/2021 6:49 AM
280	Guilford	9/5/2021 6:39 AM
281	Guilford	9/5/2021 5:56 AM

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282	New Haven	9/4/2021 11:19 PM
283	Guilford	9/4/2021 9:20 PM
284	New Haven	9/4/2021 8:54 PM
285	Retired	9/4/2021 5:07 PM
286	Retired	9/4/2021 4:13 PM
287	retired	9/4/2021 3:59 PM
288	New haven	9/4/2021 3:53 PM
289	Lebanon	9/4/2021 3:29 PM
290	Retired	9/4/2021 3:20 PM
291	East Lyme	9/4/2021 2:48 PM
292	Retired	9/4/2021 1:04 PM
293	New Britain	9/4/2021 1:01 PM
294	New Haven	9/4/2021 12:39 PM
295	Retired. Was North Haven	9/4/2021 12:00 PM
296	Wallingford	9/4/2021 11:53 AM
297	Retired	9/4/2021 11:31 AM
298	Storrs	9/4/2021 11:29 AM
299	retired	9/4/2021 11:23 AM
300	New Haven and Orange	9/4/2021 10:58 AM
301	Retired	9/4/2021 10:17 AM
302	Stratford	9/4/2021 9:36 AM
303	Retired	9/4/2021 9:33 AM
304	New Haven	9/4/2021 9:20 AM
305	North Branford	9/4/2021 9:04 AM
306	Madison	9/4/2021 8:50 AM
307	Retired	9/4/2021 8:24 AM
308	Retired	9/4/2021 7:43 AM
309	New York - remote worker	9/4/2021 7:22 AM
310	Hartford	9/4/2021 7:09 AM
311	Groton and New Haven	9/4/2021 6:52 AM
312	Retired	9/4/2021 5:33 AM
313	Travel all over CT and Hudson Valley area of NY	9/3/2021 10:50 PM
314	Retired	9/3/2021 10:17 PM
315	Hartford	9/3/2021 9:49 PM
316	Wallingford	9/3/2021 4:43 PM
317	Wallingford	9/3/2021 3:54 PM
318	Many.	8/6/2021 8:15 PM

Q6 What type of household do you live in?

Answered: 613 Skipped: 1



ANSWER CHOICES	RESPONSES	
Couple with Children Living at Home	28.22%	173
Couple with Adult Children (Empty Nester)	27.41%	168
Couple without Children	23.49%	144
Single Parent Household	3.26%	20
I live with unrelated others (roommates)	0.16%	1
I live alone	9.30%	57
I live in a Multi-Generational Household	6.04%	37
Other (please specify)	2.12%	13
TOTAL		613

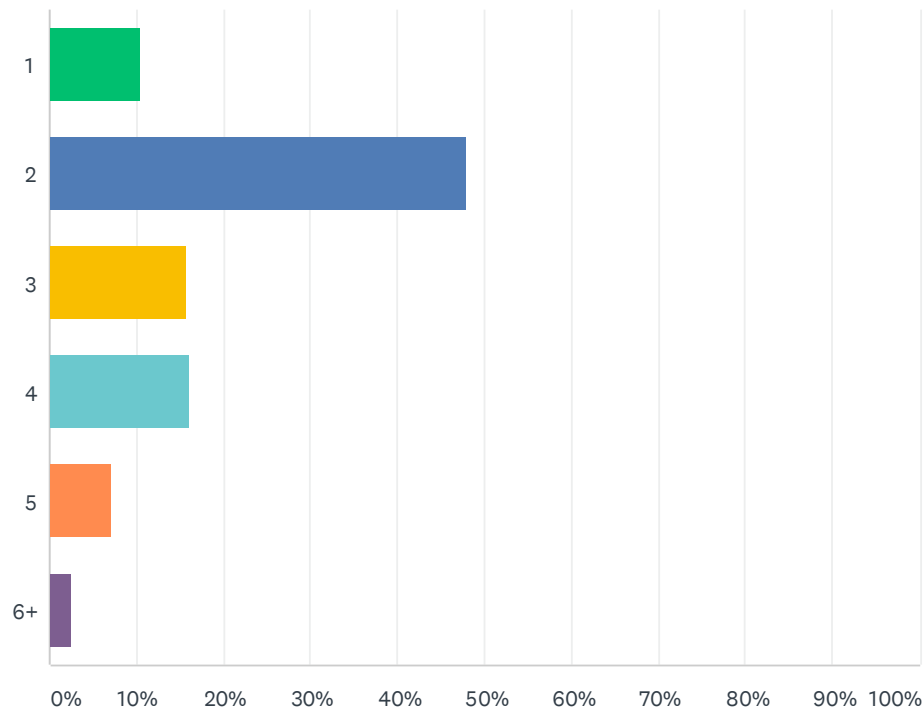
#	OTHER (PLEASE SPECIFY)	DATE
1	Elderly housing	9/25/2021 12:11 PM
2	single person with 1 sibling	9/7/2021 3:23 PM
3	live with family	9/6/2021 9:18 PM
4	couple	9/6/2021 9:15 PM
5	Couple with adult son at home	9/6/2021 7:54 PM

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6	Couple with adult parent	9/6/2021 7:21 PM
7	Branford main office / work from hone	9/6/2021 5:48 PM
8	one sibling	9/6/2021 4:46 PM
9	Farm	9/6/2021 4:31 PM
10	Couple with parents in an in-law apartment set up	9/6/2021 4:20 PM
11	Retired with wife	9/6/2021 4:20 PM
12	Sun used to be Jensons	9/5/2021 5:22 PM
13	Widow with grown child living at home	9/3/2021 10:50 PM

Q7 How many people live in your household, including yourself?

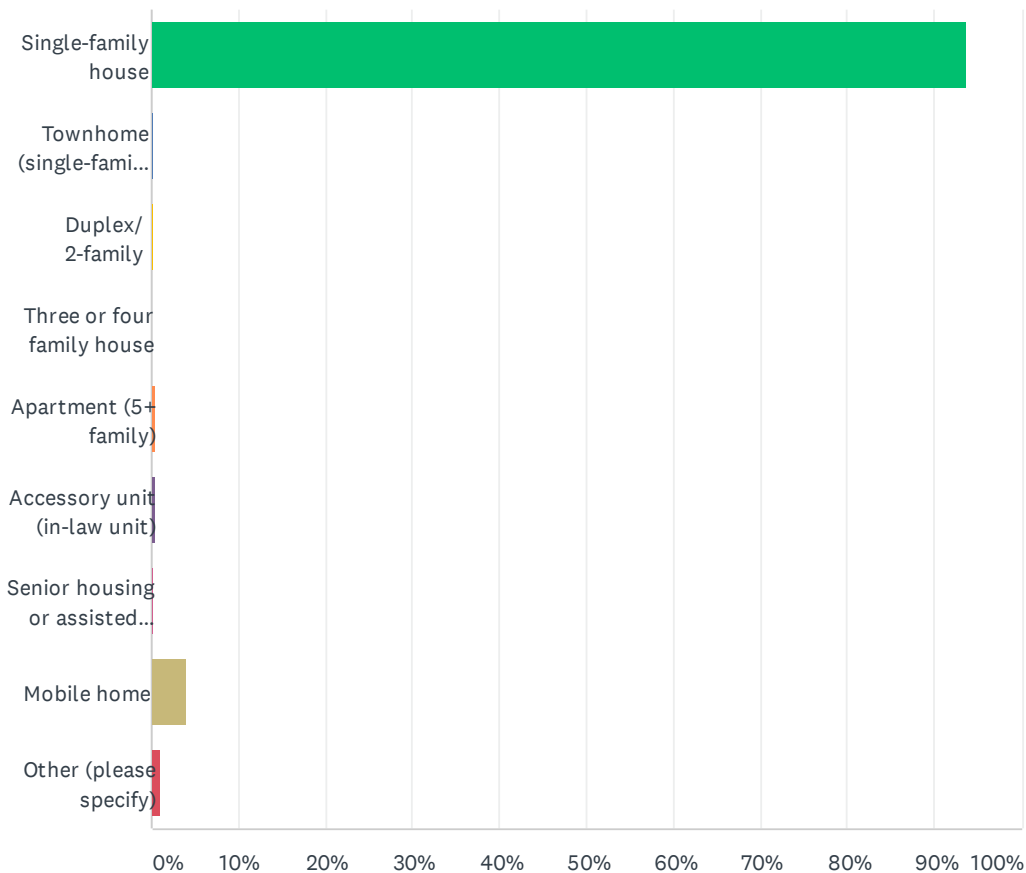
Answered: 612 Skipped: 2



ANSWER CHOICES	RESPONSES	
1	10.46%	64
2	47.88%	293
3	15.69%	96
4	16.18%	99
5	7.19%	44
6+	2.61%	16
TOTAL		612

Q8 What type of home do you currently live in?

Answered: 614 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-family house	93.81%	576
Townhome (single-family attached)	0.16%	1
Duplex/ 2-family	0.16%	1
Three or four family house	0.00%	0
Apartment (5+ family)	0.33%	2
Accessory unit (in-law unit)	0.49%	3
Senior housing or assisted living	0.16%	1
Mobile home	3.91%	24
Other (please specify)	0.98%	6
TOTAL		614

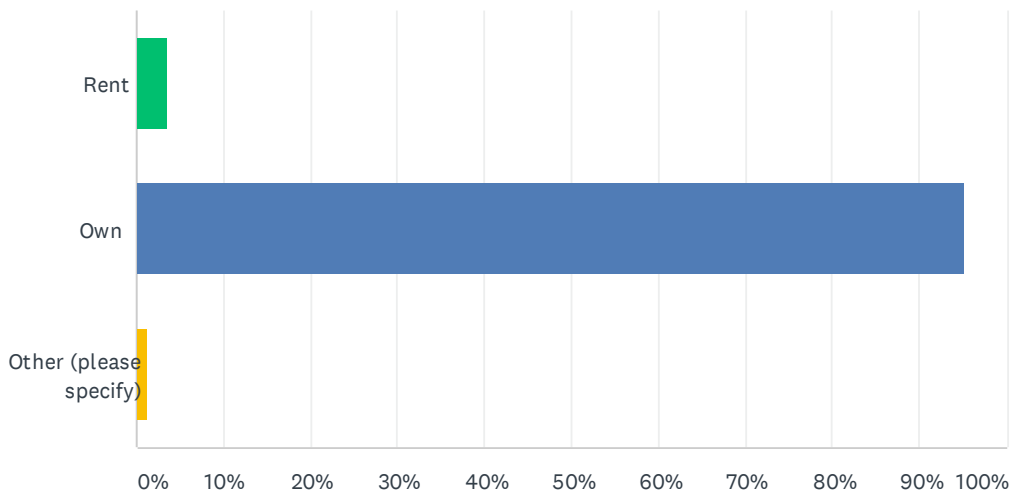
#	OTHER (PLEASE SPECIFY)	DATE
1	single-family manufactured home	9/11/2021 3:26 PM
2	Rental Cottage	9/8/2021 10:15 AM

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3	One room cabin	9/7/2021 3:13 PM
4	manufactured home	9/7/2021 12:01 PM
5	SFR with in law unit	9/7/2021 8:32 AM
6	Manufactured home	9/6/2021 7:10 PM

Q9 For demographic purposes, it is helpful to have a sense of household income and ownership status of those responding to this survey. Do you rent or own your residence?

Answered: 614 Skipped: 0

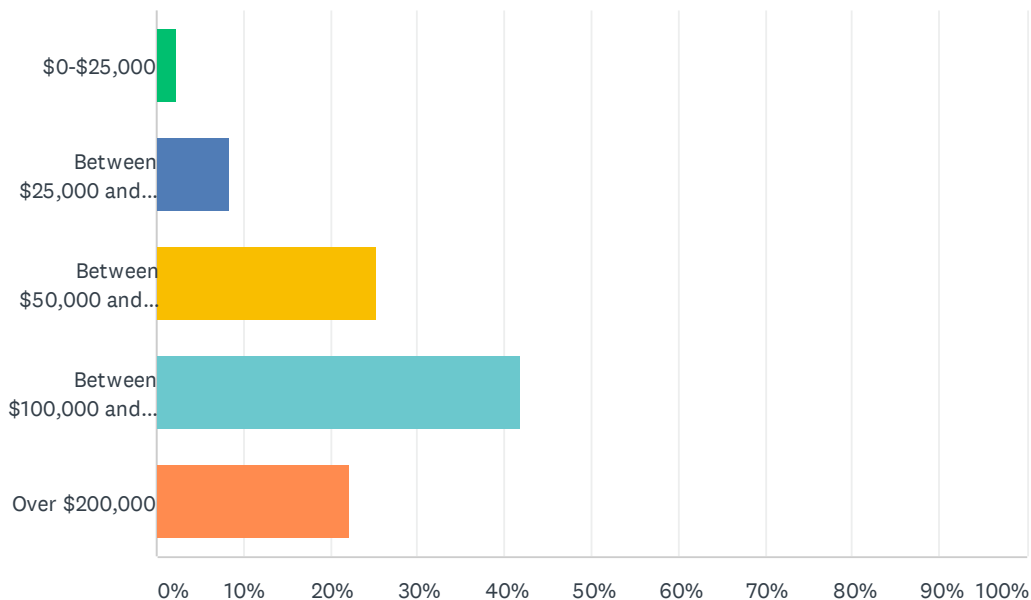


ANSWER CHOICES	RESPONSES
Rent	3.58% 22
Own	95.11% 584
Other (please specify)	1.30% 8
TOTAL	614

#	OTHER (PLEASE SPECIFY)	DATE
1	own home lease lot	9/11/2021 3:26 PM
2	Daughter and son-in-law own	9/9/2021 4:43 AM
3	Daughter and son-in-law own	9/9/2021 4:42 AM
4	contribute to household	9/6/2021 9:18 PM
5	na	9/6/2021 9:15 PM
6	Mortgage	9/6/2021 6:51 PM
7	I rent, parents own	9/6/2021 4:37 PM
8	Own home, rent lot.	9/3/2021 10:17 PM

Q10 Please indicate which annual household income range you currently fall under. Note: Household income measures the combined incomes of all people sharing a particular household or place of residence and includes every form of income.

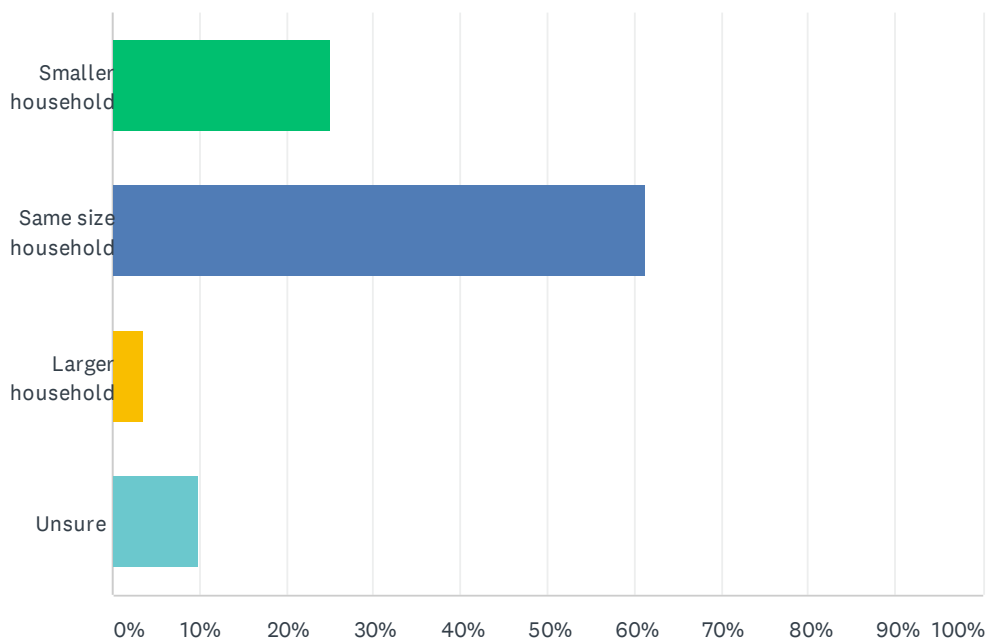
Answered: 590 Skipped: 24



ANSWER CHOICES	RESPONSES
\$0-\$25,000	2.37% 14
Between \$25,000 and \$49,999	8.31% 49
Between \$50,000 and \$99,999	25.25% 149
Between \$100,000 and \$199,999	41.86% 247
Over \$200,000	22.20% 131
TOTAL	590

Q11 What size household do you see yourself living in five years from now?

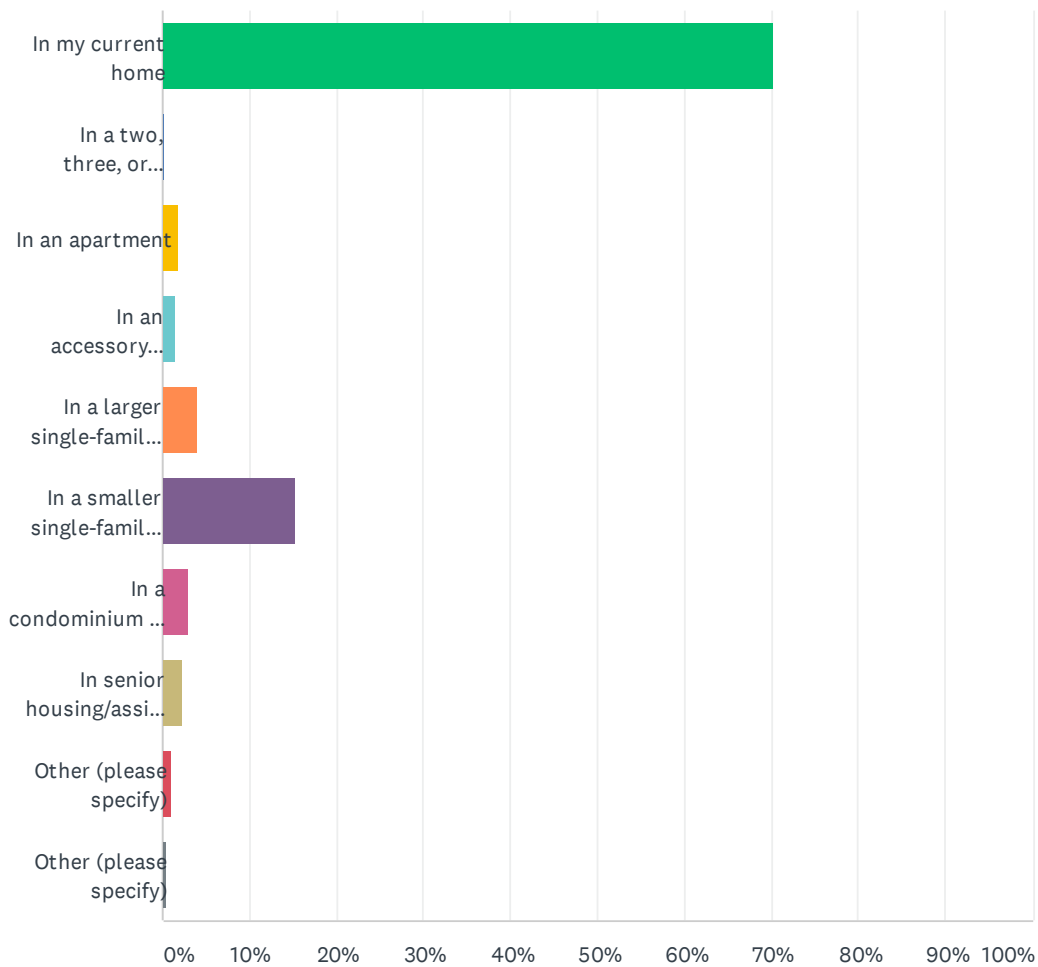
Answered: 611 Skipped: 3



ANSWER CHOICES	RESPONSES	
Smaller household	25.20%	154
Same size household	61.37%	375
Larger household	3.60%	22
Unsure	9.82%	60
TOTAL		611

Q12 Looking ahead five years from now, what type of housing do you see yourself living in?

Answered: 614 Skipped: 0



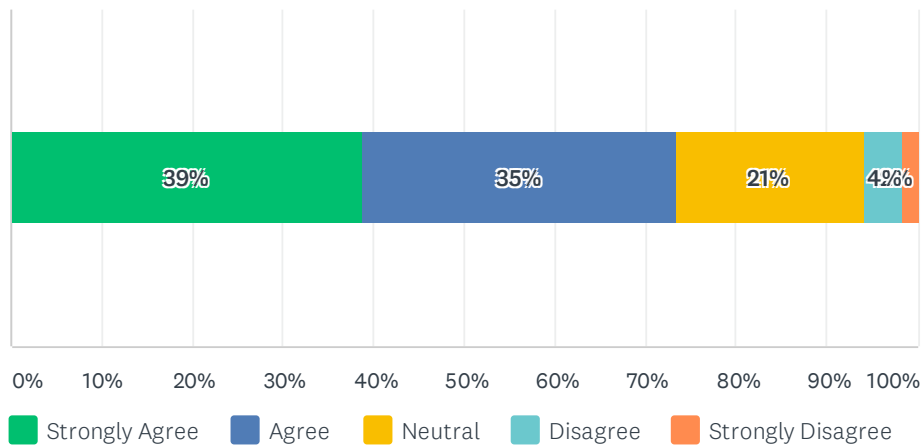
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ANSWER CHOICES	RESPONSES	
In my current home	70.36%	432
In a two, three, or four-family home	0.16%	1
In an apartment	1.79%	11
In an accessory dwelling/in-law apartment	1.47%	9
In a larger single-family home	4.07%	25
In a smaller single-family home	15.31%	94
In a condominium or townhome	2.93%	18
In senior housing/assisted living	2.28%	14
Other (please specify)	1.14%	7
Other (please specify)	0.49%	3
TOTAL		614

#	OTHER (PLEASE SPECIFY)	DATE
1	Mobile home	9/25/2021 12:11 PM
2	unsure	9/10/2021 3:59 PM
3	in a similar sized single-family home away from Ct taxes	9/9/2021 3:36 PM

Q13 Housing in Connecticut is too expensive

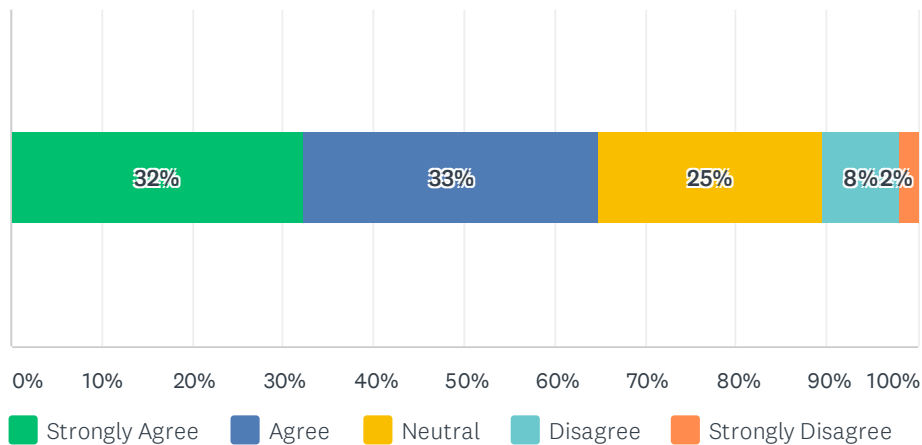
Answered: 591 Skipped: 23



ANSWER CHOICES	RESPONSES	
Strongly Agree	39%	229
Agree	35%	205
Neutral	21%	122
Disagree	4%	26
Strongly Disagree	2%	9
TOTAL		591

Q14 Housing in the Lower Connecticut River Valley region is too expensive

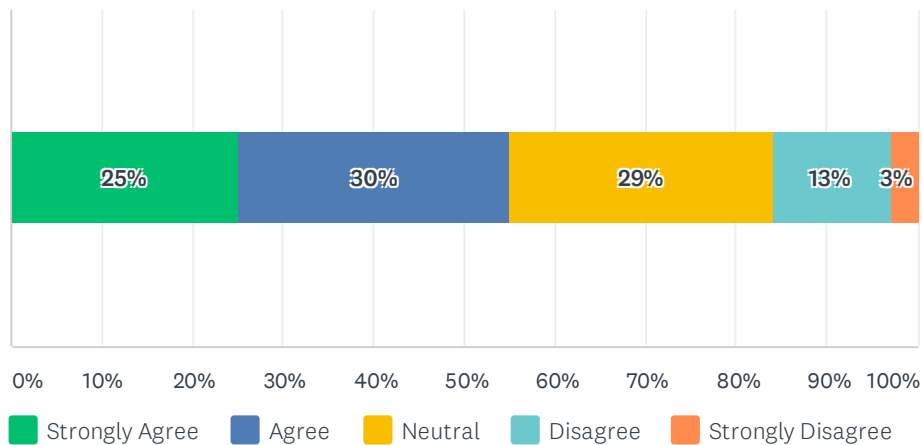
Answered: 587 Skipped: 27



ANSWER CHOICES	RESPONSES	
Strongly Agree	32%	190
Agree	33%	191
Neutral	25%	145
Disagree	8%	49
Strongly Disagree	2%	12
TOTAL		587

Q15 Housing in my town or city is too expensive

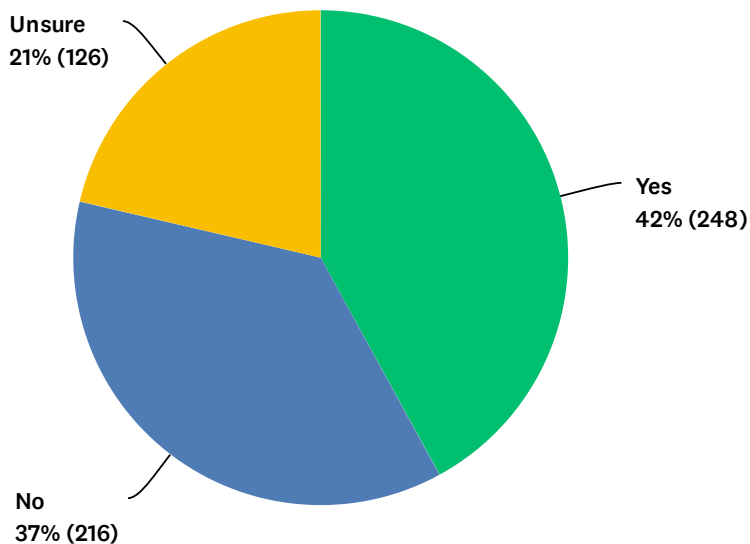
Answered: 588 Skipped: 26



ANSWER CHOICES	RESPONSES	
Strongly Agree	25%	148
Agree	30%	175
Neutral	29%	172
Disagree	13%	77
Strongly Disagree	3%	16
TOTAL		588

Q16 Do you know anyone that would move to your town or city, or, if they already live there, would stay, if it were more affordable?

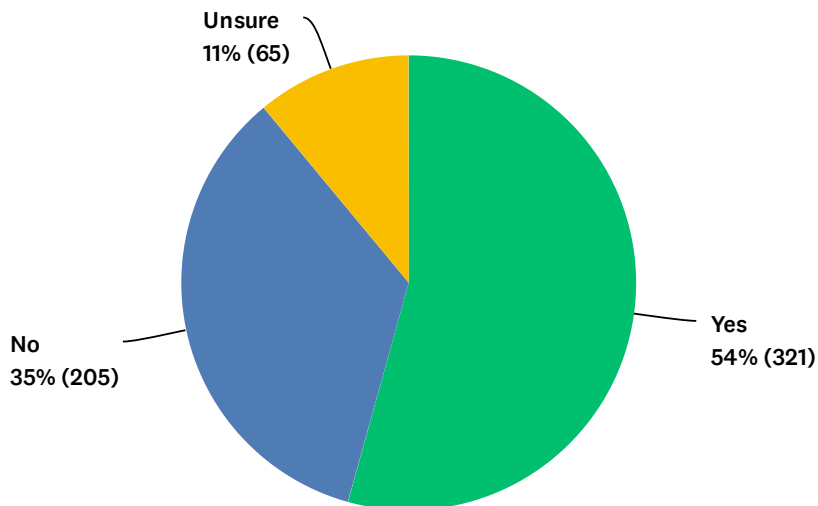
Answered: 590 Skipped: 24



ANSWER CHOICES	RESPONSES	
Yes	42%	248
No	37%	216
Unsure	21%	126
TOTAL		590

Q17 Do you think that affordable or attainable housing is an important component of your community's longevity?

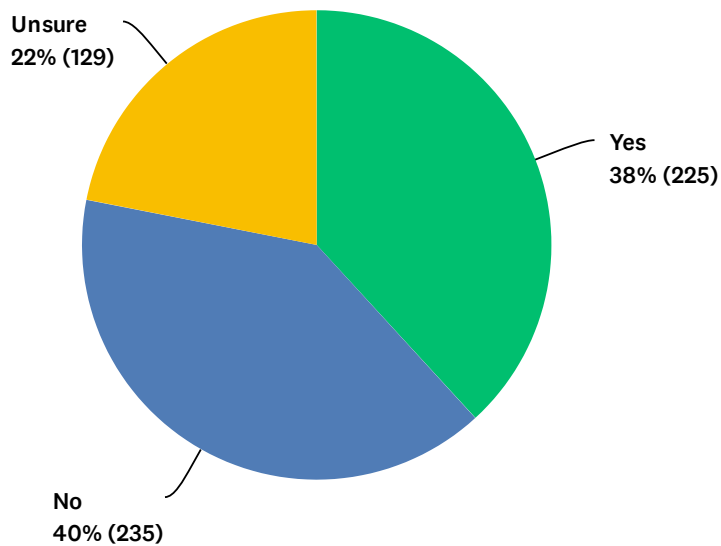
Answered: 591 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	54%	321
No	35%	205
Unsure	11%	65
TOTAL		591

Q18 Thinking of your family, friends and neighbors, do any of them struggle with housing costs?

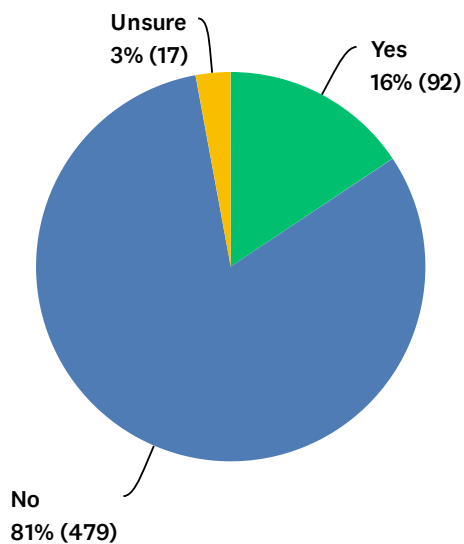
Answered: 589 Skipped: 25



ANSWER CHOICES	RESPONSES	
Yes	38%	225
No	40%	235
Unsure	22%	129
TOTAL		589

Q19 Do you personally struggle with housing costs?

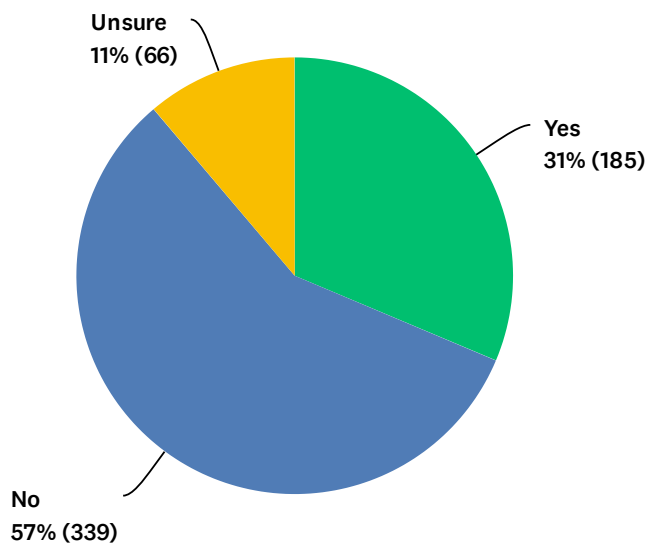
Answered: 588 Skipped: 26



ANSWER CHOICES	RESPONSES	
Yes	16%	92
No	81%	479
Unsure	3%	17
TOTAL		588

Q20 Are you aware of any affordable housing in your community?

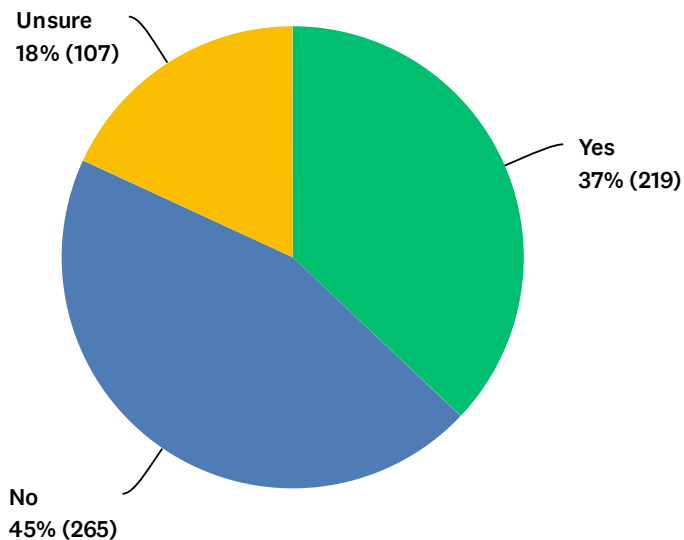
Answered: 590 Skipped: 24



ANSWER CHOICES	RESPONSES	
Yes	31%	185
No	57%	339
Unsure	11%	66
TOTAL		590

Q21 Thinking of the types of housing in your community do you think there are enough options to meet residents' current needs?

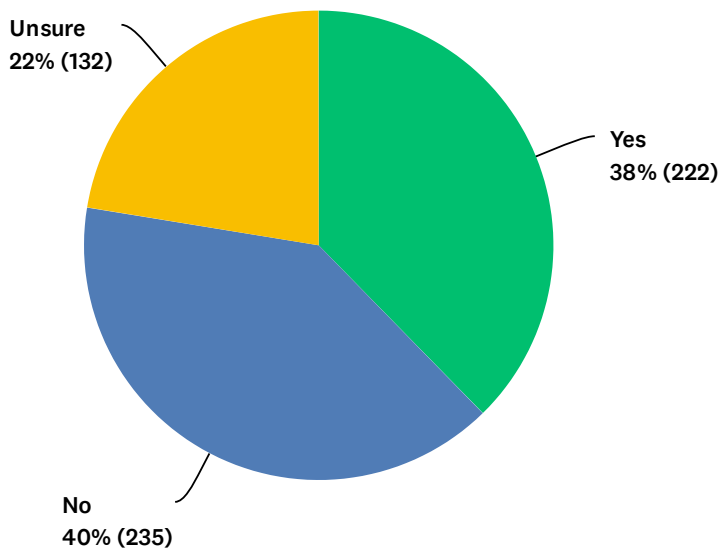
Answered: 591 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	37%	219
No	45%	265
Unsure	18%	107
TOTAL		591

Q22 Do you think that the existing housing stock is adequate to satisfy future market demands?

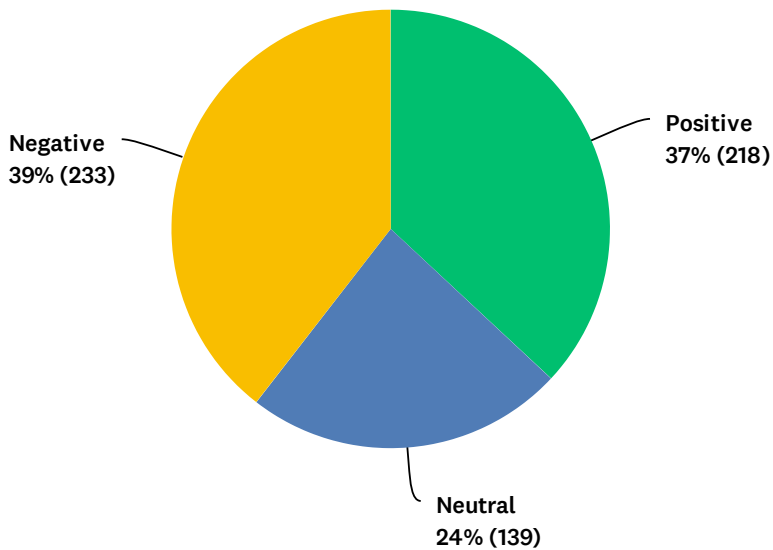
Answered: 589 Skipped: 25



ANSWER CHOICES	RESPONSES	
Yes	38%	222
No	40%	235
Unsure	22%	132
TOTAL		589

Q23 If your community had more diverse housing options, what would the impact on your community be?

Answered: 590 Skipped: 24



ANSWER CHOICES	RESPONSES	
Positive	37%	218
Neutral	24%	139
Negative	39%	233
TOTAL		590

Q24 If you answered Positive for the previous questions, what specific benefits would more diverse housing options provide?

Answered: 164 Skipped: 450

#	RESPONSES	DATE
1	More cultural diversity in the community	9/28/2021 1:45 PM
2	More opportunities for people to move here. More workers for all the open jobs in town.	9/26/2021 9:04 PM
3	Younger people would be able to live here. Especially working couples/families. We don't need more weekend only residents.	9/17/2021 11:58 AM
4	Cultural and social enrichment and more potential laborers for local employers	9/15/2021 9:09 AM
5	More diverse population	9/14/2021 7:46 PM
6	Present inhabitants could remain in the town in which they now live.	9/11/2021 3:48 PM
7	more diverse neighborhoods; housing for working people; increased tax base	9/11/2021 3:28 PM
8	Draw younger people into the area	9/10/2021 4:04 PM
9	Growth in the community	9/10/2021 11:19 AM
10	More cultural diversity	9/9/2021 7:13 PM
11	Diversity in age, race, economic	9/9/2021 6:03 PM
12	We would be able to keep people who volunteer for Fire department Ambulance and other organizations in town.	9/9/2021 2:32 PM
13	A more diverse group of citizens would become part of the community making the community more vibrant.	9/9/2021 1:38 PM
14	More diverse workforce	9/9/2021 1:29 PM
15	additional resources	9/9/2021 12:31 PM
16	More people would move into our town and less would move out.	9/9/2021 4:45 AM
17	A more vibrant community with variety of people and views	9/8/2021 8:36 PM
18	Younger singles, or newly married couples. Older family members who have enough money to live by themselves, but who wish to be closer to immediate family members.	9/8/2021 7:03 PM
19	More young families could afford to rent or buy a house. My adult children can't afford to live in Killingworth, and neither can most of their adult friends.	9/8/2021 6:36 PM
20	Young people would stay in town.	9/8/2021 3:29 PM
21	ethnic tolerance	9/8/2021 12:49 PM
22	create more diversity in the town	9/8/2021 11:41 AM
23	Transition to over 55 housing	9/8/2021 9:56 AM
24	More young people and families would want to move here	9/7/2021 10:49 PM
25	More diversity	9/7/2021 7:06 PM
26	Multiple Generations can afford to live and work in the area	9/7/2021 5:28 PM
27	Killingworth needs more rental apartments	9/7/2021 4:12 PM
28	More diverse housing options would allow a more diverse community to live in our town, and diversity is important. Our children do not benefit from the lack of diversity in our community.	9/7/2021 3:21 PM

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29	Affordable low income housing units	9/7/2021 3:14 PM
30	It will allow younger families to move to Killingworth as well as retain older couples as residents.	9/7/2021 3:13 PM
31	More creative, hard-working, and diligent	9/7/2021 2:58 PM
32	Young people can move their. Older people can continue living there if they need to change housing type. Makes for a more diverse community.	9/7/2021 2:43 PM
33	Hopefully this would allow more young families or couples to afford housing as well as retired people, who really only have The Sun community in Killingworth as an option.	9/7/2021 2:20 PM
34	Age Diversity	9/7/2021 1:57 PM
35	Opportunity for younger people or for people in relatively low paying jobs to have affordable housing in our community. Many people who are well off benefit from the relatively cheap labor of service-industry workers. We need waiters at restaurants, gardeners and lawn care people, massage therapists, the list goes on and on. How are these people supposed to live near where they render their services if low-cost housing is not available?	9/7/2021 11:50 AM
36	It would reduce the average age of residents. Younger families would restock the pool volunteers and civic leaders.	9/7/2021 11:04 AM
37	Lower income and older residents looking to downsize would have options not available now	9/7/2021 10:54 AM
38	Affordable	9/7/2021 10:19 AM
39	More diverse community and schools	9/7/2021 10:16 AM
40	Allow families to expand their homes without so many restrictions	9/7/2021 9:36 AM
41	Would allow more income (and other) diversity. Town's previous attempt at affordable housing allowed persons to take advantage of the program,	9/7/2021 8:57 AM
42	Diversity	9/7/2021 8:37 AM
43	Killingworth and the surrounding towns need more affordable housing options.	9/7/2021 8:35 AM
44	More diversity with respect to age and income. I would eventually like to downsize and stay but I don't think there will be attractive options such as a somewhat upscale townhouse or smaller home Neighborhood. We have the mobile home park for 55+ but that is a specific niche that isn't what many of us are going to be looking for. I also would like to have the opportunity to live in an HOA type neighborhood with amenities such as a swimming pool. (Just dreaming here...)	9/7/2021 6:59 AM
45	Living arrangements for retired / elderly would likely be a good addition.	9/7/2021 6:49 AM
46	More diverse population; ability of single parents to send their kids to a good school	9/7/2021 6:38 AM
47	More income for tax base and hopefully lower property taxes!	9/7/2021 6:33 AM
48	Senior housing with garages	9/7/2021 6:32 AM
49	single story houses--elders could stay low income housing--diversity is always a good thing	9/7/2021 5:07 AM
50	Racial and income diversity, help families as they grow and then downsize and/or live separately to stay close and have family stability	9/7/2021 12:03 AM
51	It would enable our seniors to remain in the communities they helped build and enable younger people to live here and contribute to our future.	9/6/2021 11:10 PM
52	diverse population and culture	9/6/2021 10:41 PM
53	more diversity in people, ages of residents, cultures, possibly increased job opportunities	9/6/2021 9:38 PM
54	Unsure	9/6/2021 9:36 PM
55	A more diverse population	9/6/2021 9:27 PM
56	More taxes and diversity in people and ideas	9/6/2021 9:22 PM
57	More diverse population	9/6/2021 9:18 PM

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58	Provide more affordable housing hence more takes. More community diversity	9/6/2021 9:15 PM
59	Long time residents could continue to live in Killingworth if there were more condo-like dwellings that were maintenance free, one story, and for 55+ residents	9/6/2021 9:13 PM
60	We would have a diverse population which would be extremely positive	9/6/2021 8:33 PM
61	Allow Young adults and retiring adults to remain in our community.	9/6/2021 8:05 PM
62	Homes for lower income folks with families	9/6/2021 8:03 PM
63	It would bring more like minded younger people who want to invest in the community, rather than old people who just sit back and complain.	9/6/2021 7:53 PM
64	housing for seniors who want to downsize but can't afford to with costs as they are. More affordable housing would allow for a more diverse community which always enhances a community.	9/6/2021 7:50 PM
65	More diverse population and opportunities for individuals to reside here. Would, hopefully, bring more families to the area as well.	9/6/2021 7:42 PM
66	Senior housing , condominium	9/6/2021 7:34 PM
67	Diversity of occupancy	9/6/2021 7:28 PM
68	Smaller single family, more Communities like Patrick Drive & W across (can't recall that street name right now)	9/6/2021 6:53 PM
69	Greater diversity in the community; options for new arrivals and children leaving the nest; options for retirees downsizing.	9/6/2021 6:53 PM
70	We need more variety of housing options. Our town is primarily single family homes, very few of which are rented out. Our town could benefit from some condominiums, and from some senior housing other than Beachwood. This would allow younger people to live in our community, and older people to remain in our community without staying in their current home	9/6/2021 6:50 PM
71	Demographic diversity	9/6/2021 6:49 PM
72	I Have lived In Killingworth for 48 years. I can't imagine living elsewhere but I don't want the lovely Trailer Park for with our weather, I would not feel safe. I would like a Senior Condo Complex with master suite, eating area, safety equipped bathroom and living room, basement and attached garage.	9/6/2021 6:33 PM
73	Give older people a chance to downsize and stay in town as well as allowing young people to be able to afford to stay in their hometown.	9/6/2021 6:32 PM
74	More senior housing.	9/6/2021 6:31 PM
75	People could stay in town as they transitioned through different stages of their life.	9/6/2021 6:26 PM
76	Flexability	9/6/2021 6:19 PM
77	Housing for younger lower incpome people other than seniors as provided by Jenson's	9/6/2021 6:12 PM
78	More affordable	9/6/2021 6:03 PM
79	more diverse age range which would help the community grow and support each other.	9/6/2021 5:41 PM
80	Opportunity for younger people to live in town.	9/6/2021 5:33 PM
81	More options for more diversity	9/6/2021 5:28 PM
82	It could attract people from different countries and more diverse backgrounds.	9/6/2021 5:24 PM
83	Create a more diverse community	9/6/2021 5:19 PM
84	Suitable, affordable housing for our elders. My parents can't afford a home anywhere close to us in killingworth. The only option is the Jensen park mobile homes. Why don't we have elderly housing available nearby- ranch style dwellings.	9/6/2021 5:09 PM
85	Enable younger people to move here	9/6/2021 5:02 PM
86	I believe that a more diverse population would be beneficial to the town. My children were	9/6/2021 4:59 PM

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pretty sheltered and not exposed to many diverse groups. They sought out diversity in college but feel the majority of children here would benefit from diversity at a younger age. I believe they would be more accepting of others

87	Keeping older downsizing folk in town and also young families and young independent adults.	9/6/2021 4:56 PM
88	Younger families, young professionals and especially retirees could stay...and not be driven out due to the lack of affordable housing and retirement/over 55 options. There are no options for either of these populations beyond the trailer park.	9/6/2021 4:53 PM
89	Diverse communities are a good thing. The biggest barrier to affordable housing is regulation -- both state and local, both zoning and codes.	9/6/2021 4:51 PM
90	There would be more younger as well as more senior adults resulting in a more diverse community.	9/6/2021 4:50 PM
91	more rental apartments, senior housing	9/6/2021 4:46 PM
92	More affordable for people to stay and live here	9/6/2021 4:43 PM
93	Not necessarily low-income housing, but affordable housing for young families is needed (and what is available is often lower quality that pushes said families away and toward the larger urban areas) that would help bring in new youth and children for the surrounding areas. Something that is lacking in both economical and generational areas.	9/6/2021 4:41 PM
94	I think when people of modest means live in a community with people who are more affluent, there can be an "evening out" effect, which may benefit those with less, without hurting those with more. The "ghettoization" of those who have less tends to produce a downward spiral.	9/6/2021 4:39 PM
95	It would allow elderly choices. It would invite a diverse population in. Affordable housing would offer choices to many. Many people do NOT want two acres to maintain and that is discriminatory zoning. Maybe the school system would improve.	9/6/2021 4:36 PM
96	More resilient community	9/6/2021 4:32 PM
97	The benefit would be diversity. We need younger people, single young people, young families, those in their 40s, 50s, and older and elderly. I can't think of a senior housing apartment development, or an affordable one, or one for people with disabilities.	9/6/2021 4:26 PM
98	Allow a younger population, including our children, to live in Killingworth and raise their families.	9/6/2021 4:25 PM
99	More diverse community	9/6/2021 4:22 PM
100	Allow for a more diverse community with options for our adult children who cannot afford housing here.	9/6/2021 4:18 PM
101	More diverse population	9/6/2021 4:17 PM
102	Duplexes and affordable apartments would be a good idea	9/6/2021 4:16 PM
103	Options. Smaller homes, rentals etc	9/6/2021 4:15 PM
104	More diverse housing could keep important members of the community in town when they want to downsize. It would attract young families to town. A diverse housing stock improves the value of all properties.	9/6/2021 12:51 PM
105	More diverse community and important to provide affordable housing for young adults - for example teachers, vol fire	9/6/2021 11:08 AM
106	Our youth could afford to STAY here, volunteer fire and ambulance would have more volunteers available, currently there is a shortage and the volunteers are aging out. There would be more youth for entry level and service type jobs. The average young family can't find affordable housing in this town. That's a real problem for the long haul for the obvious reasons.	9/6/2021 9:28 AM
107	Allow younger residents to stay in town, transition from school to job and be able to live here independently. Would support the volunteer fire and ambulance ranks.	9/6/2021 9:22 AM
108	Greater economic integration	9/6/2021 9:13 AM
109	It would allow for younger folks starting out as well as older, retired folks, to have the opportunity to remain in town vs having to move to a less expensive place	9/6/2021 9:00 AM

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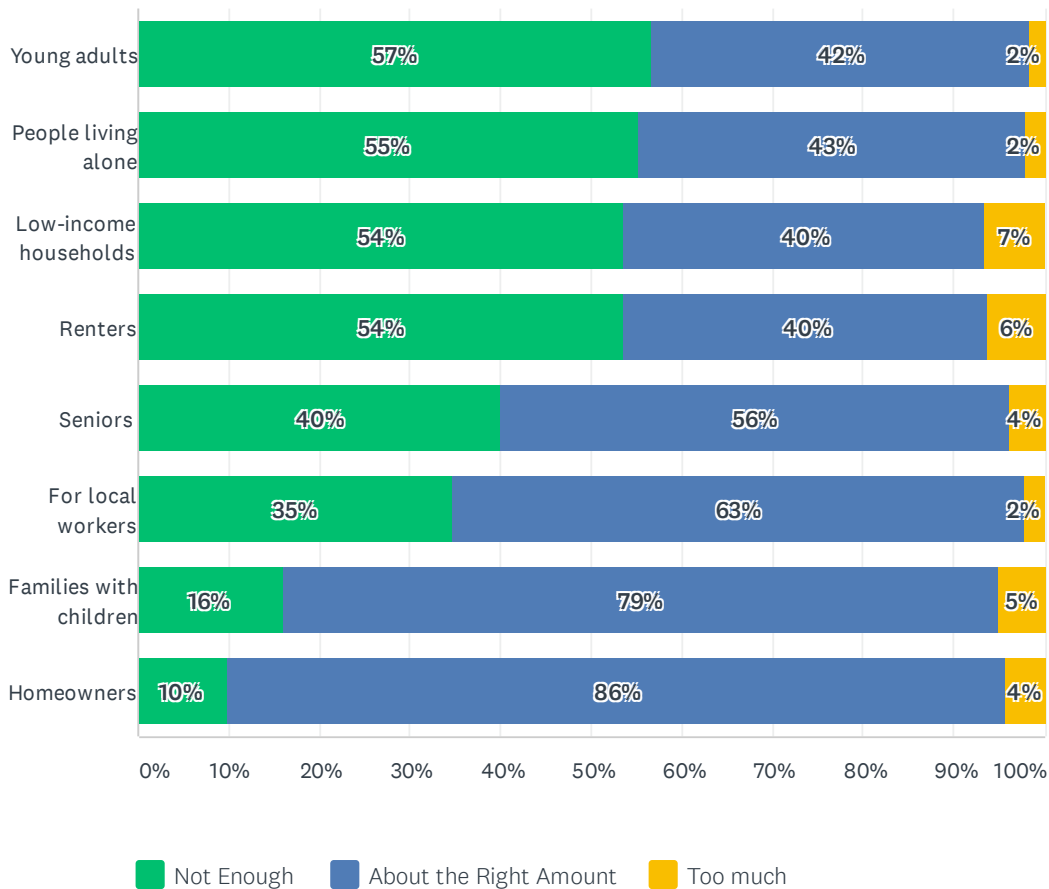
110	Killingworth needs more affordable housing for its senior citizens who find themselves wanting to stay here but having to sell their current homes but unable to find something affordable to allow them to stay. I don't think that we need or want or would vote for a low income housing area. I've seen this in other places that we've lived and very often those types of housing wind up in litigation for years because residents don't want it. We do not have a town police force, any sort of public transportation or the other necessary services to support this.	9/6/2021 8:16 AM
111	It would allow people to be able to downsize and be able to remain in their community.	9/6/2021 7:57 AM
112	Diversifying housing options is likely to diversify the racial and economic diversity of the population, which I believe is a good thing for our children.	9/6/2021 7:31 AM
113	The greatest benefit would be more diversity.	9/5/2021 6:30 PM
114	Not sure	9/5/2021 5:25 PM
115	Various income levels, but housing must. Keep up maintenance & landscaping.	9/5/2021 4:00 PM
116	Not sure	9/5/2021 3:12 PM
117	People would be humanely treated	9/5/2021 2:07 PM
118	Diversify the community	9/5/2021 10:45 AM
119	Worker housing supports the entire community	9/5/2021 9:36 AM
120	More diverse population, hopefully more children in our town	9/5/2021 7:55 AM
121	Younger families	9/4/2021 11:36 PM
122	Younger families. Middle class and first responders affordable housing	9/4/2021 9:22 PM
123	Diversity of population economically and otherwise.	9/4/2021 7:21 PM
124	More diverse and affordable housing would attract more young singles and couples to town as well as offer options for older residents looking to downsize but remain in town.	9/4/2021 6:17 PM
125	young people would be able to stay in town	9/4/2021 4:03 PM
126	A more Diverse population	9/4/2021 3:42 PM
127	More spending at local restaurants and stores	9/4/2021 3:31 PM
128	If we had affordable homes for seniors, their houses could be sold to bring in younger families. Seniors would still be near friends/family.	9/4/2021 3:23 PM
129	Housing for seniors	9/4/2021 3:20 PM
130	Give younger families an opportunity to live in the community. Allow for a more ethnically diverse population. Different housing options would give people the opportunity to downsize and remain in the community.	9/4/2021 3:13 PM
131	People who work in the community and who we need to live in the community (police, fire, town employees, employees who work in local businesses) cannot afford to live in Killingworth.	9/4/2021 2:52 PM
132	Cluster housing, condos	9/4/2021 1:00 PM
133	Senior, one level. We'd have, hopefully, a larger non white population.	9/4/2021 12:03 PM
134	More affordable housing would diversify our community and make it more economically accessible. Diversity comes with a HUGE array of benefits.	9/4/2021 11:56 AM
135	A more diverse community, less racism, development of more community resources and programs.	9/4/2021 11:52 AM
136	I would hope it would mean lower tax rate and some rental options.	9/4/2021 11:35 AM
137	perhaps the beginning of a more diverse population	9/4/2021 11:25 AM
138	Exposure to and interaction with a more diverse community of neighbors.	9/4/2021 10:21 AM
139	Provide options for our disabled son to live on Social Security income.	9/4/2021 10:18 AM

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140	Rent and cost of living is too high. The federal minimum wage needs to be increased to at least \$25 and the stock of empty bank owned houses should be used to end houselessness. More diverse housing options would serve the segments of the community that are forced to live outside their means and are unable to save money for the future, as well as residents who live in unsatisfactory conditions because the cost of a satisfactory rental or house is unattainable.	9/4/2021 10:14 AM
141	Would allow more diversity in people. More younger people could stay.	9/4/2021 9:35 AM
142	I believe we could get younger single people in the community.	9/4/2021 9:35 AM
143	Younger people moving in to town on staying in town. Too many leave because they cannot afford to stay here.	9/4/2021 9:06 AM
144	Need more rental units to house lower income employees in the are, thus expanding service options for all residents	9/4/2021 9:00 AM
145	Seniors would not have to leave town to live in affordable housing.	9/4/2021 8:35 AM
146	Seniors would be able to stay in their community.	9/4/2021 8:27 AM
147	People who wanted to downsize would remain in town.	9/4/2021 7:46 AM
148	Diversity is low in Killingworth. Lots of "old timers" who seem to feel that status quo is the best thing. I look at other towns on the shoreline that have a more open mindset and they are thriving. We continue to latch onto mindsets that worked 50 years ago	9/4/2021 7:24 AM
149	More families, increased population and demand for businesses, more activities for families and children, more course offerings at the high school, desperately needed renovations at the elementary schools	9/4/2021 7:11 AM
150	More diverse community and younger people moving into and contributing to our town.	9/4/2021 7:10 AM
151	Diversity is always a benefit to the community	9/4/2021 5:01 AM
152	More affordable housing means people have more money to use in their community to spend at small businesses, local restaurants, or supporting their neighborhood farms/nursery/livestock.	9/3/2021 11:49 PM
153	Elders wouldn't be forced out and young families could afford to live here	9/3/2021 11:23 PM
154	More diverse population. Older retired people could stay in town. Younger people would not have to move out after schooling	9/3/2021 10:52 PM
155	Improve the community	9/3/2021 10:46 PM
156	more seniors could enjoy the relaxed slower pace of life in our area	9/3/2021 10:36 PM
157	This town could benefit from being enriched in a more diverse environment. New experiences and ideas are great, especially in our schools.	9/3/2021 10:03 PM
158	Would allow aging families, couples to stay in town instead of moving elsewhere	9/3/2021 9:57 PM
159	Younger families, more diverse school population	9/3/2021 9:51 PM
160	Elderly and young adults could afford to live here, and the housing stock (size of home, size of property) would be appropriate for them.	9/3/2021 9:50 PM
161	Cluster or condos	9/3/2021 3:46 PM
162	Better for local economy	8/6/2021 8:17 PM
163	Diversity across financial strata, race and religion would allow our area to grown in all areas, not just in areas dominated by Caucasian wealthy homeowners. People who work in our towns need to be able to live where they work in order to spend much needed time with their children, families, etc. Society is always improved when everyone is looking out for the best in others.	8/5/2021 11:33 AM
164	Housing for work force people.	8/5/2021 10:17 AM

Q25 Does your community have not enough, too much, or about the right amount of housing choices for the following populations?

Answered: 559 Skipped: 55



	NOT ENOUGH	ABOUT THE RIGHT AMOUNT	TOO MUCH	TOTAL
Young adults	57% 306	42% 225	2% 9	540
People living alone	55% 302	43% 234	2% 11	547
Low-income households	54% 289	40% 215	7% 36	540
Renters	54% 288	40% 217	6% 33	538
Seniors	40% 221	56% 310	4% 21	552
For local workers	35% 184	63% 334	2% 12	530
Families with children	16% 87	79% 429	5% 27	543
Homeowners	10% 53	86% 463	4% 23	539

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#	OTHER (PLEASE SPECIFY)	DATE
1	Young adult renters could be in low income category. Need to be careful what we attract	9/11/2021 8:35 AM
2	It's not the housing stock, it's the cost to live in CT. Taxes too high.	9/9/2021 3:40 PM
3	It would be helpful to include some statistics on these housing choices for us to consider & enable us to answer/comment	9/9/2021 12:03 PM
4	The biggest issue might be divorced parents looking to stay in the region affordably. Lower income people would not have access to public transportation here.	9/8/2021 9:27 AM
5	We don't want low income housing in Killingworth	9/7/2021 3:44 PM
6	Everything is perfectly fine here	9/7/2021 12:47 PM
7	This isn't an area for apt buildings	9/7/2021 10:12 AM
8	We're new here, so unsure of availability	9/6/2021 9:40 PM
9	Killingworth is a rural, bedroom town - I moved here for that reason & want to keep it that way.	9/6/2021 5:15 PM
10	Dont know	9/6/2021 5:07 PM
11	CT is overdeveloped - much too crowded for available resources	9/6/2021 5:03 PM
12	I believe seniors need other options rather than the mobile home park. I would like to see condo options for seniors.	9/6/2021 5:01 PM
13	as we are on wells, septic systems, no public transportation, few businesses because of terrain and country roads the work needed to keep well water safe for drinking and such do not support multiresidential housing and large business	9/5/2021 10:51 AM

Q26 Are there any neighborhoods or areas of your community that would be suitable to concentrate new development and more diverse housing options? If so, please type those neighborhoods or areas in the comment box below.

Answered: 283 Skipped: 331

#	RESPONSES	DATE
1	U known	9/27/2021 11:56 AM
2	not sure	9/26/2021 9:04 PM
3	No	9/24/2021 1:01 PM
4	none	9/22/2021 9:16 AM
5	No room	9/21/2021 2:34 PM
6	i am not in favor of NEW DEVELOPMENTS, just need to use developed space more effectively	9/18/2021 1:06 PM
7	Unsure	9/17/2021 11:59 AM
8	No	9/16/2021 10:33 AM
9	Route 80 and south of route 80 on 81	9/15/2021 9:10 AM
10	Rt 81	9/14/2021 7:48 PM
11	Unsure	9/14/2021 6:29 AM
12	New Haven	9/13/2021 6:21 PM
13	yes, but do not know the named areas	9/13/2021 3:06 PM
14	Our community is intentionally rural. Only suitable areas would be near "Killingworth Village" or parts of Rte. 80.	9/12/2021 8:05 PM
15	Keep them away from Killingworth and concentrate them in one other town.	9/12/2021 2:26 PM
16	No clue	9/11/2021 7:26 PM
17	Not that I know of	9/11/2021 3:50 PM
18	n/a	9/11/2021 3:29 PM
19	Venuti area. Would be good for partial affordable like Essex Court or Saybrook Station cluster apartments for rental.	9/11/2021 8:48 AM
20	Venuti property	9/11/2021 8:35 AM
21	NA	9/10/2021 8:04 PM
22	Off routes 148	9/10/2021 11:42 AM
23	None, there is already more than enough.	9/10/2021 11:15 AM
24	Rt 81	9/9/2021 7:16 PM
25	Would love to see a 55+ community of single standing homes on either the venuti or deer lake properties.	9/9/2021 6:06 PM
26	Don't know	9/9/2021 1:30 PM
27	I would like to see Killingworth remain rural and undeveloped	9/9/2021 12:50 PM

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28	unknown	9/9/2021 12:31 PM
29	In ways that we can maintain the rural characters of these town, so possible in area where there is already the roads and services to meet the increased density.	9/9/2021 12:03 PM
30	Chester Deepriver	9/9/2021 9:45 AM
31	The main appeal Killingworth is it's open spaces. Houses that are not too close together or crowded into small areas.	9/9/2021 8:51 AM
32	Other towns, if Killingworth is too expensive look at towns that are less expensive.	9/9/2021 7:08 AM
33	Unsure	9/9/2021 4:47 AM
34	NONE	9/8/2021 10:50 PM
35	Near center of town	9/8/2021 8:40 PM
36	None that we know of	9/8/2021 8:09 PM
37	Over 55 adaptable housing (independent to assistive to nursing home)	9/8/2021 7:22 PM
38	I do not have the expertise to make a recommendation but, with the recent introduction of the bus from Madison to Middletown, it would be wise to find a location close to route 81.	9/8/2021 7:07 PM
39	Not that I can think off. D.I.	9/8/2021 6:51 PM
40	Not sure...	9/8/2021 6:37 PM
41	Clinton, Westbrook	9/8/2021 6:31 PM
42	.	9/8/2021 4:49 PM
43	Don't know	9/8/2021 4:09 PM
44	Unknown	9/8/2021 3:30 PM
45	None	9/8/2021 2:18 PM
46	Please leave Killingworth alone.	9/8/2021 12:28 PM
47	Please leave Killingworth alone.	9/8/2021 12:24 PM
48	I feel our town has done thing s so far to not have a concentrated amount of people in one area. That's why people move here. To get away from that. Maybe just more smaller individual houses people have to invest in like Jensen's as opposed to apartment style. But not just for seniors.	9/8/2021 9:27 AM
49	No	9/8/2021 8:54 AM
50	No	9/8/2021 8:27 AM
51	no	9/8/2021 8:07 AM
52	No	9/8/2021 6:12 AM
53	No	9/7/2021 11:41 PM
54	We pay high taxes here to keep our community small. This is what keeps this area nice vs. Other large towns. More people bring more crim	9/7/2021 10:54 PM
55	We should convert existing property as opposed to new development.	9/7/2021 10:51 PM
56	Rather than new development allow for zoning changes to allow existing homes to open up new avenues of housing, like in law apartments, above garage apartments and maybe even 2 family homes without the necessity of 5 acre minimum zoning. But no dense housing while at the same time not salting the roads enough because that's a concern about "the environment" while believing undersized septic wouldn't be.	9/7/2021 10:50 PM
57	New haven, Hartford, Waterbury, Bridgeport	9/7/2021 10:39 PM
58	None	9/7/2021 9:19 PM
59	No, privacy/extra land was one of the selling points for my husband and I to move here.	9/7/2021 9:16 PM

RiverCOG Housing Survey

	Developments/apartment complexes would detract from the allure and charm of the town	
60	No. We don't want more development	9/7/2021 9:09 PM
61	No	9/7/2021 8:51 PM
62	No	9/7/2021 8:23 PM
63	No	9/7/2021 8:20 PM
64	no	9/7/2021 6:46 PM
65	New Haven, Middletown,Meriden	9/7/2021 6:15 PM
66	Like most communities in the area, Killingworth doesn't have the infrastructure to support what you seem to be proposing.	9/7/2021 6:09 PM
67	Not aware of the viable land options	9/7/2021 5:30 PM
68	No	9/7/2021 4:45 PM
69	Unsure	9/7/2021 4:43 PM
70	do not know	9/7/2021 4:14 PM
71	Absolutely not!!! Our town has beautiful open space that should not be developed!! That's why we live in this town, people can move to the city or they can look elsewhere instead of ruining our ct valley area I	9/7/2021 3:44 PM
72	no	9/7/2021 3:37 PM
73	No	9/7/2021 3:35 PM
74	No.	9/7/2021 3:26 PM
75	Affordable housing should be distributed throughout the community, not clustered into one area. This is a mistake too many communities make out of fear.	9/7/2021 3:23 PM
76	none	9/7/2021 3:18 PM
77	Not sure	9/7/2021 3:15 PM
78	Clinton	9/7/2021 2:44 PM
79	Absolutely not	9/7/2021 2:38 PM
80	No	9/7/2021 2:36 PM
81	No; Killingworth residents rely on septic and well systems that require sufficient distance between properties to assure safe water and sanitary living conditions. The rural nature of the town and limited commercial businesses/public services do not support new developments or diverse housing options.	9/7/2021 2:19 PM
82	Unsure	9/7/2021 1:58 PM
83	No there are not	9/7/2021 12:47 PM
84	I'm sure there are but I don't know where.	9/7/2021 11:52 AM
85	Areas close to "downtown" and on the regional bus line. Lack of transportation prevents many people from living in rural areas.	9/7/2021 11:06 AM
86	Not aware of neighborhoods able to accommodate diverse housing. I hope there are some that can be developed	9/7/2021 10:56 AM
87	No.	9/7/2021 10:35 AM
88	No	9/7/2021 9:37 AM
89	In our own homes	9/7/2021 9:37 AM
90	No, two acre minimum zoning. Septic and wells, small town of 6,000 people, resident state trooper. Killingworth isn't set up for more diverse housing options and the property is expensive.	9/7/2021 9:31 AM

RiverCOG Housing Survey

91	.	9/7/2021 9:29 AM
92	Do not know	9/7/2021 9:18 AM
93	No	9/7/2021 9:17 AM
94	None at this time. Would require serious planning and zoning changes.	9/7/2021 8:59 AM
95	No. Everything is perfect the way it is	9/7/2021 8:40 AM
96	Off route 81 south of the circle?	9/7/2021 8:37 AM
97	not sure	9/7/2021 8:12 AM
98	No, lower-cost homes are OK, not rent. Rent higher crime and social need requirements.	9/7/2021 7:54 AM
99	Don't know	9/7/2021 7:47 AM
100	Already have plenty of diverse housing. Do NOT need more.	9/7/2021 7:05 AM
101	I'm wondering if there are tracts of developable land near the traffic circle? That could be one ideal locale especially for seniors. Walkability is an attraction and also for kids being able to walk to KES	9/7/2021 7:02 AM
102	Not really	9/7/2021 7:01 AM
103	We don't need any more development!	9/7/2021 7:00 AM
104	Unsure. But a senior development should be near some stores/conveniences. I think more stores/conveniences should be added in our town.	9/7/2021 6:51 AM
105	?	9/7/2021 6:39 AM
106	Don't know	9/7/2021 6:35 AM
107	No	9/7/2021 6:33 AM
108	No	9/7/2021 6:06 AM
109	None	9/7/2021 5:37 AM
110	no idea	9/7/2021 5:08 AM
111	None	9/7/2021 3:03 AM
112	No. That's the opposite of why you move to this town.	9/7/2021 12:59 AM
113	Not sure	9/7/2021 12:05 AM
114	We have none. The "Mc Mansions" have taken over.	9/6/2021 11:13 PM
115	none	9/6/2021 10:35 PM
116	No	9/6/2021 10:10 PM
117	No	9/6/2021 10:04 PM
118	don't know	9/6/2021 10:01 PM
119	No	9/6/2021 9:51 PM
120	No	9/6/2021 9:43 PM
121	Too new to town to know	9/6/2021 9:40 PM
122	Don't know	9/6/2021 9:39 PM
123	Unsure	9/6/2021 9:38 PM
124	Venwood Lake	9/6/2021 9:28 PM
125	No areas, Killingworth especially needs to stay as is, we do Not need affordable housing.	9/6/2021 9:24 PM
126	Lots of open spaces available for development	9/6/2021 9:23 PM

RiverCOG Housing Survey

127	town center rte 81 and rte 80 junction and north of center circle	9/6/2021 9:19 PM
128	Venuti property	9/6/2021 9:17 PM
129	No	9/6/2021 9:14 PM
130	No	9/6/2021 9:09 PM
131	No	9/6/2021 9:05 PM
132	I would not know please ask the appropriate office for that information	9/6/2021 9:04 PM
133	not shure	9/6/2021 8:42 PM
134	no	9/6/2021 8:37 PM
135	n/a	9/6/2021 8:35 PM
136	Not sure what is available. Town is very closed mouth	9/6/2021 8:35 PM
137	No	9/6/2021 8:31 PM
138	Unsure	9/6/2021 8:26 PM
139	Less government. Cannot control markets.	9/6/2021 8:20 PM
140	Unknown	9/6/2021 8:06 PM
141	No, plenty of older homes will turn over and be affordable. Only newer subdivisions are too expensive.	9/6/2021 7:58 PM
142	No	9/6/2021 7:56 PM
143	Mo	9/6/2021 7:49 PM
144	Middletown or Clinton. Our area does not have the infrastructure required to support public transportation etc	9/6/2021 7:46 PM
145	All over! There is quite a lot of land in Killingworth - being close to the town area would be a good place, somewhere on/near 81	9/6/2021 7:43 PM
146	Middletown	9/6/2021 7:38 PM
147	No	9/6/2021 7:33 PM
148	look at town land trust properties or state forest properties	9/6/2021 7:33 PM
149	Not sure	9/6/2021 7:29 PM
150	no	9/6/2021 7:25 PM
151	don't know	9/6/2021 7:11 PM
152	No	9/6/2021 7:10 PM
153	No.	9/6/2021 7:07 PM
154	Unsure	9/6/2021 7:05 PM
155	No	9/6/2021 6:58 PM
156	Route 81 acreage	9/6/2021 6:57 PM
157	As about - communities like Patric Drive and Warwickshire could be replicated - some with smaller and even more affordable homes, esp for new couples or new families	9/6/2021 6:55 PM
158	We have some more rural parts of town, like north Killingworth, but there are larger properties suitable for development	9/6/2021 6:51 PM
159	senior housing- by the 80/81 traffic circle	9/6/2021 6:49 PM
160	No	9/6/2021 6:38 PM
161	I don't know.	9/6/2021 6:34 PM

RiverCOG Housing Survey

162	On Rte 81 near the town hall.	9/6/2021 6:33 PM
163	Not sure	9/6/2021 6:27 PM
164	Kathy ino is terrible leader.	9/6/2021 6:23 PM
165	CAN'T THINK OF ANY PLACE, ALL THE BEST LAND HAS BEEN TAKEN, WHAT'S LEFT IS PROBABLY SWAMP OR MARSH.	9/6/2021 6:19 PM
166	Living in a quiet, large home with more than adequate land & privacy, we are fine. We've only been here 3 yrs. & COVID cut our social contacts locally. We are therefore not that familiar with many other neighborhoods or housing options. We WILL, however, be moving to another state in the next few years as the taxes & costs in this area are ridiculous for what it offers. It is highly populated, traffic increases regularly, we get nothing for our taxes which will be raised soon. Tourists fill the area in summer. It's less than ideal. As to new development, I believe it's populated to what it can handle now.	9/6/2021 6:19 PM
167	No	9/6/2021 6:10 PM
168	.	9/6/2021 6:04 PM
169	Killingworth needs to expand and recruit commercial development within its commercial zone. The small town flavor should be considered and encouraged.	9/6/2021 5:58 PM
170	No	9/6/2021 5:39 PM
171	NA	9/6/2021 5:36 PM
172	No.	9/6/2021 5:36 PM
173	Don't know.	9/6/2021 5:35 PM
174	Not near me	9/6/2021 5:35 PM
175	No	9/6/2021 5:31 PM
176	The Venturi property	9/6/2021 5:29 PM
177	There are a lot of unused spaces in our town that could be utilized.	9/6/2021 5:25 PM
178	No	9/6/2021 5:19 PM
179	Unsure	9/6/2021 5:16 PM
180	Venuti property is an option in killingworth. Amerigas property is vacant at the circle. Higganum route 81 .. but some farm land	9/6/2021 5:16 PM
181	Not sure	9/6/2021 5:04 PM
182	Any place with a core town fully developed could be designed to accomodate. Too much forest and farmland has already been lost to development	9/6/2021 5:03 PM
183	Venutti	9/6/2021 4:56 PM
184	Too many large parcels to list here.	9/6/2021 4:55 PM
185	No	9/6/2021 4:54 PM
186	Zoning should allow more options for apartments that are part of the existing single family homes for rental.	9/6/2021 4:54 PM
187	No we do not need more houses. We do not need more affordable houses. We have a nice area do we want it to look like new haven. Your all a bunch of liberal morons.	9/6/2021 4:53 PM
188	No we have a 2.0 continously acre zoning in killingworth for a reason.	9/6/2021 4:49 PM
189	Clinton Middletown,Cromwell,Durham,Middlefield.	9/6/2021 4:49 PM
190	No. Killingworth is not the type of community for housing complexes	9/6/2021 4:48 PM
191	Route 148 / Venuti property	9/6/2021 4:47 PM
192	Unsure	9/6/2021 4:47 PM

RiverCOG Housing Survey

193	None	9/6/2021 4:47 PM
194	The senior neighborhood with the trailer homes would be a wonderful place to redo as a community with small houses for young families with kids	9/6/2021 4:46 PM
195	There are some incomplete housing projects/roads that can be subdivided or have acreage decreased to make room for smaller family homes. With much of the local woods owned/protected, many of the older developments are just too large and out-of-reach for many. Unfortunately, not a lot of area to impact these housing needs (with wealthier folks buying up properties) in the Killingworth area, and something akin to the senior-only trailer park or the similar family-oriented trailer parks in Clinton are often not desirable unless otherwise necessary. Even renting is overpriced in a non-urban area (see the former Pharmedica building in Killingworth).	9/6/2021 4:45 PM
196	Yes multiple places including 300 acres on route 148	9/6/2021 4:44 PM
197	Part of the 305-acre Venuti property!	9/6/2021 4:41 PM
198	The zoning in Killingworth would have to change substantially. Now it's zoned to keep certain populations out.	9/6/2021 4:39 PM
199	No	9/6/2021 4:37 PM
200	Not that I know of.	9/6/2021 4:37 PM
201	None	9/6/2021 4:34 PM
202	None	9/6/2021 4:33 PM
203	Killingworth will not be killingworth if it becomes flooded with affordable housing complexes. We live here because of the rural landscape, if we wanted to be next to housing developments we would have moved to New haven or Bridgeport.	9/6/2021 4:30 PM
204	None that I know of. I do not agree with development type housing.	9/6/2021 4:28 PM
205	Around the Routes 81-80 circle	9/6/2021 4:27 PM
206	No	9/6/2021 4:26 PM
207	I do not know of any	9/6/2021 4:24 PM
208	Don't think any should be in killingworth	9/6/2021 4:23 PM
209	O	9/6/2021 4:18 PM
210	Unsure	9/6/2021 4:18 PM
211	No	9/6/2021 4:17 PM
212	Venuti property	9/6/2021 4:17 PM
213	There are a few remaining sites in Killingworth that could accommodate cluster housing. These would be specific pieces of property--no one neighborhood.	9/6/2021 12:54 PM
214	I'm not sure. Planning and zoning would need to provide information	9/6/2021 11:10 AM
215	NO	9/6/2021 10:26 AM
216	Route 81 corridor - has public transportation accessibility, close to shopping.	9/6/2021 10:25 AM
217	No	9/6/2021 9:38 AM
218	No, because the cost of the land and currently building supplies, and every increasing fees, restrictions, regulations and their rising costs is too high for any developers to be able to build affordable houses to offer at an affordable price. This isn't about greed of contractors, the hoops and cost they have to plow through now makes it impossible.	9/6/2021 9:31 AM
219	There's plenty of space for new development	9/6/2021 9:01 AM
220	No	9/6/2021 8:52 AM
221	Hell NO	9/6/2021 8:26 AM

RiverCOG Housing Survey

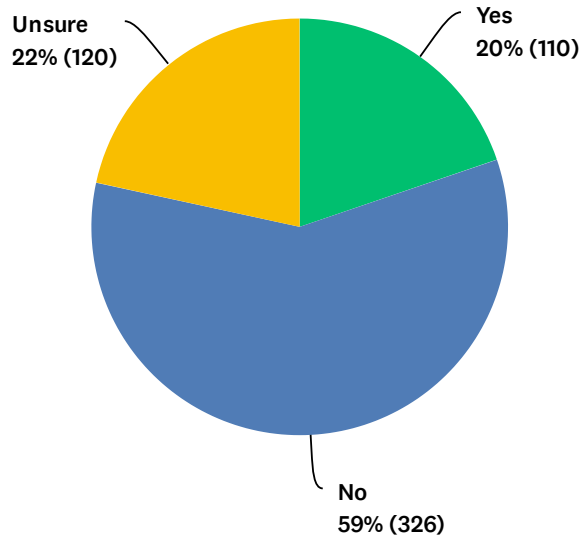
222	None	9/6/2021 8:18 AM
223	I would tend to doubt it.	9/6/2021 8:18 AM
224	Unsure	9/6/2021 7:58 AM
225	Deep river Middletown	9/5/2021 7:25 PM
226	NO	9/5/2021 7:07 PM
227	None, our town is rural with 2 acre min. Large developments of apartments or small houses do not make sense in our town.	9/5/2021 7:05 PM
228	I don't know.	9/5/2021 6:32 PM
229	We live in our community because it's quiet and safe for my teenager and kids. New developments will only hinder the peacefulness of our town. It will only hurt families that work and sacrifice so much to help a safe and quiet neighborhood	9/5/2021 6:07 PM
230	?	9/5/2021 4:02 PM
231	No areas	9/5/2021 2:07 PM
232	Venutis pond	9/5/2021 1:15 PM
233	no	9/5/2021 10:51 AM
234	No our town is too small for low income housing	9/5/2021 10:08 AM
235	Empty buildings in Higganum center!!! In Killingworth, there are no existing buildings, but why no buy a piece of land to build some beautiful small homes on 3/4 of an acre? Seriously, make it work!	9/5/2021 9:40 AM
236	No	9/5/2021 8:02 AM
237	No	9/5/2021 6:41 AM
238	Highly against low income housing	9/5/2021 5:58 AM
239	Not sure	9/4/2021 11:37 PM
240	No	9/4/2021 11:22 PM
241	Route 148, route 81	9/4/2021 9:24 PM
242	No	9/4/2021 9:09 PM
243	?	9/4/2021 8:57 PM
244	I don't know	9/4/2021 6:05 PM
245	None	9/4/2021 4:15 PM
246	Not totally sure, but the Venuti property might.	9/4/2021 3:25 PM
247	Areas close to Route 81. There is limited public transportation on that road. Access to public transportation is important for older adults who chose not to drive. Public transportation is crucial for families who have limited use of a car.	9/4/2021 3:17 PM
248	Tough in Killingworth. Focus on flatter areas without significant wetlands (mostly former farmlands) along Route 81, some on Route 148 East of 81, some on Route 80 East of Route 81. Easy access and the possibility of 9-Towns Transit bus service.	9/4/2021 2:56 PM
249	Active adult	9/4/2021 1:08 PM
250	Cluster housing, senior living (not jensens)	9/4/2021 1:02 PM
251	No	9/4/2021 12:05 PM
252	Near transportation stops	9/4/2021 11:57 AM
253	I'm not sure. But somewhere close to the town center. Near parks, stores etc... maybe near a future community center.	9/4/2021 11:54 AM

RiverCOG Housing Survey

254	A large piece of property on Route 148 west of route 80 in Killingworth that the town looked into buying a couple times.	9/4/2021 11:39 AM
255	Venuti property 350+ acres for sale along Route 148 in Killingworth.	9/4/2021 11:33 AM
256	Not much room for development in Killingworth. But the way to go would be in-law apartments or allowing homes to become small apartment houses so that the country atmosphere could still be maintained. Large, square buildings is not the way to go.	9/4/2021 11:30 AM
257	Don't know. It might involve changing the 2-acre zoning law, and I don't like that idea.	9/4/2021 11:27 AM
258	Unsure— there is lots of undeveloped land in town, though much of it is dedicated conservation land— which is also important to maintain. A balanced approach to development is important, as Killingworth is dedicated to preserving open space for use by all residents	9/4/2021 11:02 AM
259	Don't know.	9/4/2021 10:23 AM
260	?	9/4/2021 10:19 AM
261	Killingworth has large tracts of available land near the 80/81 circle that are suitable for mixed use or affordable housing developments. Please make our town accessible, walkable and integrated.	9/4/2021 10:15 AM
262	No	9/4/2021 9:38 AM
263	Off route 81 south of the circle.	9/4/2021 9:37 AM
264	No	9/4/2021 9:24 AM
265	Not sure what land is available for development, but considering how much vacant land there is, hopefully a developer would be interested.	9/4/2021 9:10 AM
266	None	9/4/2021 8:52 AM
267	With the available transit bus, it could be clustered and setback on a large wooded plot off one of the State roads.	9/4/2021 8:39 AM
268	Anywhere there was a large piece of property to build affordable housing	9/4/2021 8:30 AM
269	Not sure	9/4/2021 8:16 AM
270	I don't know however, I would prefer housing in the southern portion of town making it more convenient to I 95 and larger shoreline communities that offer more conveniences.	9/4/2021 7:50 AM
271	Not sure where.	9/4/2021 7:41 AM
272	Yes, there is ample land available in town for building mixed use housing such as duplexes and smaller scale single family homes.	9/4/2021 7:13 AM
273	No. We have a small town and do not want more people which then drives costs up. This state is run by liberal assholes.	9/4/2021 5:58 AM
274	Unsure	9/4/2021 5:36 AM
275	.	9/4/2021 5:02 AM
276	I'm unsure where it would be but yes. New developments would be important no where it is. We bought a house outside our initial budget because there were no other options.	9/3/2021 11:52 PM
277	Don't know	9/3/2021 11:24 PM
278	Area near traffic circle	9/3/2021 10:53 PM
279	N/a	9/3/2021 10:47 PM
280	nearly every 2 acre home would have room for a small inlaw additional structure	9/3/2021 10:40 PM
281	No	9/3/2021 4:48 PM
282	yes	8/5/2021 4:01 PM
283	There are large parcels in town that could easily support cluster housing.	8/5/2021 10:19 AM

Q27 In order to meet housing needs of residents and workers, should the State play a greater role in housing policy?

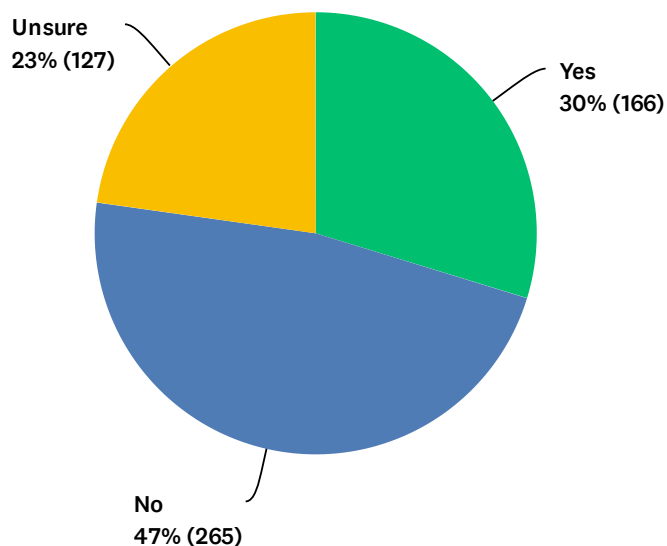
Answered: 556 Skipped: 58



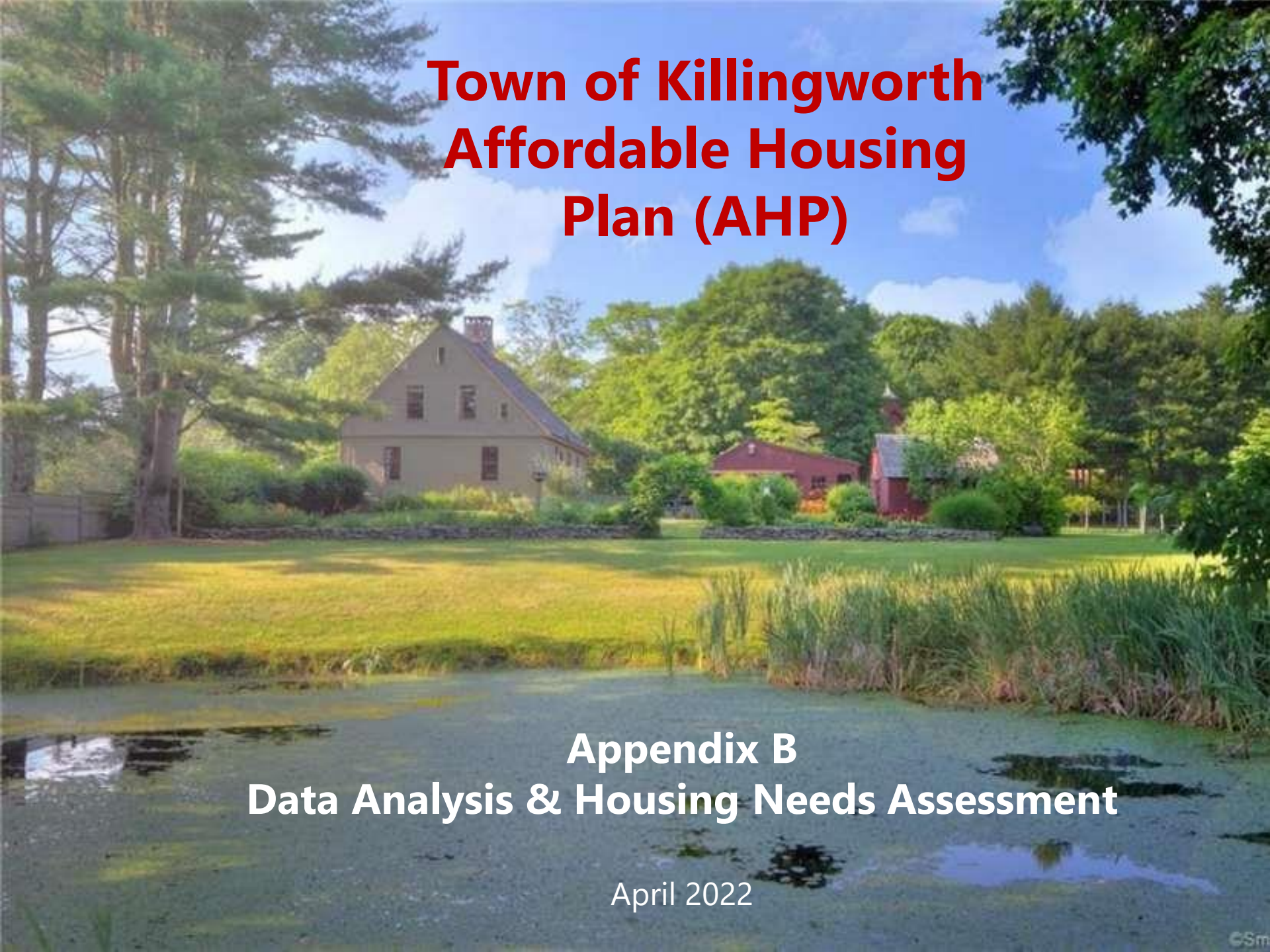
ANSWER CHOICES	RESPONSES	
Yes	20%	110
No	59%	326
Unsure	22%	120
TOTAL		556

Q28 In order to meet housing needs of residents and workers, should Regional Councils of Governments (COGs) play a greater role in housing policy?

Answered: 558 Skipped: 56



ANSWER CHOICES	RESPONSES	
Yes	30%	166
No	47%	265
Unsure	23%	127
TOTAL		558



Town of Killingworth Affordable Housing Plan (AHP)

Appendix B Data Analysis & Housing Needs Assessment

April 2022

ACRONYMS AND DEFINITIONS

Definitions

American Community Survey (ACS) – The ACS is a data collection program overseen by the U.S. Census Bureau that collects demographic and housing data for individuals and households. The ACS surveys approximately 3 million households across the nation per year (roughly 2.5% of households) and aggregates the data on multi-year intervals. Because it is based on a multi-year sample, it is not directly comparable to the Decennial Census, which is based on a 100% population count every ten years.

Affordable Housing - Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

Protected Affordable Housing – housing which, due to deed restriction or subsidy, costs a low-income household no more than 30% of their income, and is reserved for occupancy by a low-income household.

Naturally Occurring Affordable Housing (NOAH) – housing *without* deed restriction or subsidy and costs a low-income household no more than 30% of their income but is not reserved for only low-income households.

Market Rate Rent - The prevailing monthly cost for rental housing. It is set by the landlord without restrictions.

Acronyms:

ACS – American Community Survey

AHP – Affordable Housing Plan

AMI – Area Median Income

CTSDC – Connecticut State Data Center

DECD – Department of Economic Community Development

HUD – US Department of Housing and Urban Development

NOAH – Naturally Occurring Affordable Housing

POCD – Plan of Conservation and Development

PSC – Partnership for Strong Communities



COMMUNITY SURVEY RESULTS



ABOUT THE RESPONDENTS

- Survey conducted in September – October 2021
 - Left open through late 2021 but did not receive much subsequent response
- **619 responses – unique IP addresses**
- 47% of respondents have lived in Killingworth for 20+ years, 25% for 10 to 20 years
- 94% live in single family detached homes
- 95% own their home
- 58% are couple households with children in residence
- 27% are empty nesters
- Older adults are oversampled compared to Town population (60% 55+ vs. 37% in Census)
- 33% are retired
- 59% of respondents live in 1- or 2-person households – higher than Census figure (55%)
- 64% report over \$100,000 in annual household income



ABOUT THE RESPONDENTS

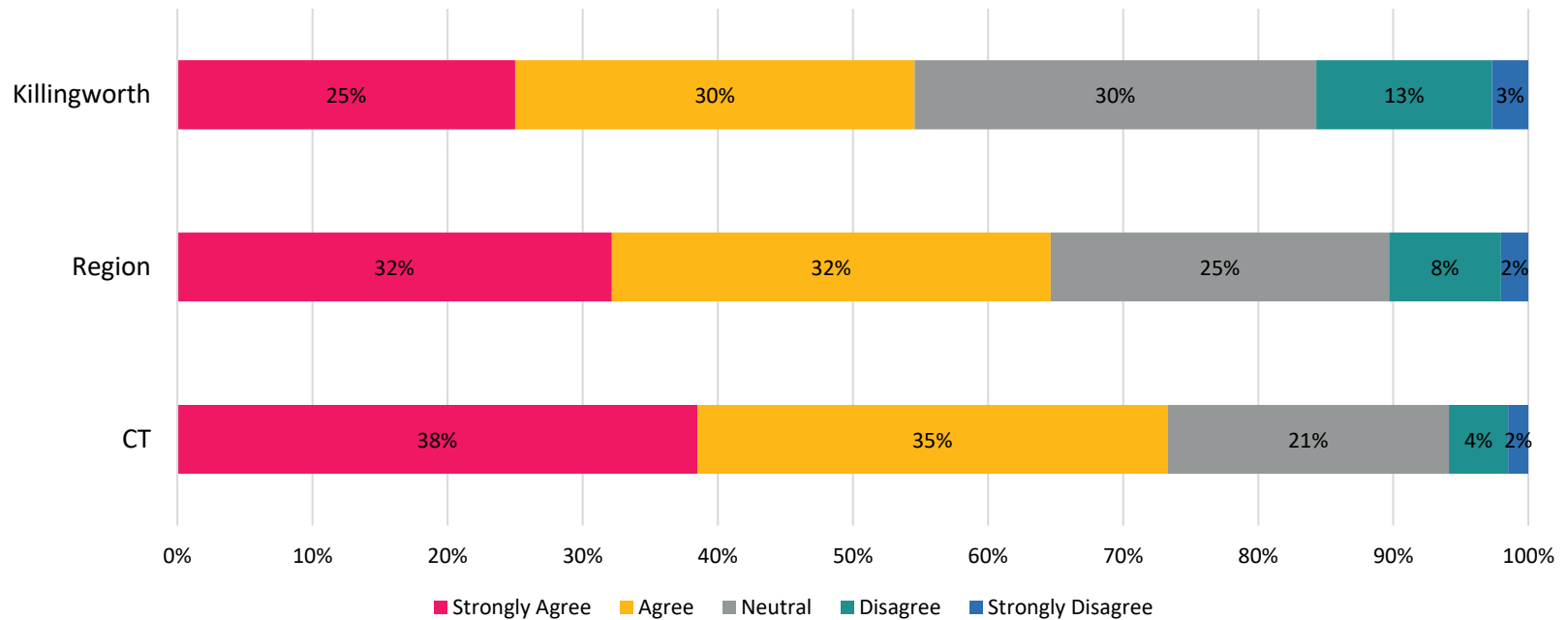
- 61% see themselves having the same sized household in 5 years
- 70% of respondents indicated living in their current home in 5 years
- 25% are likely looking to downsize in 5 years
 - into a smaller single-family home, condo/townhome, multifamily, senior living, or ADUs
- 42% of respondents are aware of households who would benefit from more affordable housing in the community
- 38% know some one who struggles with housing costs
- Only 16% personally struggle with housing costs
- Only 31% are aware of affordable housing
 - *Feedback Loop* – If community lacks options, people seeking those options will leave/not move in, and respondents would not know them.



HOUSING NEEDS

- **73%** agree housing in Connecticut is too expensive
- **64%** agree housing in the Region is too expensive
- **55%** agree housing in Killingworth is too expensive

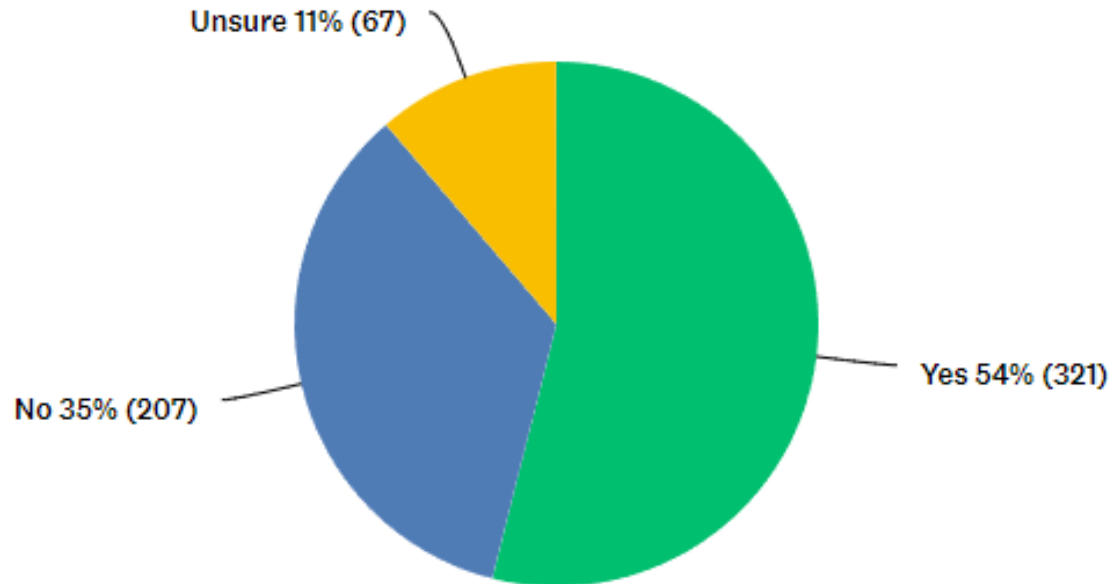
Housing in _____ is too expensive



HOUSING NEEDS

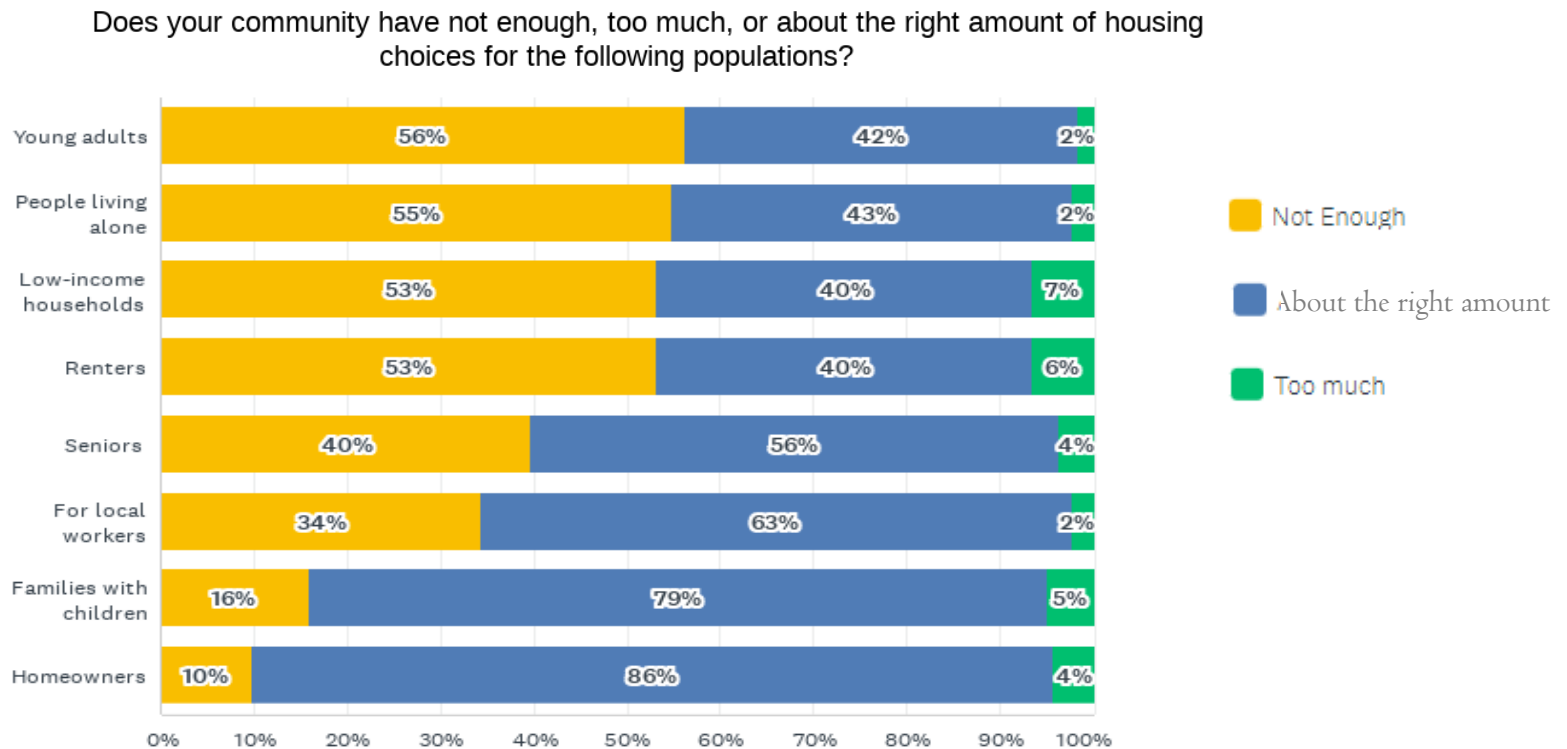
- 54% think housing is an important component in community longevity
- 45% do not think that the current housing options available meet residents' needs
- 40% do not think the existing housing stock is adequate to satisfy future market demands

Do you think affordable or attainable housing is an important component of your community's longevity?



HOUSING CHOICES

- Respondents most frequently cited that there are not enough housing choices for:
 - Young Adults (56%)
 - People living alone (55%)
 - Low-income households (53%)
 - Renters (53%)
- General agreement that Killingworth has about the right amount of housing for families with children and homeowners.



EXISTING CONDITIONS: PLANNING & ZONING REVIEW



Lower Connecticut River Valley
Council of Governments

ZONING

- Only 1 type of residential district: “Rural Residence District”
 - Adopted under different market and environmental conditions
 - Soil based zoning more restrictive than Health Department requirements
 - Single- or Two-Family
 - Minimum lot area - 2 acres
 - No building over 35 feet

**Homogenous zoning =
Homogenous housing types**

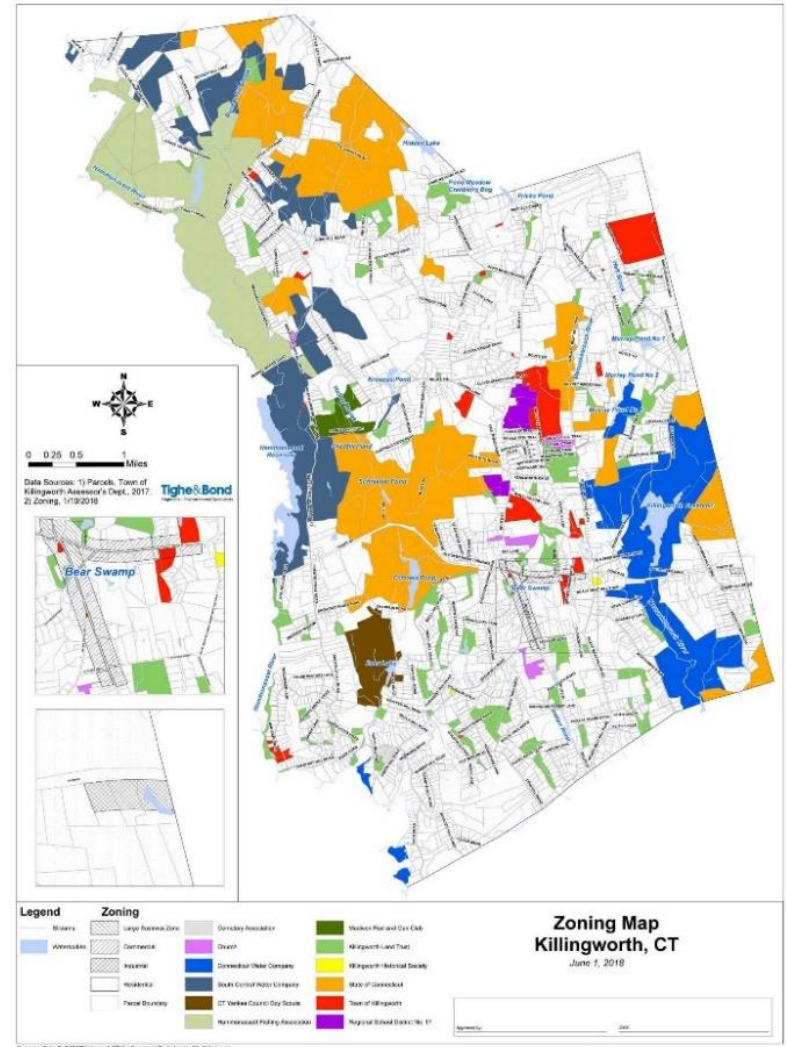
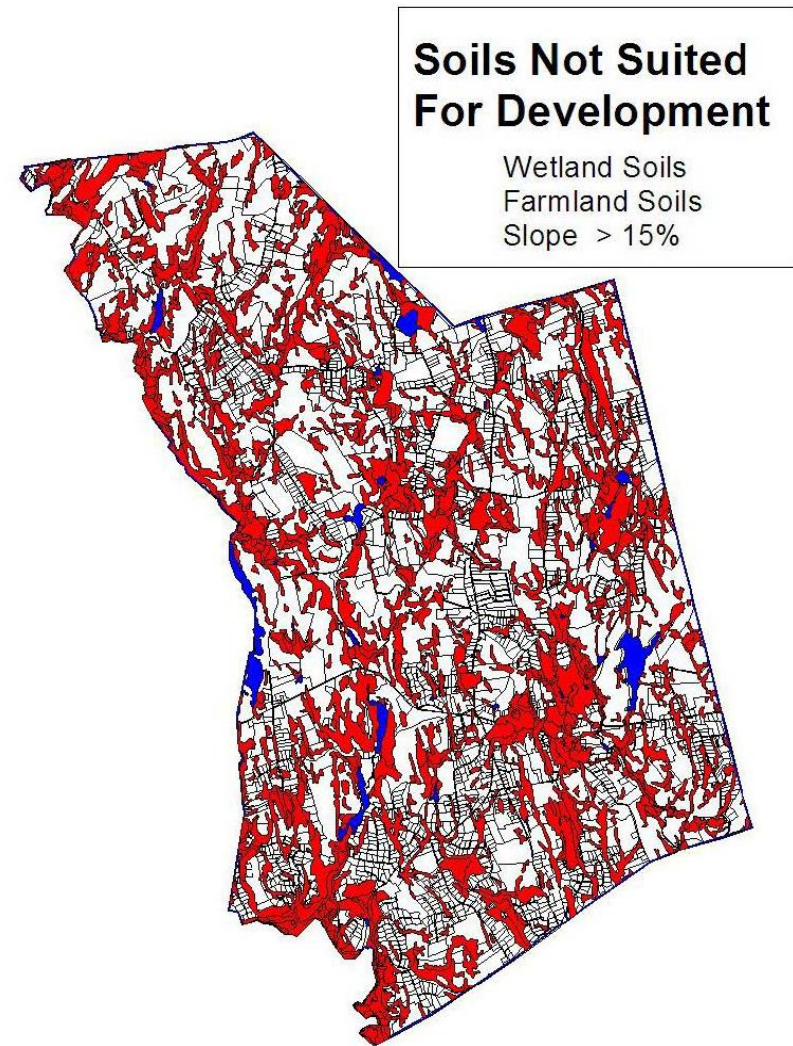


Figure 6-1. Land Use Plan, Town of Killingworth



INFRASTRUCTURE & BUILDABLE LAND

- Most of Killingworth's residents rely on well water and septic
 - Requires well-draining soil and a minimum amount of land to be viable – limiting the number of homes the land can support
- Not all the land in town can be used for development. Restrictions on development include:
 - Environmentally sensitive areas such as watercourses, wetlands, and their buffers
 - Steep slopes and flood zones
 - Aquifer protection areas, public water supply areas, and protected open space



Source: Killingworth POCD 2018

Figure 1-10. Soils not suited for development.

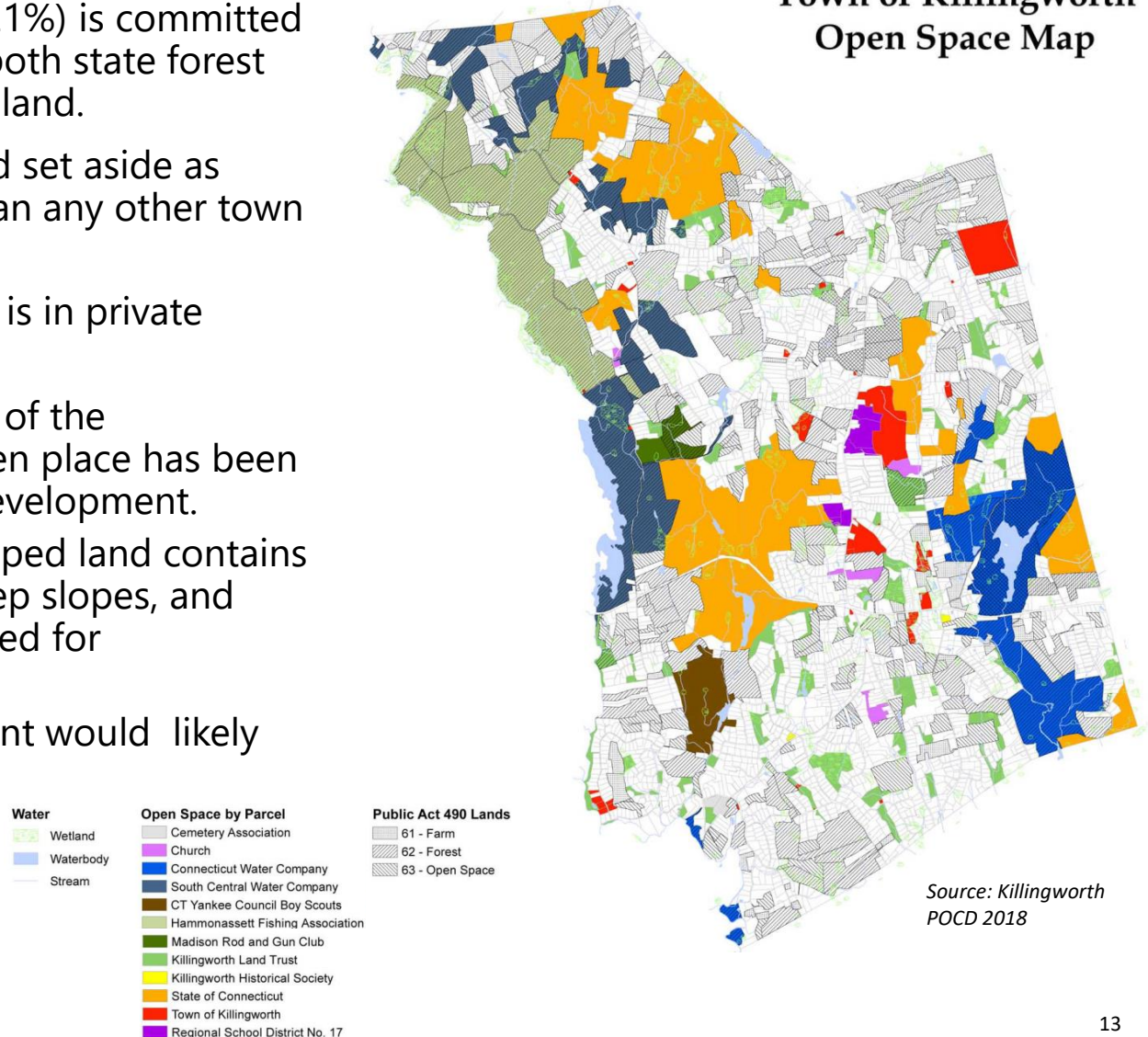


AVAILABLE LAND

Limited available land

- More than 5,000 acres (>21%) is committed to open space, including both state forest lands and water company land.
- Killingworth has more land set aside as committed open space than any other town in the Region.
- Over half of the land area, is in private ownership.
- **Largely Built Out** - Much of the development that has taken place has been on land most suited for development.
 - Remaining undeveloped land contains inland wetlands, steep slopes, and ledge and is not suited for development.
 - Any new development would likely be infill

Town of Killingworth
Open Space Map



Source: Killingworth
POCD 2018

HOUSING OPPORTUNITIES FROM POCD

- **Plan of Conservation and Development – Community Developed and Adopted in 2018**
- POCD discusses enabling the development of a diversity of housing in Killingworth while respecting existing character and natural environment.
 - “Local land–use regulations must encourage the appropriate development of multifamily, mixed use, mixed income and low to moderate-income housing.” (p. 61)
 - “Under Conservation Subdivision and Retirement Subdivision regulations, smaller lot sizes are permitted in exchange for increased dedication of open space.” (p. 70)
 - “Flexible zoning techniques can be used to promote a wider range of housing development available to a varied economic population. These include floating zones, planned development districts, and overlay zones.” (p. 79)



EXISTING CONDITIONS: DEMOGRAPHIC TRENDS



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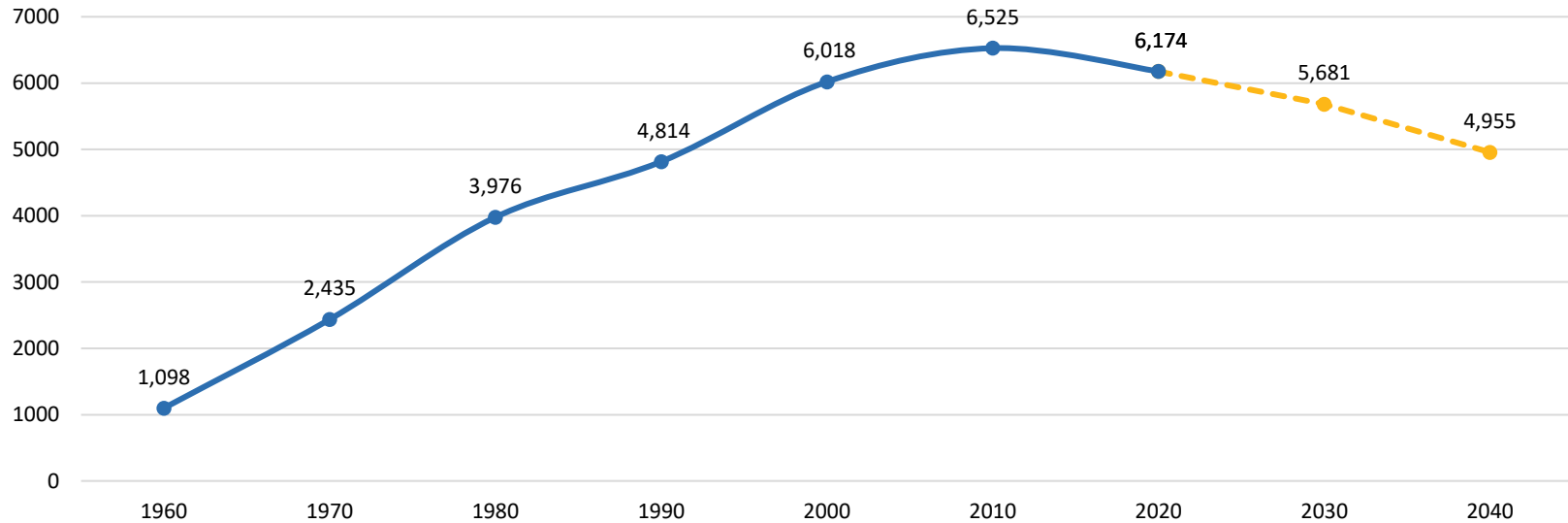
DATA NOTE

- **Not all Census Data for 2020 is available at this time**
- The most current published sources of data are being utilized, of which many sources provide estimates
- All data sources and analysis on demographics and housing market trends is in accordance with Dept. of Housing Guidance for Affordable Housing Plans



POPULATION TRENDS

Town of Killingworth Population Trends



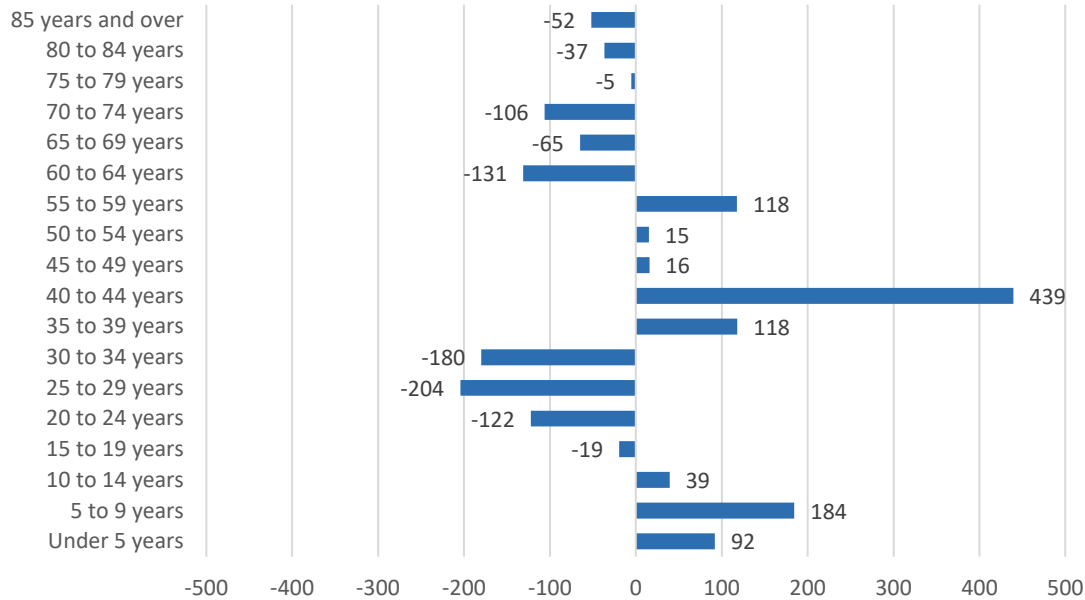
Source: 1960 - 2020 decennial censuses; Projections CT State Data Center

- Killingworth's population peaked in 2010
 - Aligns with high home sales
- After a peak in 2010, population decreased by 5.4% in 2020
- **Future population drivers will likely be housing turnover**
 - Followed by housing construction, including new dwelling units, additions, and expansions

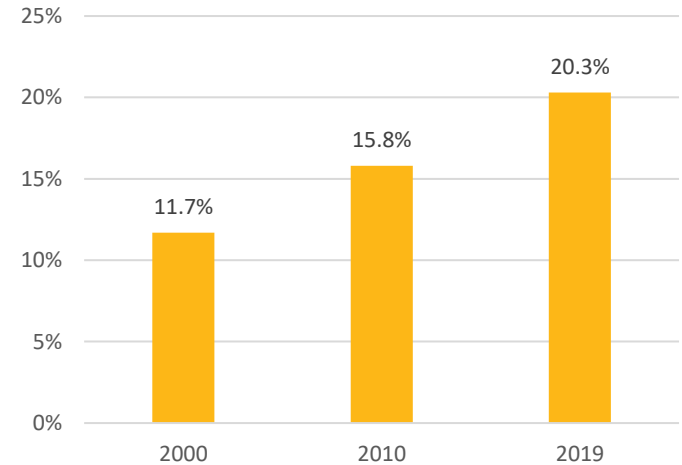


AGE DISTRIBUTION

Change in Population Age Group, 2010 to 2019



Percent of Population Age 65 years old and over



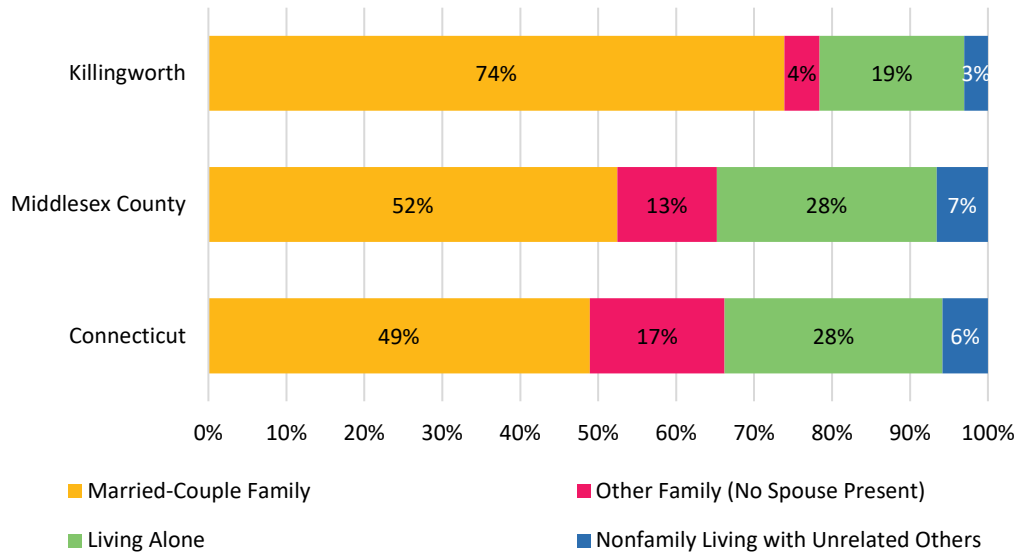
Source: 2000 and 2010 decennial census; 2019 ACS 5-Year Estimates, Table B01001

- Aging of large “baby boomer” cohort coinciding with growth in population age 65 and over
- Share of population 65 years old and over has consistently grown since 2000, reaching 20.3% of the total population in 2019
- Drop in younger adults (20 to 34) since 2010, possibly indicating lack of housing for single income households to bring new people into community

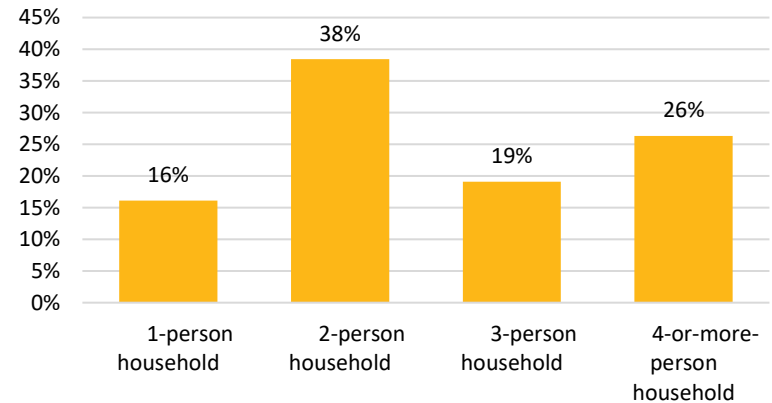


HOUSEHOLD COMPOSITION

Household Distribution



Killingworth Household Size Distribution



Source: 2019 ACS 5-Year Estimates S2501

- Killingworth has a larger share of married-couple family households compared to state and county
- Killingworth has a lower number of households living alone compared to the county and state
 - Smaller share of other types of households compared to state and county
- **In 2019, 55% of Killingworth households are made up of one or two people**



HOUSING WAGE

- The “housing wage” in Killingworth is **\$27.87/ hour**
- Each year, the National Low Income Housing Coalition calculates the “housing wage,” the hourly wage needed to afford a **2-bedroom rental home without paying more than 30% of income on housing**
- According to indeed.com, estimated average salary for an elementary school teacher is \$20.11 per hour in Killingworth, CT – less for entry level.
 - \$18.75 for grocery workers (all positions)
 - \$16.24 for retail sales
 - \$13.15 for waitstaff

Source: Partnership for Strong Communities, 2019 National Low Income Housing Coalition, <https://nlihc.org/>



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PEOPLE WHO WORK IN KILLINGWORTH

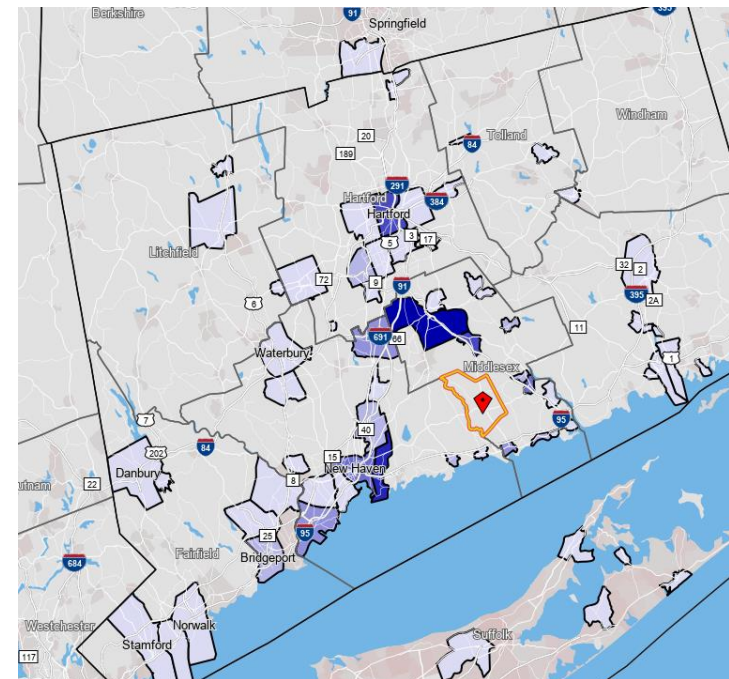
Major Employers 2021 (AdvanceCT)

Gerard J Frame CPA
Jonathan Island Oyster Co LLC
Interstate Battery
Harkin Engineering LLC
Boy Scouts of America*

- The majority of people employed in Killingworth are commuting to reach their jobs - generally from places with more affordable and diverse housing
 - Does not include domestic workers (ex. cleaners, nannies) or visiting contract workers (ex. home health aides, visiting nurses)
- 154 people live in Killingworth and work here
- 2,629 Killingworth residents commute to jobs elsewhere

Where Workers Who Commute to Killingworth Live (ACS 2019)

All Workers Who Commute	572	78.8%
Middletown, CT	21	2.9%
East Haven, CT	18	2.5%
Hartford, CT	14	1.9%
Higganum CT	14	1.9%
Deep River Center, CT	12	1.7%
New Haven, CT	10	1.4%
Clinton, CT	8	1.1%
Meriden, CT	8	1.1%
Milford, CT	8	1.1%
Bridgeport, CT	6	0.8%



Source: 2019 ACS Census OnTheMap



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DEMOGRAPHICS SUMMARY

- Population has peaked
- Largely built out community – future population growth likely tied to turnover and construction
- Aging community – growing share of population +65 years old
- Drop in young professionals (20 to 34) since 2010
- Over half of Killingworth households are made up of one or two people
- Most workers in Killingworth are commuting from out of town



EXISTING CONDITIONS: HOUSING MARKET TRENDS

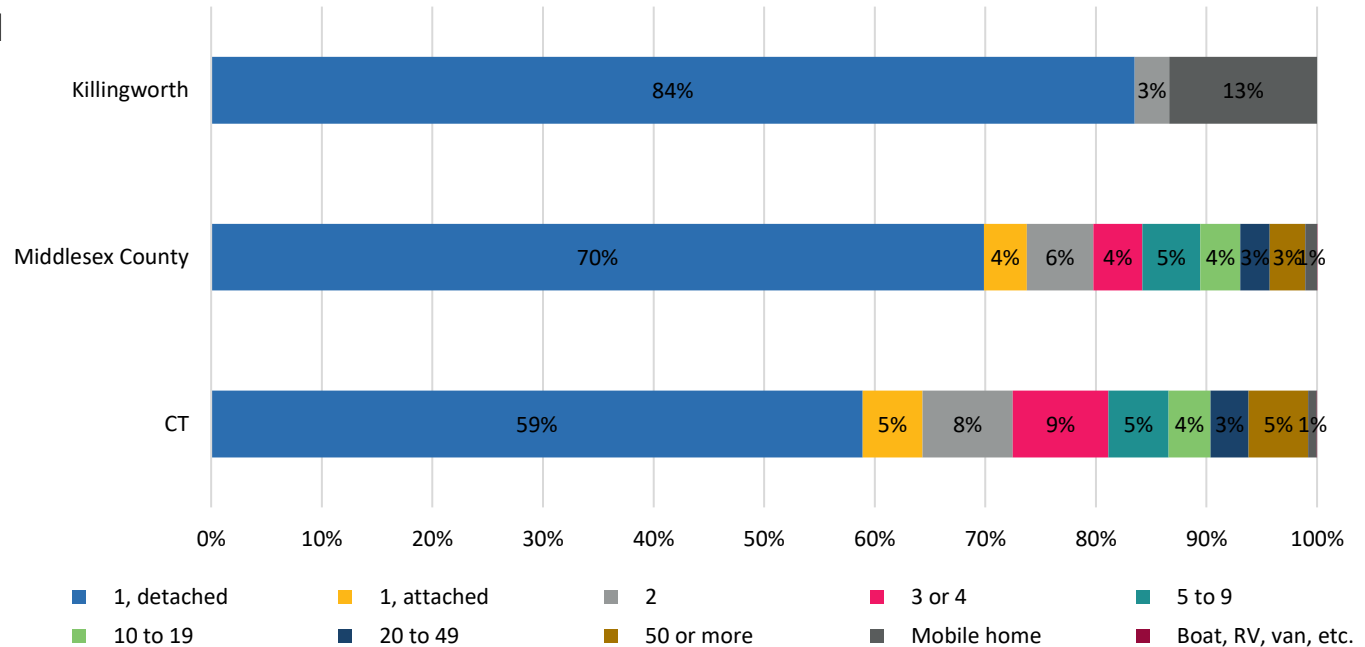
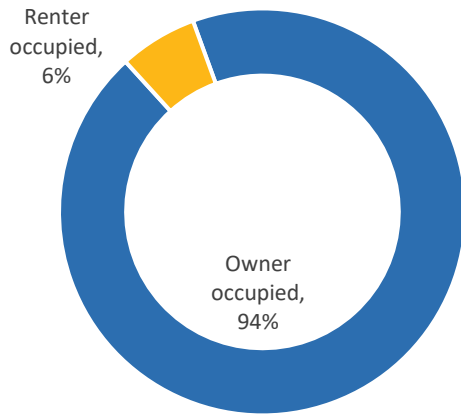


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HOUSING TYPOLOGY

Distribution of Housing Units, by Type

Ownership of Occupied Units



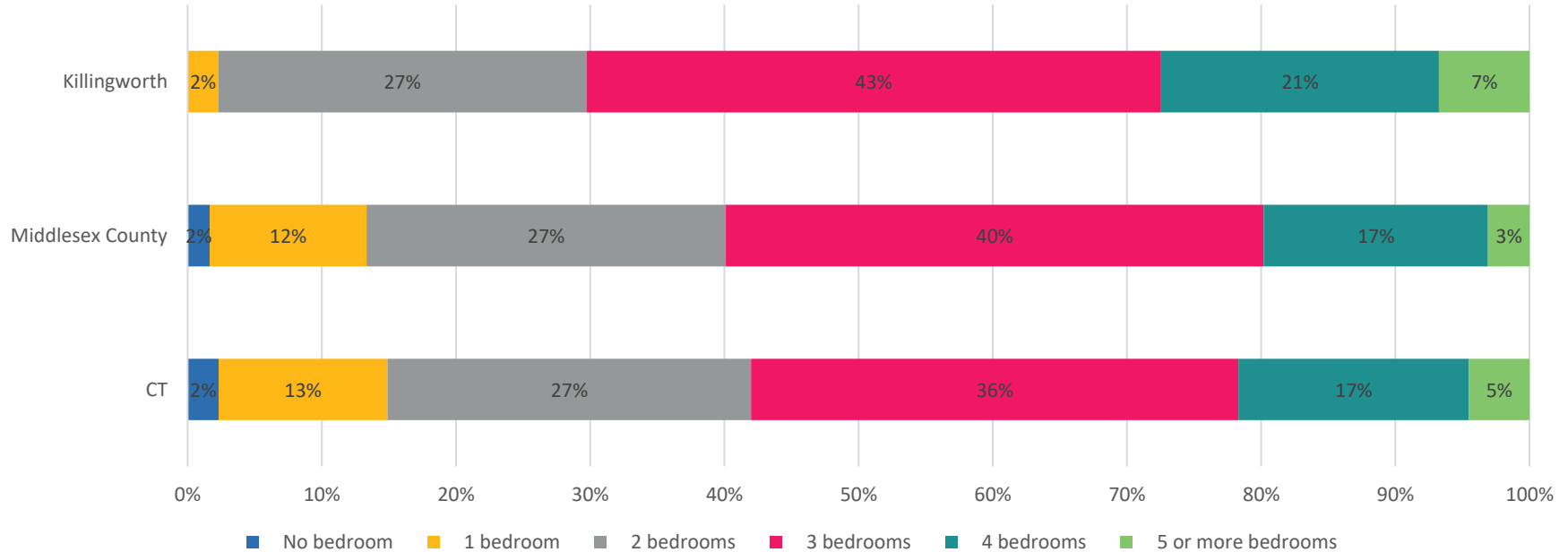
Source: ACS 2019 B25003, B25024

- Only 6% of occupied units in Killingworth are renter-occupied compared to 26% in Middlesex County
- Killingworth has a large share of single-family homes – 84%
- 13% of homes in Killingworth are mobile homes
- 70% of housing units in Middlesex County are single-family homes



HOUSING TYPOLOGY

Distribution of Housing Units, by Number of Bedrooms

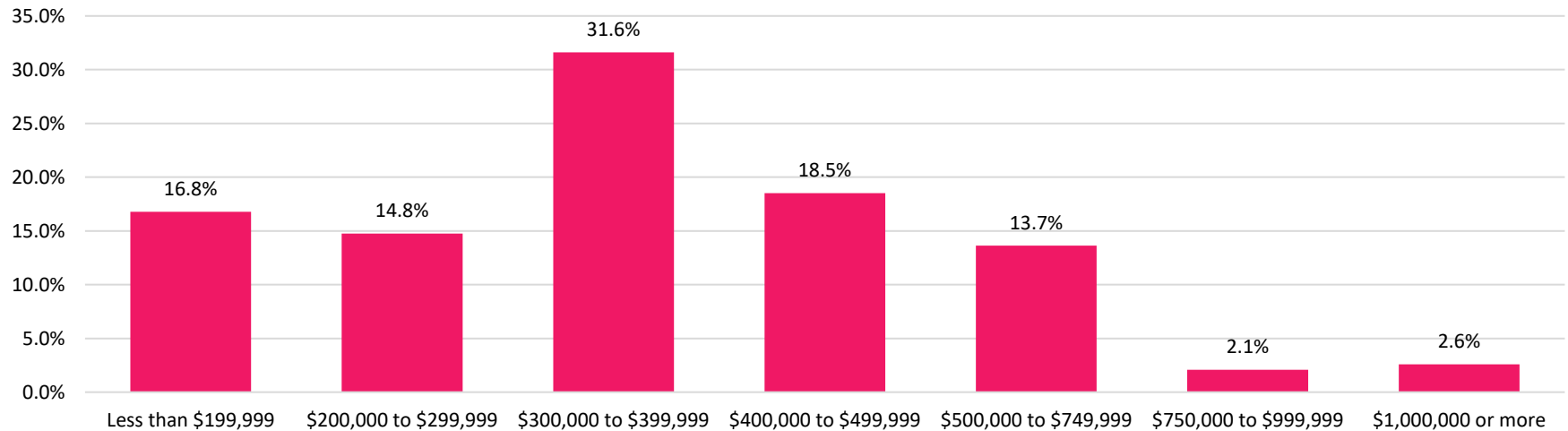


- 70% of housing units in Killingworth are 3 or more bedrooms
 - In 2019, 55% of households had two people or fewer
- Size of units largely suited to families with children



HOME VALUE DISTRIBUTION

Distribution of Owner-Occupied Home Values



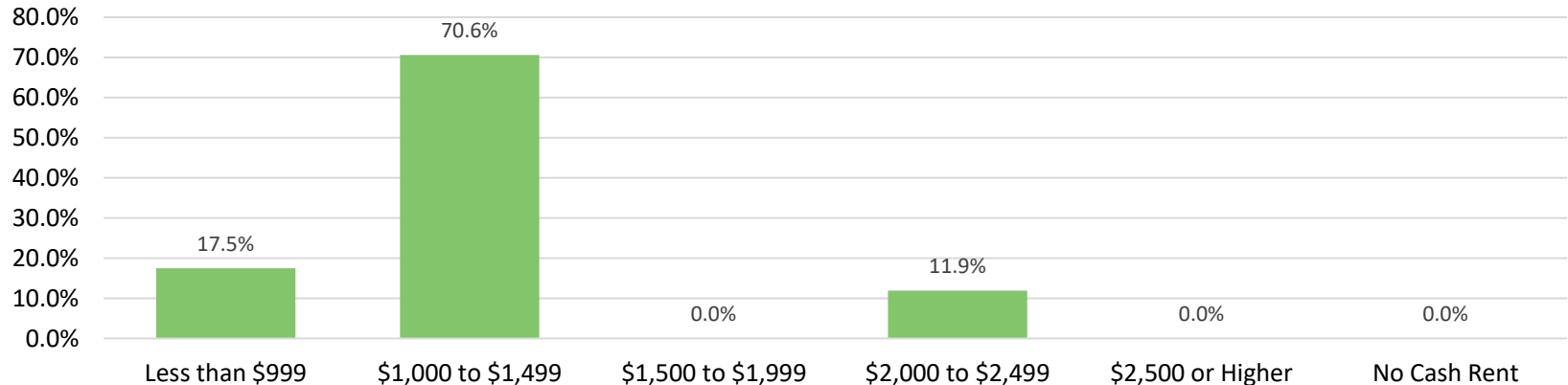
Source: 2019 Amerian Community Survey, 5-Year Estimates, table B25075

- Homogeneous range of values for owner-occupied housing
 - 31.6% of units valued at less than \$300,000
 - 31.6% of units valued between \$300,000 and \$399,999
 - Concentrated in lower end



GROSS RENT DISTRIBUTION

Distribution of Gross Monthly Rental Costs



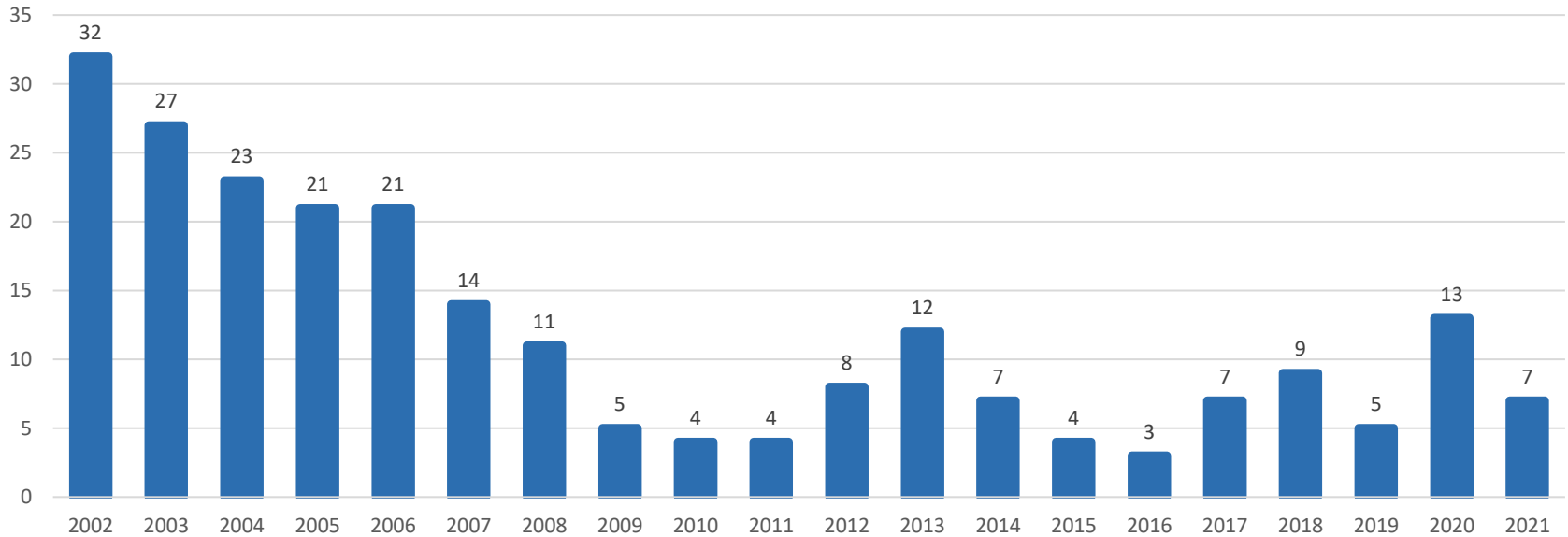
2019 American Community Survey 5-Year Estimates, Table B25063

- Limited number of rental units – estimated 143 units as of 2019
- Median gross monthly rent in Killingworth is \$1,161, which is in line with both Middlesex County (\$1,162) and Connecticut (\$1,180)
- About 88% of rental units in Killingworth are less than \$1,499 per month



HOUSING PERMITS

Housing Permit Activity



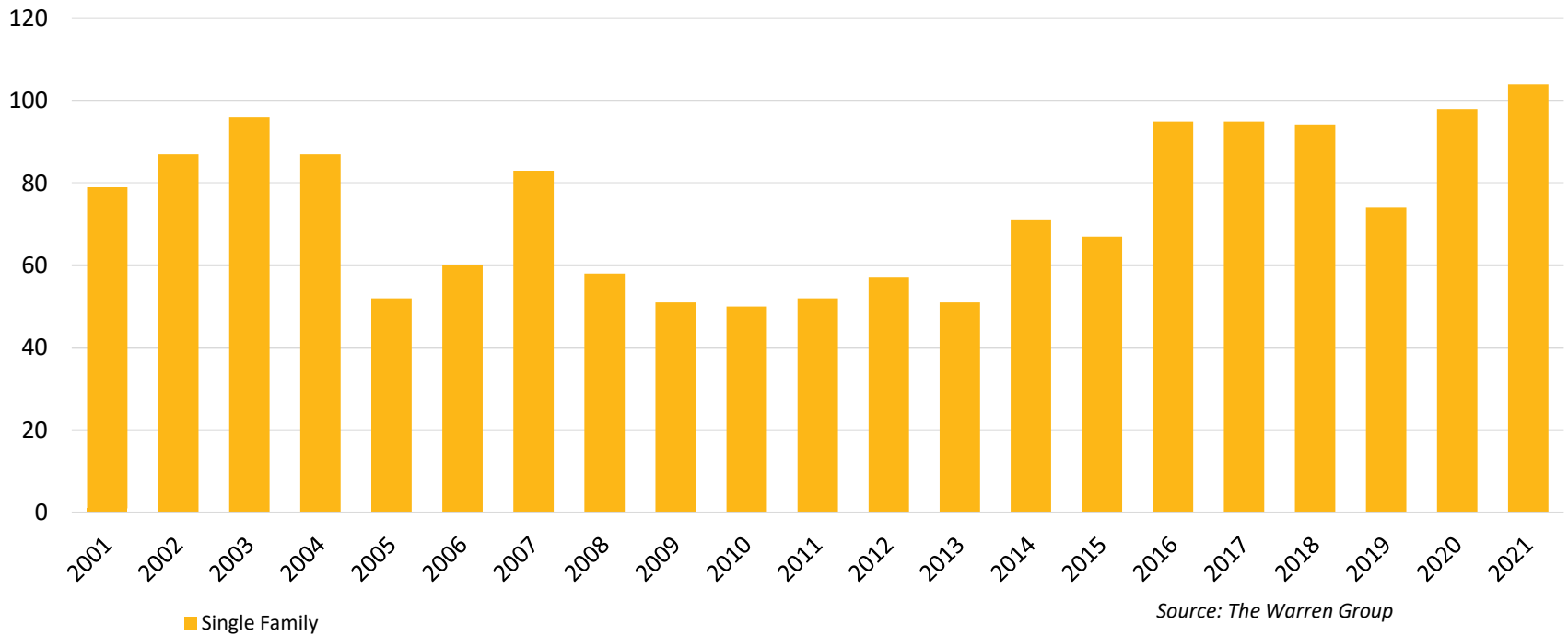
Source: CT Department of Economic and Community Development

- Housing permit activity dropped off significantly in the 2000s, indicating lack of available land and economic conditions
- Since 2015, Killingworth has averaged 7 housing permits annually
- Housing permits do not include additions, renovations, nor reinvestment



HOME SALES

Town of Killingworth Home Sales: 2001 to 2021

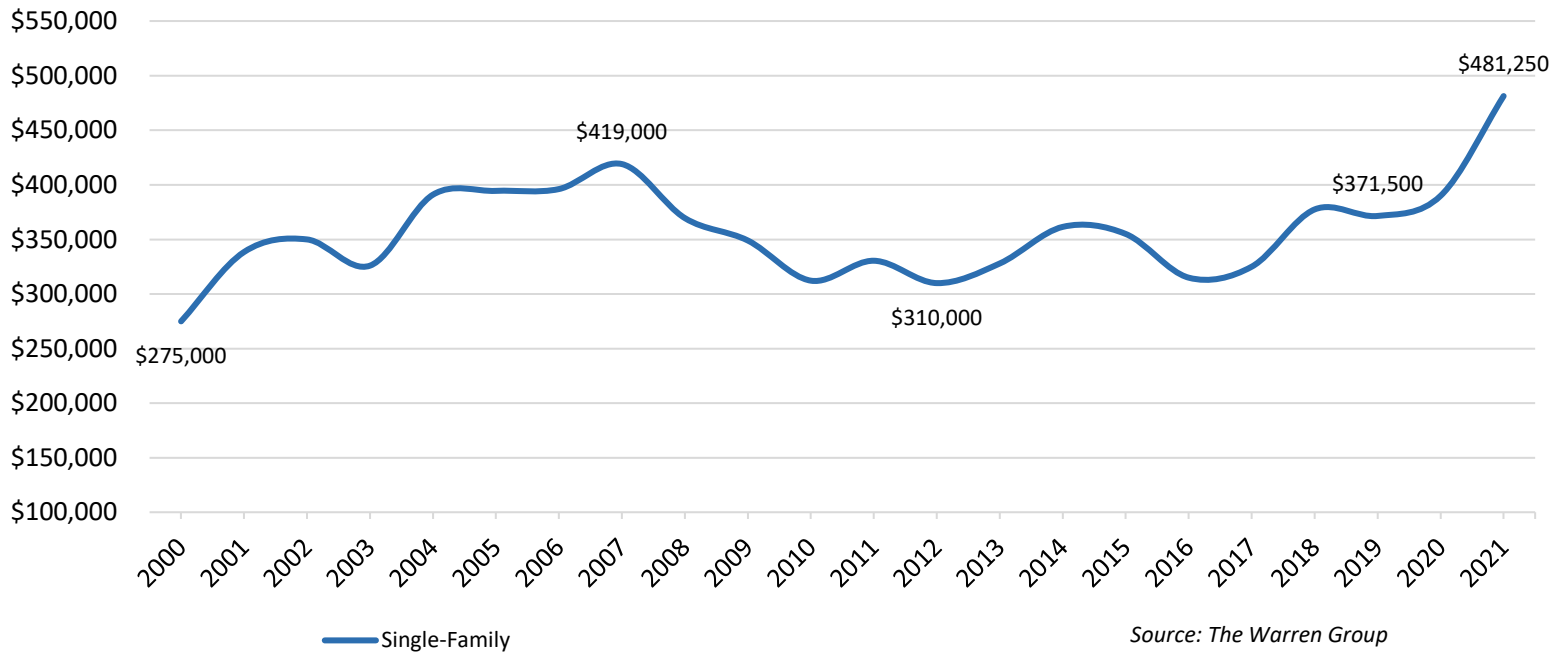


- Nearly exclusive single-family market
- From 2016 to 2019, home sales were generally stable, averaging about 95 per year
- 2021 on track with previous years



HOME SALE PRICES

Town of Killingworth Median Home Sale Price: 2000 to 2021



- **Median sale price for single-family homes in Killingworth increased by 5% in 2020 and 27% in 2021 so far to a historic high.**
- Increasing sale prices may encourage more current owners to sell



HOUSING MARKET TRENDS: TAKEAWAYS

- Homogenous housing stock
 - Primarily single-family, owner-occupied units
- Housing costs are skewed towards lower price points. Reflects housing stock and cost of land
- Downsizers are likely to seek housing outside of Killingworth
 - Housing stock dominated by 4+ bedroom units
- Largely built out community
- Strengthening of the single-family sales market in 2020 driven by the pandemic
 - Increasing sale prices may incentivize more current owners to sell



HOUSING NEEDS ASSESSMENT

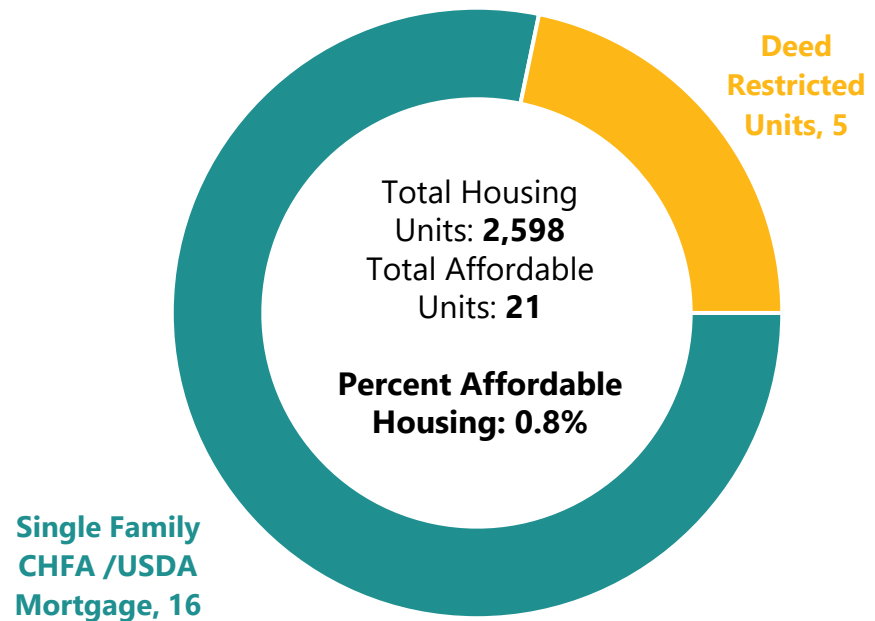


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PROTECTED AFFORDABLE HOUSING

- **Protected Affordable Housing Units** meet the statutory definition of affordable housing and are restricted to households that make less than 80% of AMI, so that they spend less than 30% of their income on housing
- **As of 2021, 21 units, or 0.81% of Killingworth's total housing units were protected affordable units**

Affordable Housing Units in Killingworth, by Type: 2021



Source: DECD Affordable Housing Appeals List, 2021



AFFORDABLE HOUSING NEEDS

How many Killingworth Families Need Affordable Housing?

Low Income

51% to 80% of AMI

<\$59,950 for an individual
<\$70,900 for a family of 4



210

Low income HHs



185

Homeowners



25

Renters

Very Low Income

31% to 50% of AMI

<\$40,150 for an individual
<\$57,300 for a family of 4



195

Very Low income HHs



185 Homeowners



10

Renters

Extremely Low Income

30% of less of AMI

<\$24,100 for an individual
<\$34,000 for a family of 4



130

Extremely Low income HHs



65 Homeowners



65

Renters

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2014-2018

- There are **535 households in Killingworth (23% of total)** who meet the definition of low income (household income <80% of AMI)
- Primarily homeowners



AFFORDABLE HOUSING: RENTER NEEDS

Maximum Monthly Costs for Low Income Renters

Low Income

51% to 80% of AMI

<\$59,950 for an individual
<\$70,900 for a family of 4



\$1,256/month

for an individual



\$1,794/month

for a family of 4

Very Low Income

31% to 50% of AMI

<\$40,150 for an individual
<\$57,300 for a family of 4



\$901/month

for an individual



\$1,286/month

for a family of 4

Extremely Low Income

30% of less of AMI

<\$24,100 for an individual
<\$34,000 for a family of 4



\$541/month

for an individual



\$763/month

for a family of 4

Source: U.S. Department of Housing and Urban Development (HUD) Income Limits. Based on income limits for the Southern Middlesex County, CT HUD Metro FMR Area

30% Rule: HUD recommends that households spend no more than 30% of their income on housing costs including rent or mortgage payments, property taxes, utilities, HOA fees, and maintenance costs



AFFORDABLE HOUSING: HOMEOWNER NEEDS

Maximum Home Value Affordable to Low Income Homeowners

Low Income

51% to 80% of AMI

<\$59,950 for an individual
<\$70,900 for a family of 4



\$200,000
for an individual



\$285,000
for a family of 4

Very Low Income

31% to 50% of AMI

<\$40,150 for an individual
<\$57,300 for a family of 4



\$143,000
for an individual



\$204,000
for a family of 4

Extremely Low Income

30% of less of AMI

<\$24,100 for an individual
<\$34,000 for a family of 4



\$86,000
for an individual



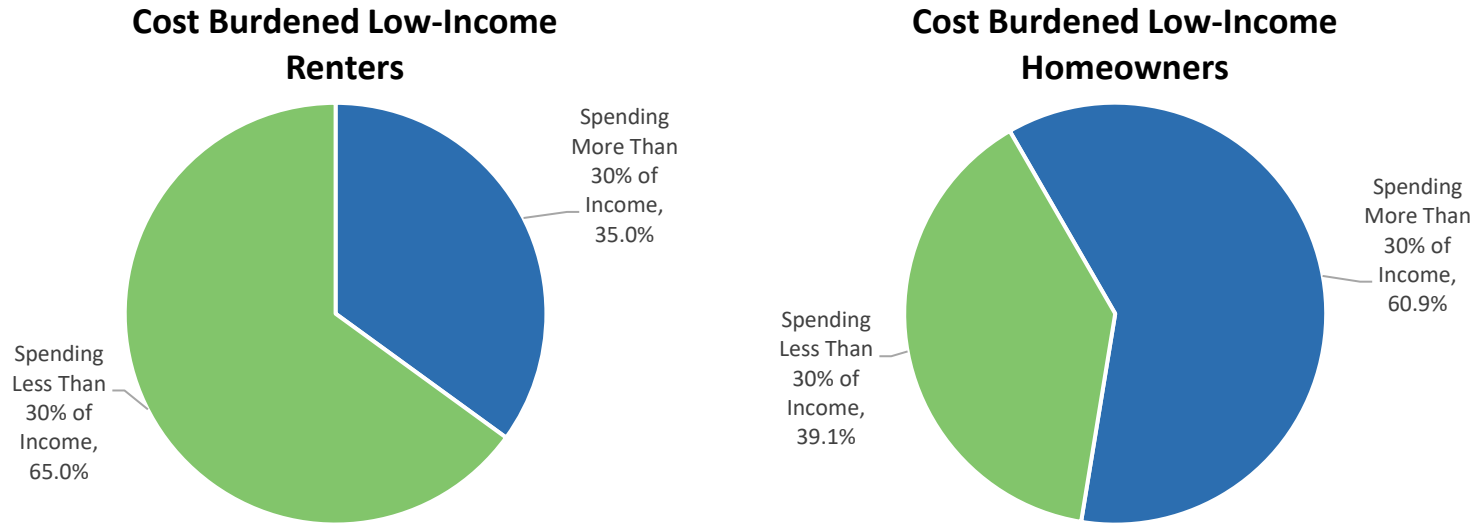
\$123,000
for a family of 4

Source: U.S. Department of Housing and Urban Development (HUD) Income Limits. Based on income limits for the Southern Middlesex County, CT HUD Metro FMR Area Calculation assumes 20% down payment, 30-year mortgage at 5% interest, annual property tax payments, and 1.5% carrying costs for insurance and utilities

30% Rule: HUD recommends that households spend no more than 30% of their income on housing costs including rent or mortgage payments, property taxes, utilities, HOA fees, and maintenance costs



COST BURDEN: EXISTING CONDITIONS



Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2014-2018

- **Cost Burden** is defined as households that spend greater than 30% of their income on housing. These households may have difficulty affording necessities such as food, clothing, transportation, and medical care
- **In 2018, about 56% of Killingworth’s low-income households are cost-burdened**
 - **Compares to 15% for households who are not considered low-income**

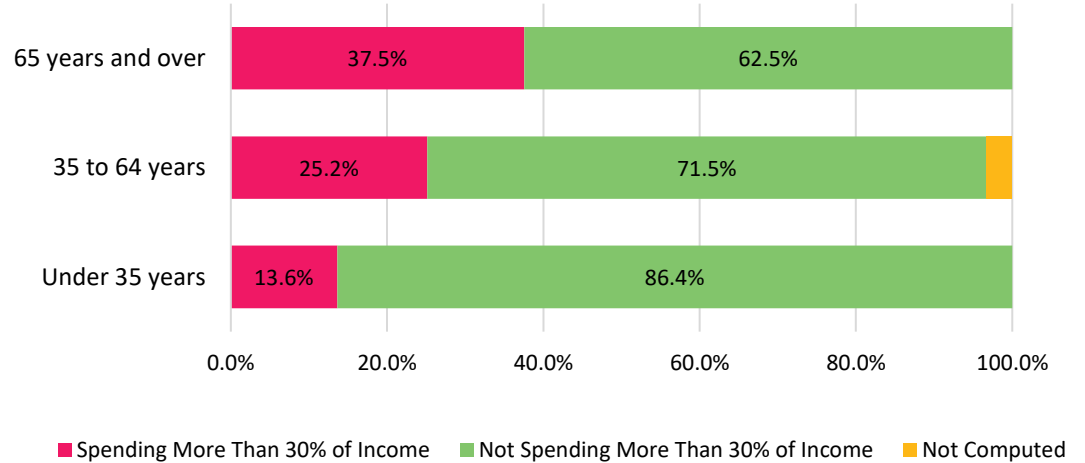


COST BURDEN: EXISTING CONDITIONS

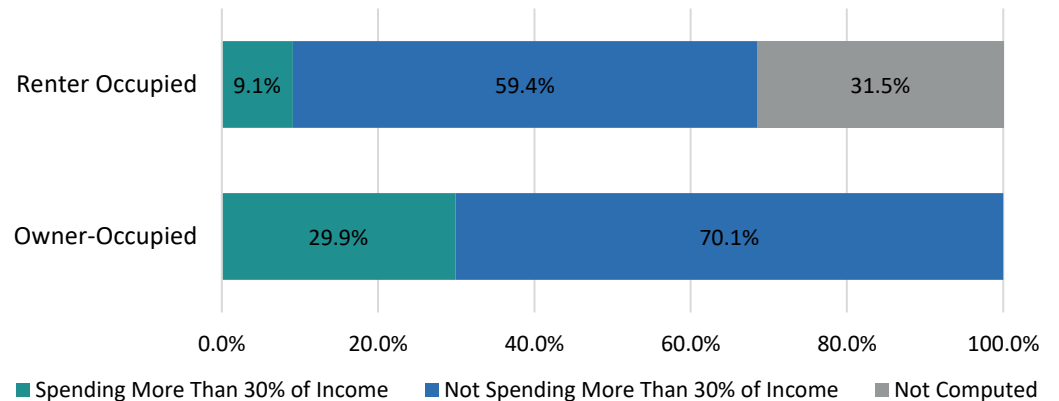
Cost Burden for Other Populations in Killingworth

- Senior households are more likely to experience cost burden (37.5%) compared to other households
- Owners are much more likely to be cost-burdened compared to renters

Portion of Income Spent on Housing, by Age



Portion of Income Spent on Housing, by Tenure



Source: ACS 5-Year Estimates, Table B25072, 25093



HOUSING GAP ANALYSIS: METHODOLOGY

- **Affordable Housing Demand:**
 - Low-income household estimates provided by U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Survey (CHAS)
 - Income limits provided by U.S. Department of Housing and Urban Development (HUD)
- **Affordable Housing Supply:**
 - Naturally occurring affordable housing calculated using 2019 American Community Survey 5-Year Estimates.
 - Home Value Distribution
 - Distribution of Gross Rent
 - SLR calculation of units affordable to low-income households based on HUD income limits
- **Housing Gap:**
 - Compares housing demand to housing supply
 - Two representative case studies for a family of four and a single-person household. These households have different income limits according to HUD



HOUSING GAP ANALYSIS: FAMILY OF 4

Owner-Occupied Units

Income Group	Max Home Value (Family of 4)	Cumulative Owner Households in Income Range	Cumulative Owner-Occupied Units in Price Range	Owner Gap
Extremely Low Income (<30% of AMI)	\$123,000	65	151	86
Very Low Income (<50% of AMI)	\$204,000	250	374	124
Low Income (<80% of AMI)	\$285,000	435	628	193

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2014-2018; ACS Five-Year Estimates B25075

Renter-Occupied Units

Income Group	Max Monthly Rent (Family of 4)	Cumulative Renter Households in Income Range	Cumulative Renter-Occupied Units in Price Range	Renter Gap
Extremely Low Income (<30% of AMI)	\$763	65	25	(40)
Very Low Income (<50% of AMI)	\$1,286	75	101	26
Low Income (<80% of AMI)	\$1,794	100	126	26

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2014-2018; ACS Five-Year Estimates B25063



HOUSING GAP ANALYSIS: INDIVIDUALS

Owner-Occupied Units

Income Group	Max Home Value (Individual)	Cumulative Owner Households in Income Range	Cumulative Owner-Occupied Units in Price Range	Owner Gap
Extremely Low Income (<30% of AMI)	\$86,000	65	129	64
Very Low Income (<50% of AMI)	\$143,000	250	242	(8)
Low Income (<80% of AMI)	\$200,000	435	363	(72)

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2014-2018; ACS Five-Year Estimates B25075

Renter-Occupied Units

Income Group	Max Monthly Rent (Individual)	Cumulative Renter Households in Income Range	Cumulative Renter-Occupied Units in Price Range	Renter Gap
Extremely Low Income (<30% of AMI)	\$541	65	0	(65)
Very Low Income (30% to 50% of AMI)	\$901	75	25	(50)
Low Income (50% to 80% of AMI)	\$1,256	100	98	(2)

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2014-2018; ACS Five-Year Estimates B25063



HOUSING NEEDS ASSESSMENT: TAKEAWAYS

- Significant affordable housing needs within Killingworth
 - 535 households (23% of total) are classified as low income and could be eligible for affordable housing
- 30% of households are spending more than 30% of their income on housing costs (cost burdened)
- Town has 21 protected affordable units, or < 1% of total housing units
- Populations with disproportionate cost burdens and housing needs include:
 - Low-income households making less than 80% AMI
 - Senior households
 - Renters
 - Single-person/ single-income households

