Regional Housing Plan

Introductory Presentation
October 12, 2021

Lower Connecticut River Valley
Council of Governments

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Project Team

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Consultant Team

SLR

TYCHE
PLANNING & POLICY GROUP

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ADVISORY SERVICES

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Agenda

- About the Plan

- Regional Data

- Why it Matters

- Preliminary Survey Results

- Timeline and Next Steps

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About the Plan

- What is a Regional Housing Plan?

    - A plan to address overall housing needs at the regional level

    - A plan that reflects the synergistic relationship of all our towns and better serves our regional population

    - A foundation of regional housing knowledge which can assist in furthering regional and municipal housing objectives

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About the Plan

- Why the regional approach?

  - Building on the work done in the Regional Plan of Conservation and Development (RPOCD)

  - Zooming out to understand our housing needs in a larger context

  - Establishing a foundation on which to make recommendations that will further regional and municipal housing objectives

  - Allow municipalities to meet state mandates in a coordinated, regional context

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About the Plan

- Housing needs for who?

  - Everyone!

  - Looking at housing holistically

  - Affordability is a natural component, but not the only one

  - Interested in housing that strengthens the diversity, resiliency, and economic vitality of the region

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About the Plan

- How will this be accomplished?

    - The Regional Housing Plan will be comprised of two parts:

        1) A Regional Housing Analysis; and

        2) Town-Specific 8-30j Affordable Housing Plans.

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Regional Housing Analysis

- Provide an overview of current housing conditions and projection of future housing needs

- Consider the following:

    - Housing market geography

    - Demand drivers (jobs, household formation, income)

    - Housing supply characteristics

    - Demographics

- Analyze the linkage between demographics, employment, and current housing supply and demand and the relationship to future housing needs.

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Regional Housing Analysis

- This **will not be just** an affordable housing analysis, although affordability will be an important component.

- This **will be** an assessment of current and projected future housing, job growth, and demographics and a recommendation of how and where regional housing supply needs to change to address the needs of people of all ages, at all stages of life and income levels

- The result of the plan will be a set of policy recommendations to help municipalities better address housing needs

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Housing Objectives

- Diversify our region's population in terms of age, race, and socio-economic status

- Create a resilient workforce in the region

- Ensure that people working in the region can live near their jobs

- Diversify housing stock for non-traditional households

- Examine ways to make existing housing stock, office, and retail functional for a changing population

- Encourage the orderly creation of housing of different styles and types throughout the region near existing areas of development, employment, and transit

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8-30j Plans

- Created for 12 participating municipalities in the region:

  - Portland, Cromwell, Middletown, East Hampton, East Haddam, Chester, Deep River, Essex, Killingworth, Clinton, Old Lyme, and Lyme

- Attached as individual annexes to the Regional Housing Analysis

§ 8-30j LEGISLATION
Affordable housing plan. Hearing and adoption.
Amendments. Filing requirement.

(a) At least once every five years, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.

(b) The municipality may hold public informational meetings or organize other activities to inform residents about the process of preparing the plan. If the municipality holds a public hearing, at least thirty-five days prior to the public hearing on the adoption, the municipality shall file in the office of the town clerk of such municipality a copy of such draft plan or any amendments to the plan, and if applicable, post such draft plan on the Internet web site of the municipality. After adoption of the plan, the municipality shall file the final plan in the office of the town clerk of such municipality and, if applicable, post the plan on the Internet web site of the municipality.

(c) Following adoption, the municipality shall regularly review and maintain such plan. The municipality may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. If the municipality fails to amend such plan every five years, the chief elected official of the municipality shall submit a letter to the Commissioner of Housing that explains why such plan was not amended.

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8-30j Plans

- Will focus on housing affordability in each of the participating communities

- Will be created in reference to the recommendations in Regional Housing Analysis

- Will evolve with significant town input

- More information will follow

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Presentation of Regional Data

Dr. Don Poland, AICP
Managing Director, Planning and Strategy

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Housing Market Geography

Understanding Housing Markets – Metropolitan Areas As Labor Markets

- **Metropolitan Areas:** are labor markets—persons and firms locate in metropolitan areas for employment opportunities.

  - This creates a symbiotic relationship between the place of home and place of work.

  - *Housing is where jobs go at night.*

- The spatial organization and location of housing (and the transportation network) within a metropolitan area determines accessibility to employment opportunities.

- The more centrally located the place of home, the more accessible to employment opportunities within the metropolitan area.

- Commuter times—by transportation mode—are key to understanding and measuring accessibility of housing to employment opportunities.

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Housing Market Geography

Housing near or at the metropolitan fringe is less accessible to employment opportunities than housing near the core.

The result—housing market demand is greatest nearest the core since central locations are most accessible to job opportunities.
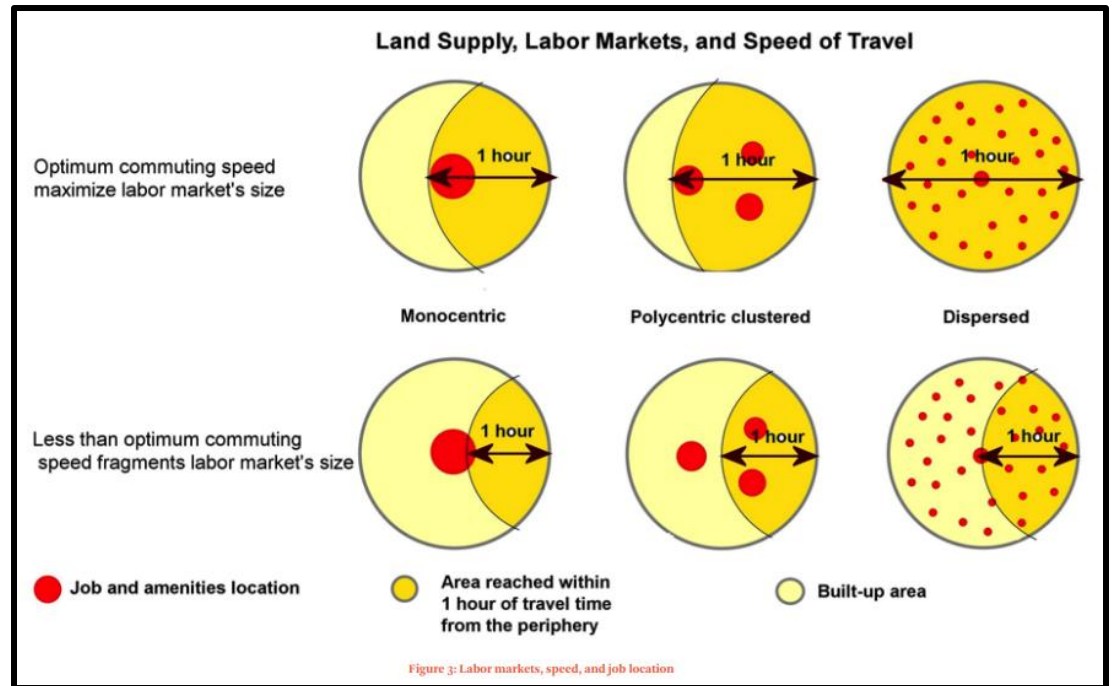
Source: Alain Bertaud, 'Order without Design' (2018)

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Housing Market Geography

Spatial/Economic Organization of the Housing Market

Density: highest at the center (the urban core) and decreases as distance from the center increases.

Income: as income increases, land consumption and floor area consumption increase.

• Wealthy households consume more land and floor area than households of lesser means.

Exceptions: there are exceptions

    Amenity Value: Desirable and undesirable locations can and do impact density and income patterns.

   **Smaller Urban Center:** smaller employment center can and do impact density and income patterns.

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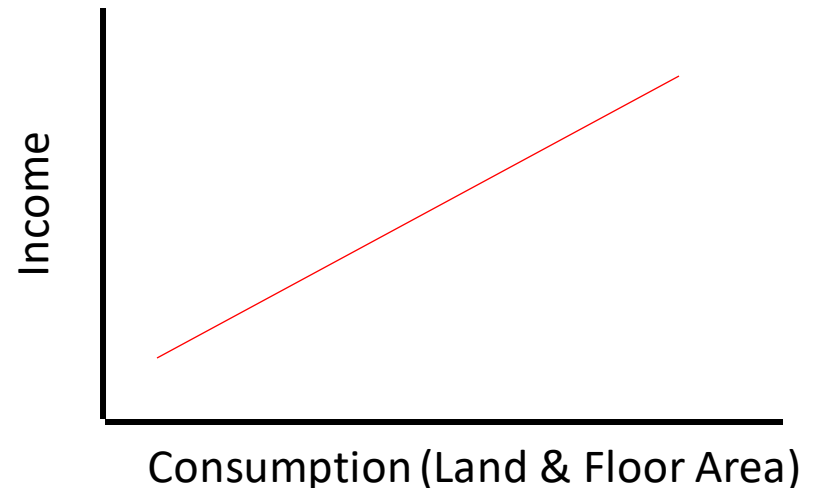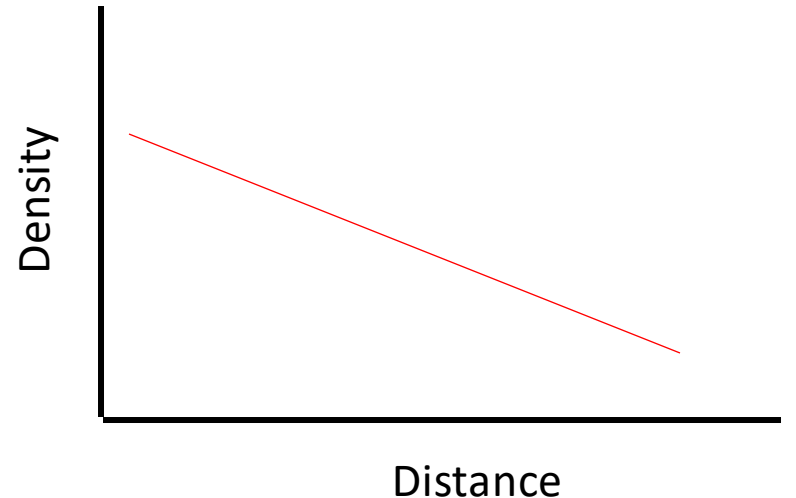
Housing Market Geography

Spatial/Economic Organization of Housing Market

Land Value (Rent): land/rent is highest near the center and lowest near the periphery.

- A household at a given income can access a larger home (floor area) on more land (larger lot) further from the center.

- Housing cost adjusts for location (accessibility).
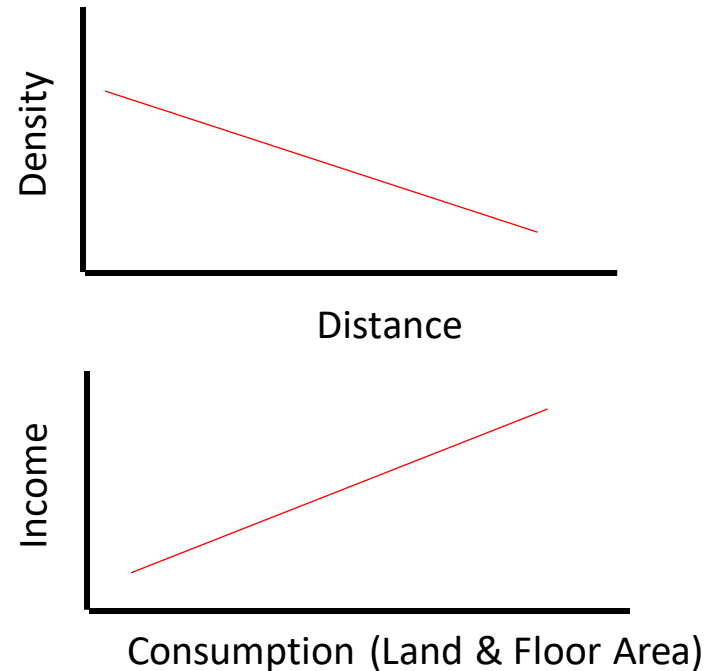
Example: Value Per Square Foot

Stafford Springs (1/2 Hour) = $136/sq. sf. = $300,000

South Windsor (15-Minute) = $175/sq. sf. = $385,000

West Hartford (10-Minutes) = $195/sq. sf. = $429,000

Density vs. Distance

Income vs. Consumption (Land & Floor Area)

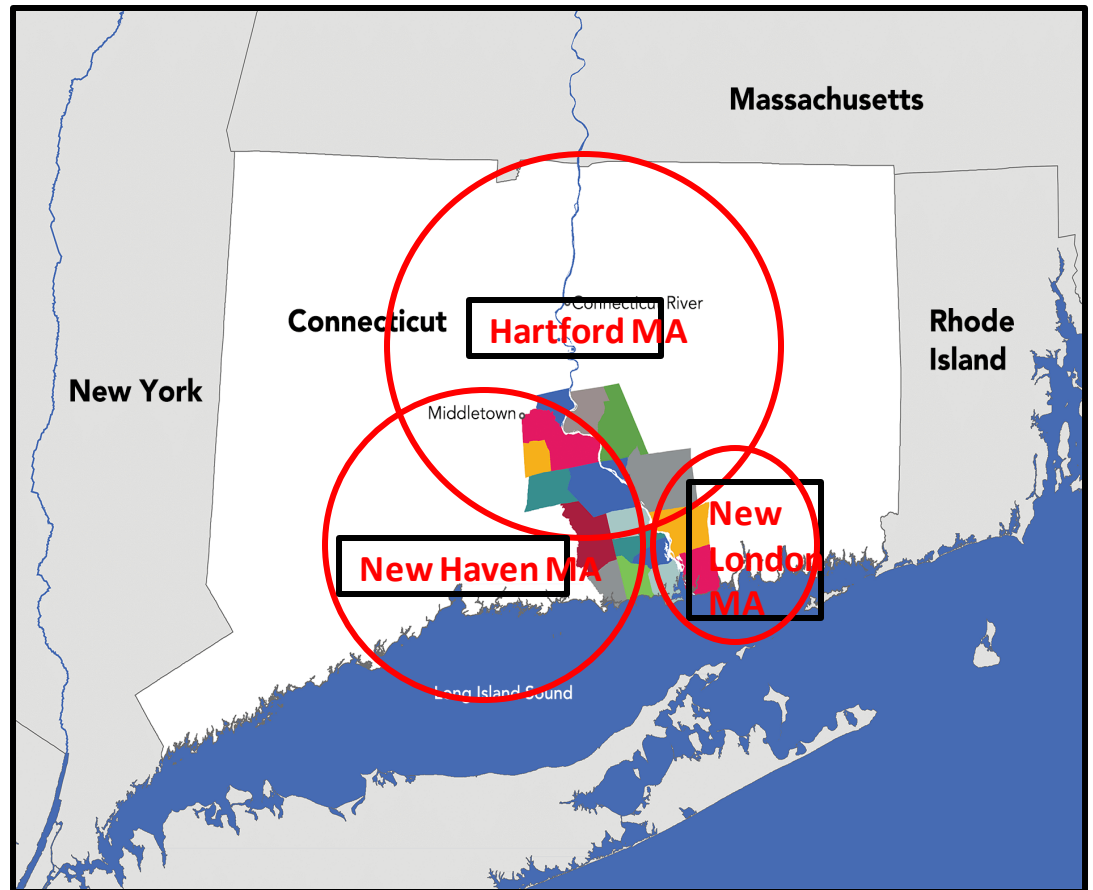**Lower Connecticut River Valley Council of Governments**

Housing Market Geography

The Lower Connecticut River Valley Region is at the periphery of three metropolitan areas:
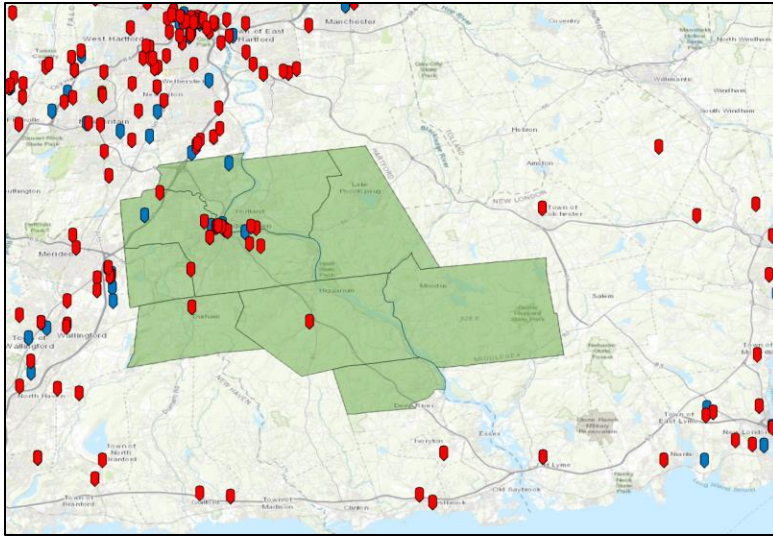
- Hartford
- New Haven
- New London

The Region's housing market is defined by distance from the core(s).

The Region is the periphery and fringe except for Middletown as a smaller center in the Hartford Metropolitan Area.
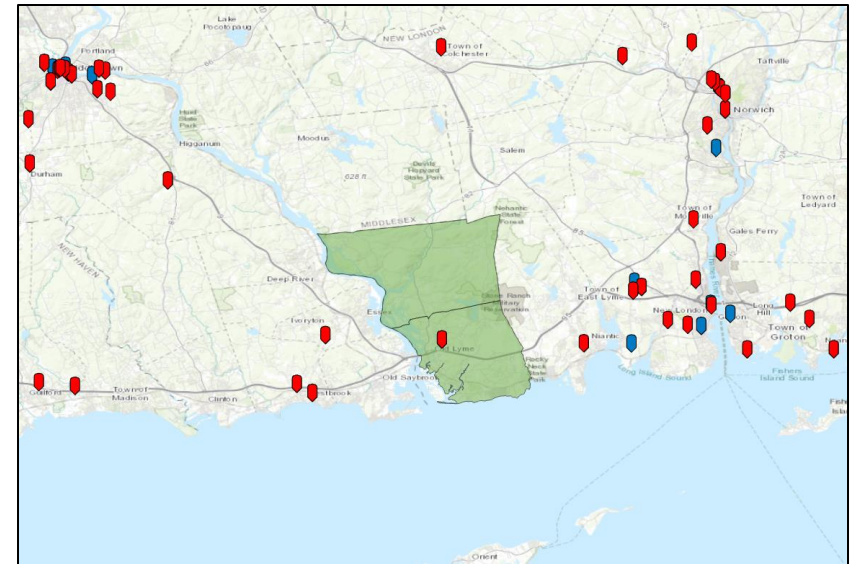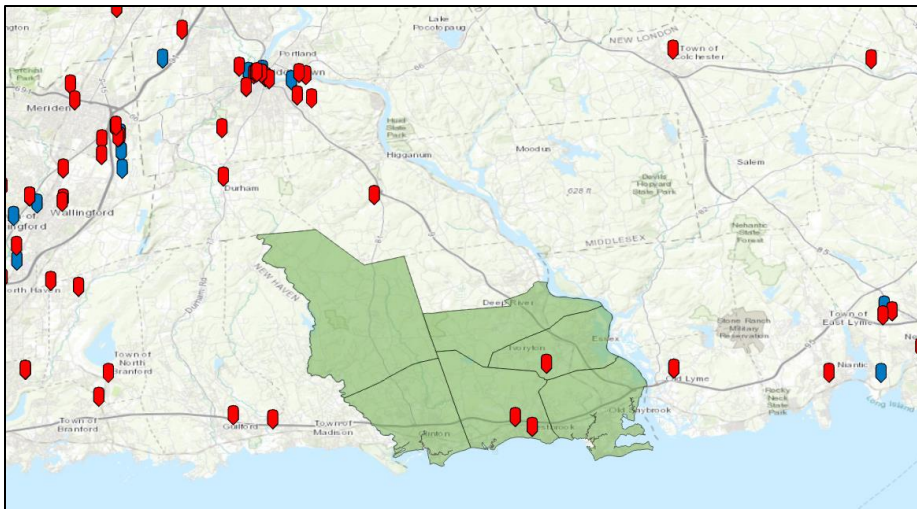

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Lower CT River Valley Region

The periphery and fringe dynamic of the Region is evidence by the distribution of large employers—job centers.

Large Employers

- 250+ Employees
- 1,000+ Employees

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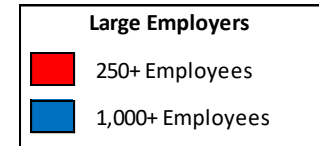
Housing Market Geography

Middlesex Corporate Center – Geofence & Employee's Likely Home Location

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Middlesex Hospital – Geofence & Employee's Likely Home Location

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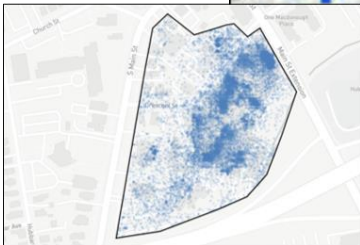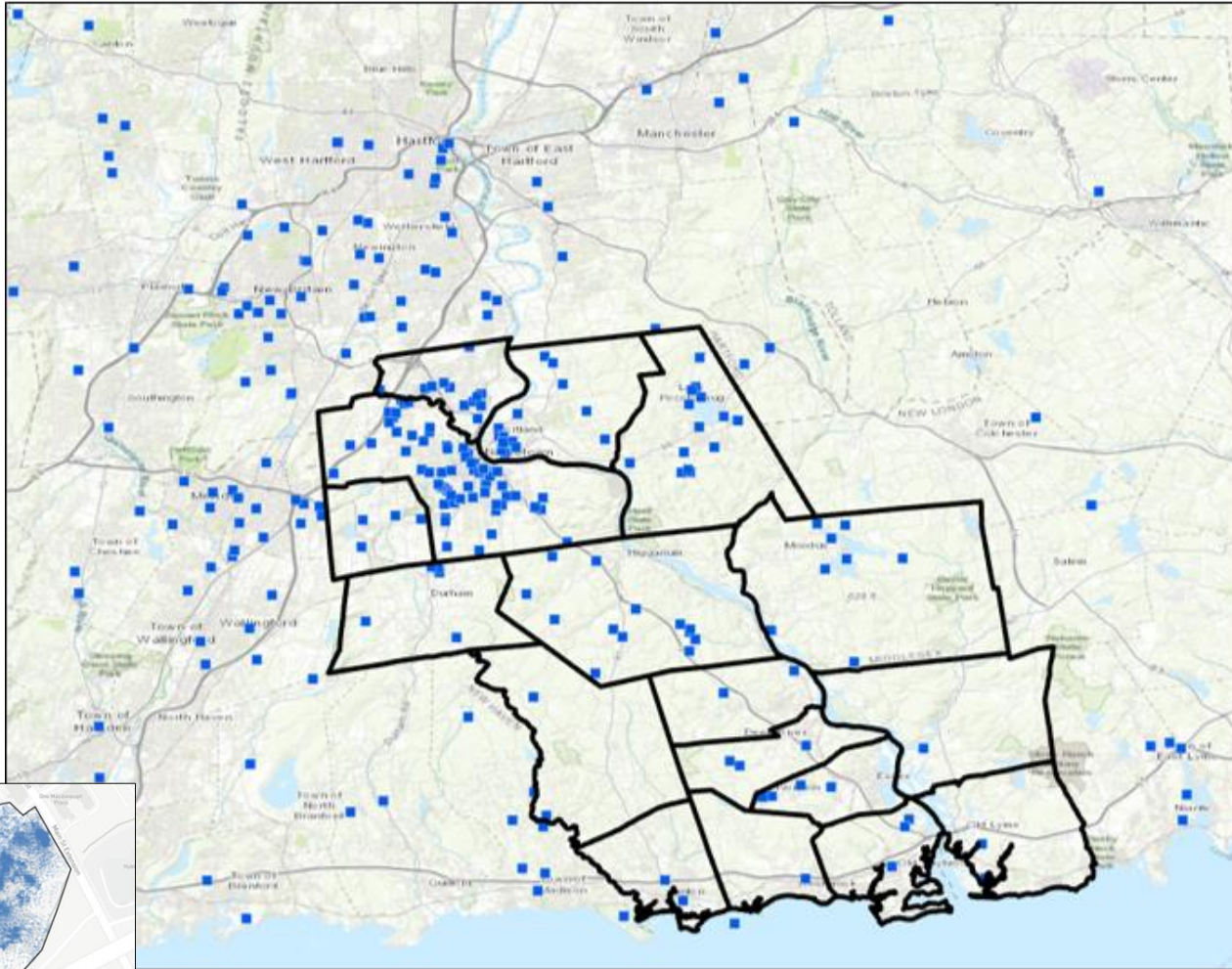
Housing Market Geography

Pratt & Whitney Middletown – Geofence & Employee Likely Home Location
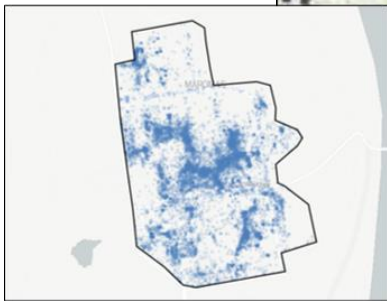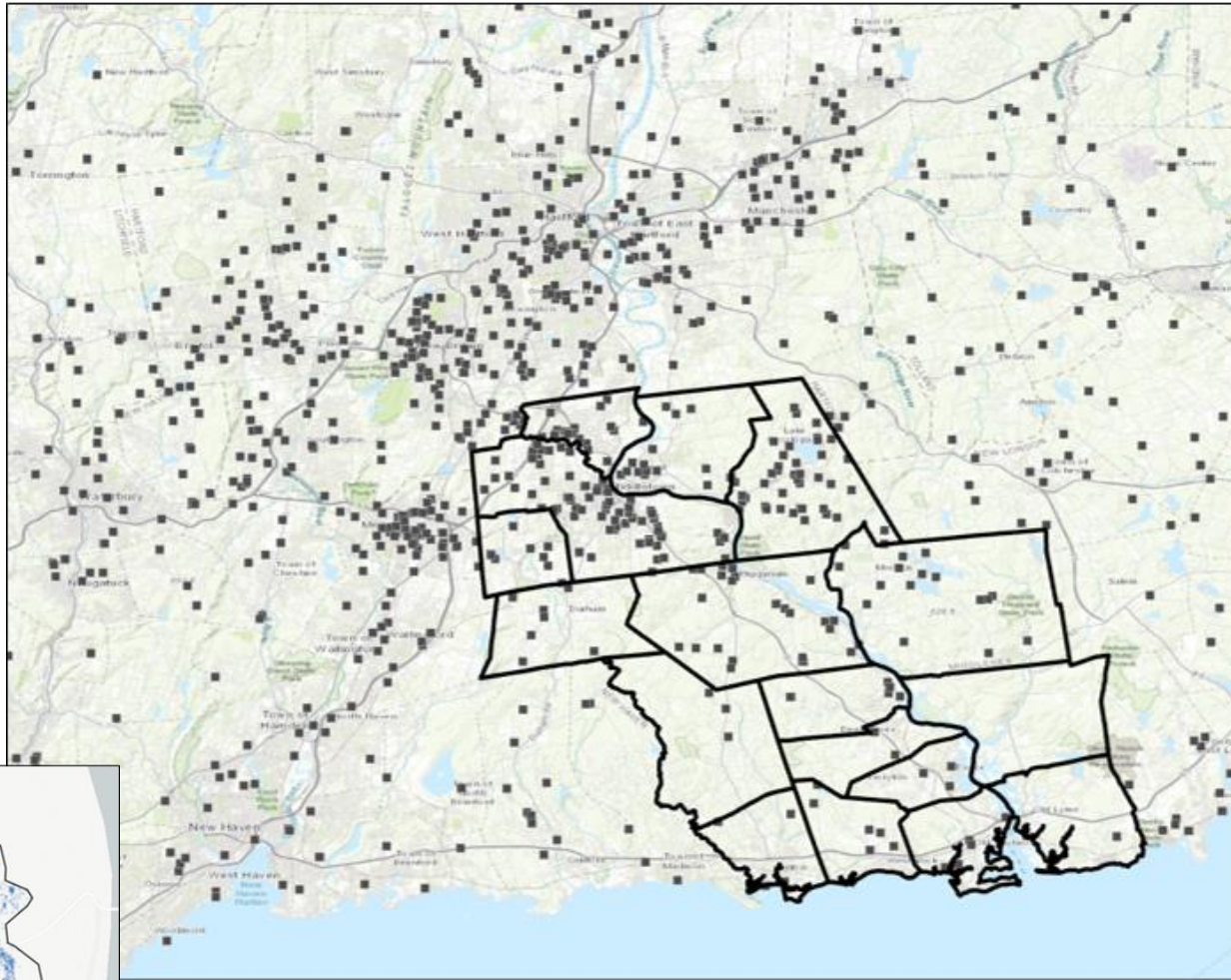
Housing Market Geography

Employee Home Locations Based on 3 Large Employment Destinations

# of Employees
- 0 - 3
- 4 - 10
- 11 - 20
- 21 - 50
- 51 - 122

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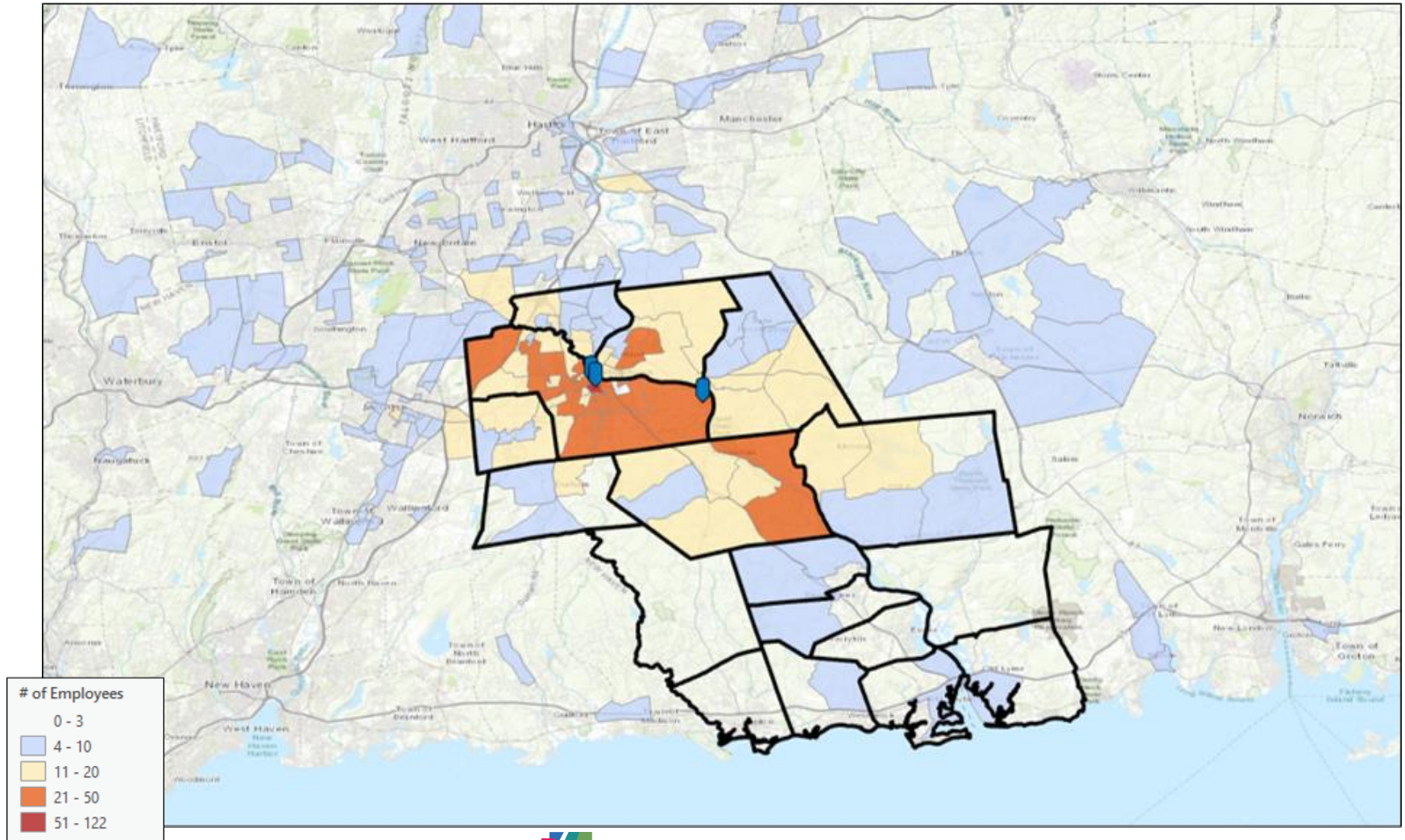
Market Trends and Indicators

Lower Connecticut River Valley Region Sub-Markets

	Hartford FMR Area	Southern Middlesex FMR Area	Norwich-New London FMR Area	LCTRVR
Population	118,031	48,508	9,962	176,496
Households	47,897	20,102	3,812	72,256
Median Age (years)	44.0	50.7	53.8	46.6*
Average Household Size	2.37	2.39	2.34	2.37
Med. Household Income	$76,627	$77,214	$100,024	$78,221
Med. Home Value	$309,157	$350,464	$430,638	$293,266
Med. Year Housing Built	1972	1969	1963	1970

Lower Connecticut River Valley Region Housing Characteristics

	LCTRVR	Percent	State of CT	Percent
Total housing units	82,463	100%	1,516,629	100%
1-unit detached	58,808	**71.3%**	893,531	**58.9%**
1-unit attached	3,016	*3.7%*	81,832	5.4%
2 units	4,874	5.9%	124,082	8.2%
3 or 4 units	3,563	4.3%	130,863	8.6%
5 to 9 units	4,022	4.9%	82,695	5.5%
10 to 19 units	2,797	3.4%	57,281	3.8%
20 or more units	4,482	**5.4%**	134,093	**8.8%**
Mobile home	894	1.1%	11,826	0.7%
Boat, RV, van, etc.	7	0%	426	0%

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Market Trends and Indicators

Housing Market Demand Drivers

Jobs (Employment): Growth in jobs drivers demand for residential, commercial, and industrial space.

Connecticut = Stagnant

Population: Growth in population drives demand for residential and commercial space.

Connecticut = Anemic

Household Formations: Growth in the number of households—new household formations—drives demand for residential and commercial space.

Connecticut = Modest Growth

Income, Household and Per Capita: Income growth drives the price point of where demand is realized.

Connecticut = Anemic

FRED — Employed Persons in Connecticut

Shaded areas indicate U.S. recessions.   Source: U.S. Bureau of Labor Statistics   fred.stlouisfed.org

FRED — Resident Population in Connecticut

Shaded areas indicate U.S. recessions.   Source: U.S. Census Bureau   fred.stlouisfed.org

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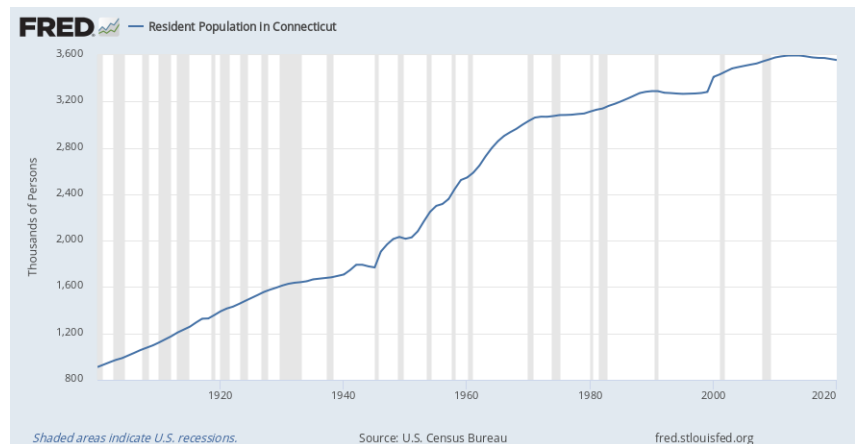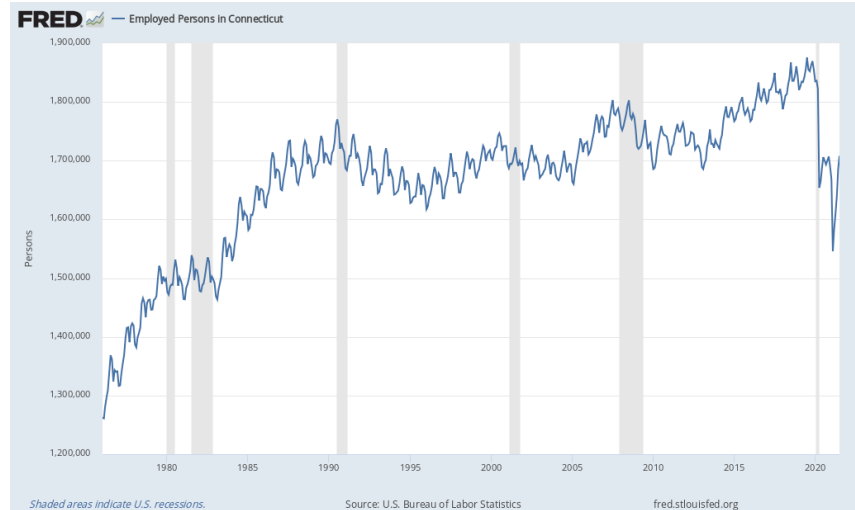
Demographics and Demand Drivers

Figure 1.
Households by Type, 1970 to 2012: CPS
(In percent)
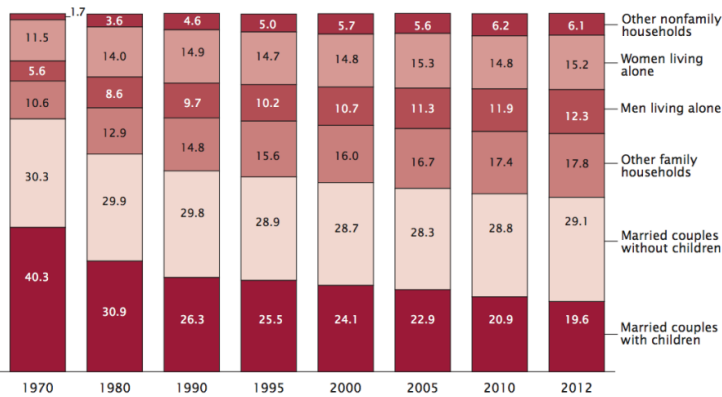
Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, selected years, 1970 to 2012.

Figure 3.
Households by Size, 1970 to 2012: CPS
(In percent)
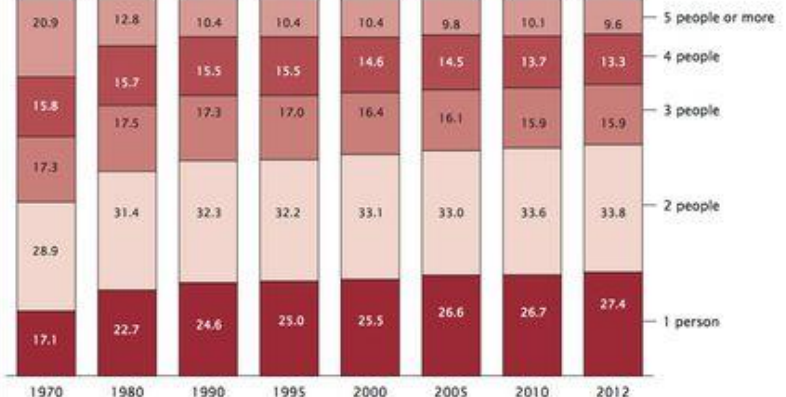
Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, selected years, 1970 to 2012.

The growth in one- and two-person households (household formations) has driven the CT housing market for 3-decades since job and population growth has been anemic.
If population growth continues to outpace household growth, CT's primary demand driver will no longer be able to drive housing market demand.

Since 2010, household growth has trailed population growth

Growth in number of households and population per decade (%)
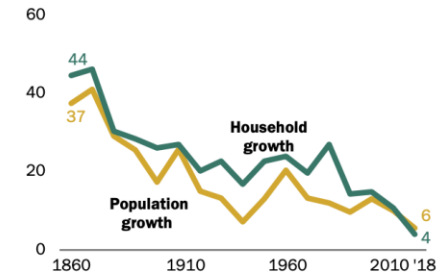
Note: Data labels are for 1860 and 2018. Population growth refers to the population residing in households.
Source: Pew Research Center analysis of Census historical statistics, 2010 Census SF1 data and 2018 American Community Survey.

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Demographics and Demand Drivers

Population Findings:

Population loss threatens the Region's housing market and socio-economic wellbeing.

- Total population growth is anemic.

- Job growth is stagnant.

- Household formations are waning.

- Weak demand drivers undermine the Region's ability to attract and retain younger households.

- Loss of young persons and an aging population will reduce demand for housing—especial large single-family detached housing.

The status quo is not working and if nothing changes, the 2030 Census of Population will be even bleaker.

TOTAL POPULATION	Population 2010	Population 2020	Population Change 2010 - 2020	% Population Change 2010-2020
Connecticut	3,574,097	3,605,944	31847	1%
Hartford County	894,014	899,498	5484	1%
Middlesex County	165,676	164,245	-1431	-1%
New London County	274,055	268,555	-5500	-2%
Chester	3.994	3.749	-245	-6%
Clinton	13,260	13,185	-75	-1%
Cromwell	14,005	14,225	220	2%
Deep River	4,629	4,415	-214	-5%
Durham	7,388	7,152	-236	-3%
East Haddam	9,126	8,875	-251	-3%
East Hampton	12,959	12,717	-242	-2%
Essex	6,683	6,733	50	1%
Haddam	8,346	8,452	106	1%
Killingworth	6,525	6,174	-351	-5%
Lyme	2,406	2,352	-54	-2%
Middlefield	4,425	4,217	-208	-5%
Middletown	47,648	47,717	69	0%
Old Lyme	7,603	7,628	25	0%
Old Saybrook	10,242	10,481	239	2%
Portland	9,508	9,384	-124	-1%
Westbrook	6,938	6,769	-169	-2%
LCTRVR	**175,685**	**174,225**	**-1,461**	**-1%**

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Demographics and Demand Drivers

Population Findings (Continued):

The substantial loss of persons under 18 years old is not surprising but concerning.

- The region loss only 1% of total population yet lost 19.4% (7,199) of persons under 18.

- Indicates declining household size and loss of young family household.

- Challenges the Regions ability to compete for young person/families—retention and attraction.

- Foreshadows future population loss if nothing changes.

- Questions who will be the next generation of homebuyers if the Region cannot retain and attract young persons/families.

- Housing and Grand List value will decline if supply outpaces demand.

POPULATION UNDER 18	Population 2010	Population 2020	Pop. Change 2010 - 2020	% Change 2010-2020
Connecticut	817,015	736,717	-80298	-10%
Hartford County	204,043	186,073	-17970	-9%
Middlesex County	35,098	28,262	-6836	-19%
New London County	59,599	51,633	-7966	-13%
Chester	787	557	-230	-29%
Clinton	2,891	2,262	-629	-22%
Cromwell	2,914	2,743	-171	-6%
Deep River	975	735	-240	-25%
Durham	1,944	1,448	-496	-26%
East Haddam	2,047	1,597	-450	-22%
East Hampton	2,980	2,537	-443	-15%
Essex	1,390	949	-441	-32%
Haddam	1,967	1,697	-270	-14%
Killingworth	1,561	1,106	-455	-29%
Lyme	437	339	-98	-22%
Middlefield	1,006	731	-275	-27%
Middletown	9,082	7,645	-1437	-16%
Old Lyme	1,610	1,345	-265	-16%
Old Saybrook	2,033	1,480	-553	-27%
Portland	2,179	1,835	-344	-16%
Westbrook	1,342	940	-402	-30%
LCTRVR	37,145	29,946	-7,199	-19.4%

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Demographics and Demand Drivers

Don't assume the Millennial's will save the Region. They are trending behind Gen X in births.

Percent of women giving birth, by birth cohort and age
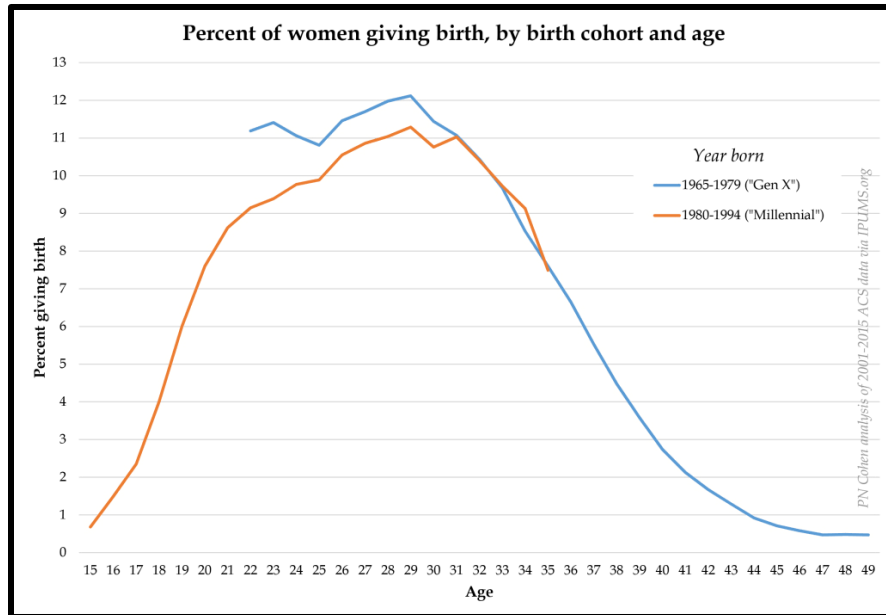
	Median Age
United States	38.0
Connecticut	41.0
Hartford County	40.4
Middlesex County	38.6
New London County	41.4
Chester	50.0
Clinton	46.6
Cromwell	43.7
Deep River	47.1
Durham	47.1
East Haddam	48.2
East Hampton	45.2
Essex	54.6
Haddam	48.3
Killingworth	48.0
Lyme	51.7
Middlefield	48.4
Middletown	**37.0**
Old Lyme	52.7
Old Saybrook	51.8
Portland	46.4
Westbrook	54.2

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Demographics & Demand Drivers

Demographics and School Enrollments Findings:

School district enrollments reflect the changing demographic structure

The region has loss:

- o 1% of total population, 19% of persons under 18, and 21.4% of school district enrollments

The region gained 10,377 housing units (83.2% single-family) and loss:

- o 7,199 person under 18
- o 5,263 school enrollments
- o For every new housing unit gained the region loss **0.51** enrollments
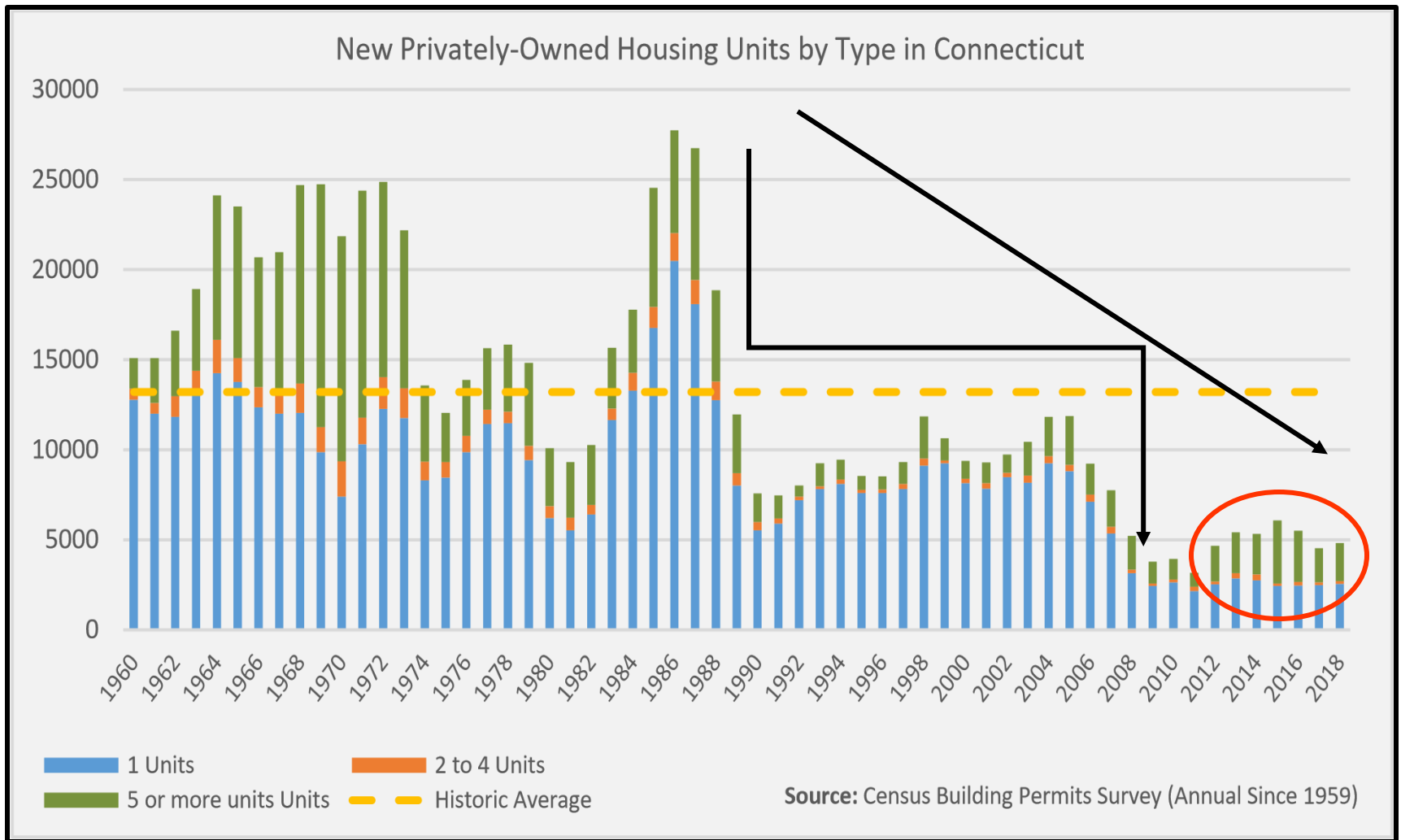
Considerations:

- o With a family-oriented housing stock/product and contracting family households, who will be the next generation of homebuyer?
- o How does the Region attract young person/families when the housing stock/product does not match consumer needs/wants.
- o Today, the next generation homebuyers are renters—yet the Region offers very few rental/multi-family options outside of Middletown.
- o Without a homegrown renter population, the Region must attract homebuyers from outside the region.
- o How will the Region compete with communities that offer better accessibility, more divers housing, and greater amenities?

Lower CT River Valley Region School Enrollments 2008 - 2021

	Enrollment 2008	Enrollment 2021	Enrollment Change	Enrollment 2021 % of 2008
Connecticut	574,848	513,079	-61,769	-10.8%
Chester	341	201	-140	41%
Clinton	2,113	1,570	-543	-25.7%
Cromwell	2,000	1,989	-11	-0%
Deep River	389	218	-171	-46%
Durham (R-13)	2,156	1,440	-716	-33.2%
East Haddam	1,433	935	-498	-34.8%
East Hampton	2,087	1,824	-263	-12.6%
Essex	551	313	-238	-43.2%
Haddam (R-17)	2,562	1,849	-713	-27.8%
Killingworth (R-17)	2,562	1,849	-713	-27.8%
Lyme (R-18)	1,538	1,283	-255	-14.6%
Middlefield (R-13)	2,156	1,440	-716	-33.2%
Middletown	5,088	4,409	-679	-13.4%
Old Lyme (R-18)	1,538	1,283	-255	-14.6%
Old Saybrook	1,621	1,074	-547	-33.7%
Portland	1,433	1,279	-154	-10.7%
Westbrook	985	650	-335	-34%
LCTRVR	**24,297**	**19,034**	**-5,263**	**-21.4%**

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Demographics & Demand Drivers

New Privately-Owned Housing Units by Type in Connecticut

Legend:
- 1 Units
- 2 to 4 Units
- 5 or more units Units
- Historic Average

Source: Census Building Permits Survey (Annual Since 1959)

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Homebuyer Trends

2021 Home Buyers and Sellers Generation Trends Report

- **Some Key Findings Relevant to LCTRVR:**

  - The most common type of home purchase continued to be the *detached single-family* home, which made up *81 percent* of all homes bought. It was most common among all generations.

    - *Buyers 22 to 30 purchased townhomes at higher shares than other age groups.*

  - *Millennials were more likely than other buyers to purchase in urban areas.* Convenience to their job and commuting costs were both more important to this group.

  - There was only a median of 15 miles from the homes that recent buyers previously resided in and the homes that they purchased. The median distance moved was highest among buyers 66 to 95 at 35 miles, *while the lowest was among those 22 to 55 at 10 miles*.

  - The typical home recently purchased was *1,900 square feet*, had three bedrooms and two bathrooms, and was built in *1993*. The size of homes for buyers 41 to 55 years was typically larger at 2,100 square feet, *compared to buyers 22 to 30 at 1,650* and buyers 75 years and older at a median of 1,850. *Buyers 66 to 74 typically purchased the newest homes, with the median home being built in 2000.*

  - *For buyers 22 to 29 years, commuting costs were very important at 44 percent.* Compared to buyers 65 to 73, windows, doors, and siding were also very important at 33 percent.

Source: National Association of Realtors

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Housing Market Conclusions

Why Housing (and Market) Matter

- There is a symbiotic relationship between economic development and housing—housing is where jobs go at night.
    - If the Region does not have housing to meet the needs of the labor force, it will become increasing difficult to attract and maintain jobs.
    - For the Region to be competitive it must provide a housing stock—a housing product—that meet the needs and wants of consumers.
- The Region's housing stock was built for past generations with larger households, family, children.
- Tomorrow's homebuyers are today's renters.
    - With very few rental opportunities, the Region lacks a pool of future homebuyers.
    - Owners and renters are moving less and moving shorter distances—attracting homebuyers from a distance will be challenging.
- The Region's housing stock does not match well with recent homebuyer trends.
- All the data presented here points to softening demand and a weaker housing market.
- Supply will likely outstrip demand, weaking home and grand list value.

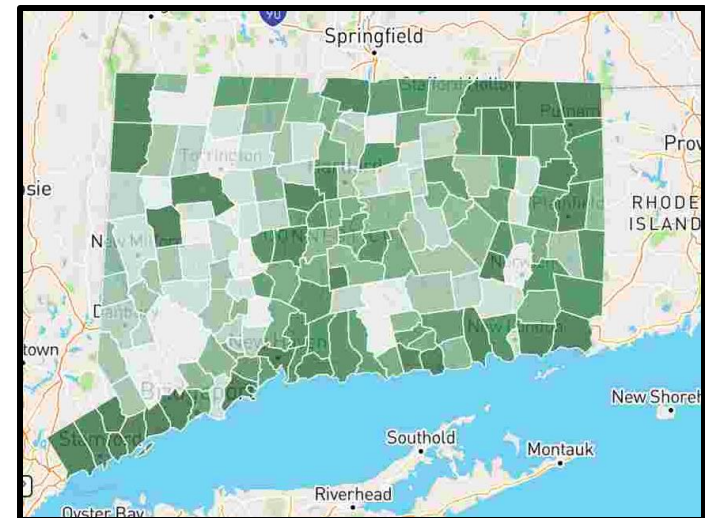**Lower Connecticut River Valley Council of Governments**

Impact of COVID-19:

The pandemic has impacted the Connecticut housing market. The following are some thoughts and perspective:

- Demand for single-family detached housing is up and prices are rising.
    - COVID relocations and the desire for space (floor area and land) has contributed to overall demand.
    - Millennials entering the homebuying market is also contributed to demand.
    - Low interest rates and limited supply of home for sale are the prime factors fueling price increases more than COVID.
- Price appreciation is greatest in communities with good accessibility and amenities.
- First and second ring suburbs have benefited the most—will continue to benefit the most.
- The COVID housing market is softening, will continue to soften, values will contract, and supply and demand will come back into balance.
- Long-term benefits to the Region are unlikely.
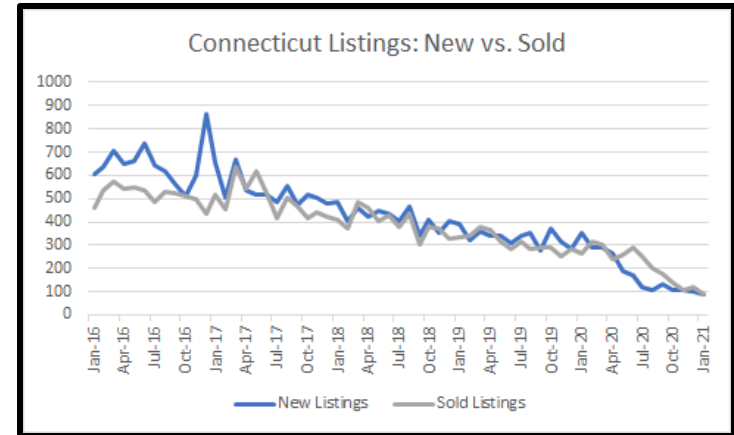
Source: Reid Real Estate Group

Source: Neighborhoodscout.com

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Affordable Housing and Housing Need:

Affordable housing need in the Region is real and important to the long-term social and economic vitality to the Region.

The following are key data points regarding affordable housing at the regional scale:

- 31.1% of households pay more than 30% of income on housing.
  - 26.7% of homeowner households
  - 48.4% of rental households
- Housing affordability issues for homeowner households over $75,000 should not be a policy concern—those household have choices.
- Greatest need for affordable homeowner housing is at incomes between $50,000 and $75,000—between 64% and 96% region median income ($78,221).
- Greatest need for affordable rental is at household incomes below $50,000—below 64% region median income ($78,221).
- Housing need at incomes above 60% RMI can be addressed through inclusionary zoning.
- Housing need at incomes below 60% RMI require interventions other than inclusionary zoning.

Household Income & % of Gross Income for Housing

LCTRVR	Owner with Mortgage		Owner without Mortgage		Renter with >$0 Rent		Total Occupied Units	
	# Units	%	# Units	%	# Units	%	# Units	%
Less than $20,000	**954**	**1.3%**	**1,842**	**2.6%**	**4,440**	**6.3%**	**7,236**	**10.2%**
<20%	58	0%	966	1.3%	557	1%	749	1.1%
20% - 29%	58	0%	226	0%	868	1.2%	1,054	1.5%
>30%	**818**	**1.1%**	**1,482**	**2.1%**	**3,159**	**4.5%**	**5,432**	**7.7%**
$20,000 - $34,999	**1,675**	**2.4%**	**1,624**	**2.3%**	**2,243**	**3.2%**	**5,569**	**7.8%**
<20%	0	0%	212	0%	166	0%	378	0.5%
20% - 29%	7	0%	470	0%	268	0%	745	1.0%
>30%	**1,668**	**2.3%**	**941**	**1.3%**	**1,836**	**2.6%**	**4,118**	**5.8%**
$35,000 - $49,999	**2,367**	**3.3%**	**1,875**	**2.6%**	**2,279**	**3.2%**	**6,521**	**9.1%**
<20%	4	0%	589	1%	147	0%	740	1.0%
20% - 29%	282	0%	881	1.2%	616	1%	1,800	2.5%
>30%	**2,081**	**2.9%**	**405**	**0.6%**	**1,496**	**2.1%**	**3,982**	**5.6%**
$50,000 - $74,999	**5,058**	**7.1%**	**2,838**	**4.0%**	**3,015**	**4.2%**	**10,911**	**16.4%**
<20%	276	0%	2,069	2.9%	592	1%	2,937	4.1%
20% - 29%	1,392	2.0%	655	1%	1,356	2.0%	3,403	4.8%
>30%	**3,392**	**4.8%**	**114**	**0.01%**	**1,067**	**1.5%**	**4,573**	**6.4%**
$75,000+	**27,362**	**38.5%**	**9,222**	**13.0%**	**4,164**	**5.9%**	**40,748**	**57.4%**
<20%	14,757	20.8%	9,048	12.7%	2,750	3.9%	26,555	37.4%
20% - 29%	8,896	12.5%	165	0%	1,162	1.6%	10,223	14.4%
>30%	**3,709**	**5.2%**	**9**	**0%**	**252**	**0.3%**	**3,970**	**5.6%**

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Implications for the Regional Housing Plan

- How does this shape our regional housing plan?

  - Trying to build housing for a population that is shrinking

  - Our resiliency depends on retaining and attracting a diversity of residents

  - Any housing we build should be strategically planned to support the regional workforce we have and would like to have

  - Recommendations for housing should relate to regional economic development and transportation goals

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Audience Participation

Elizabeth Esposito, AICP
Planner II

What is your favorite flavor of ice cream?

What best describes your relationship to the Regional Housing Plan?

RiverCOG resident

Employed by a business in RiverCOG

RiverCOG community staff (town/city employee)

Housing Liaison

Member of a RiverCOG community board or commission (planning and zoning, wetlands, etc.)

Other

What community are you representing tonight? (Where do you live/work?)

Chester
Clinton
Cromwell
Deep River
Durham
East Haddam
East Hampton
Essex
Haddam
Killingworth
Lyme
Middlefield
Middletown
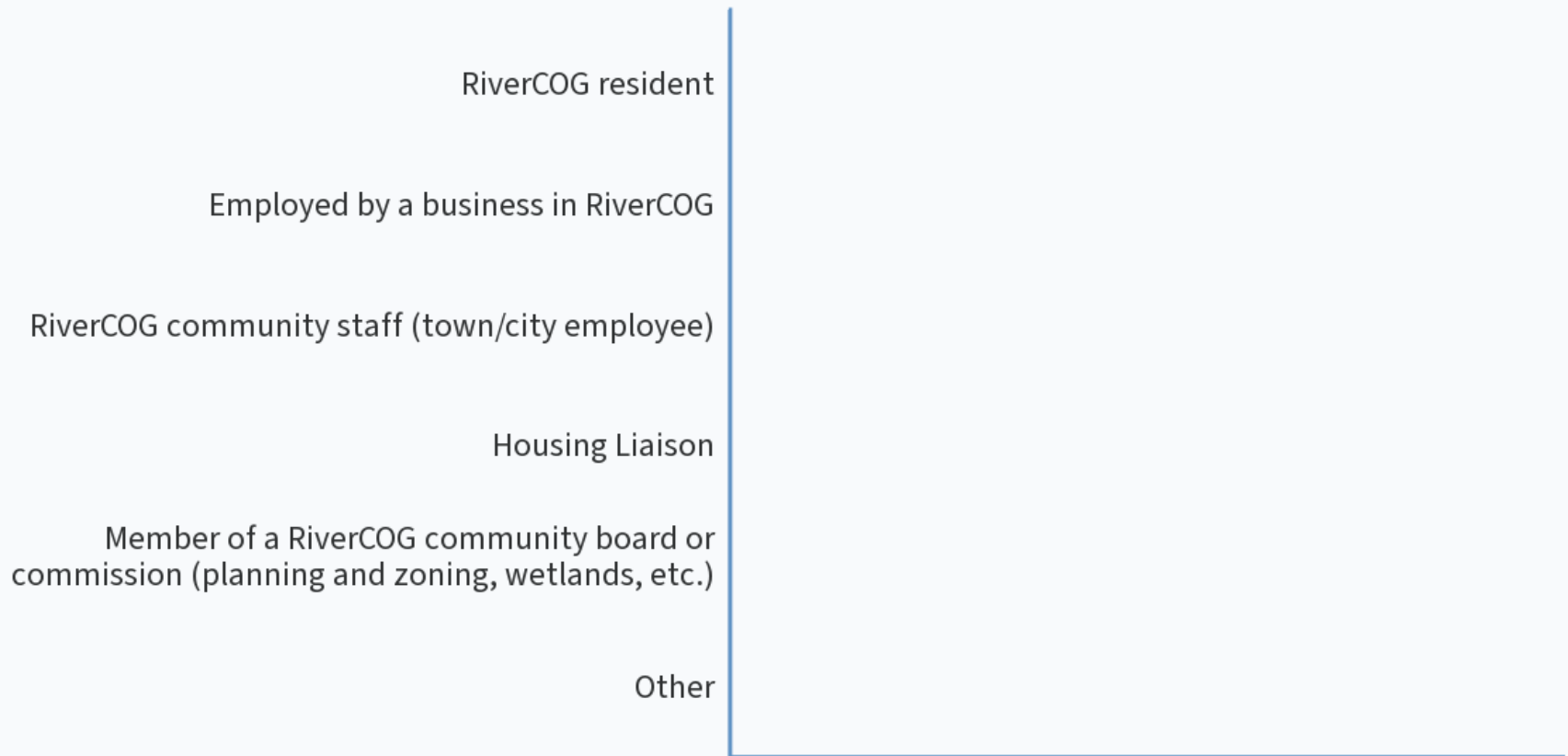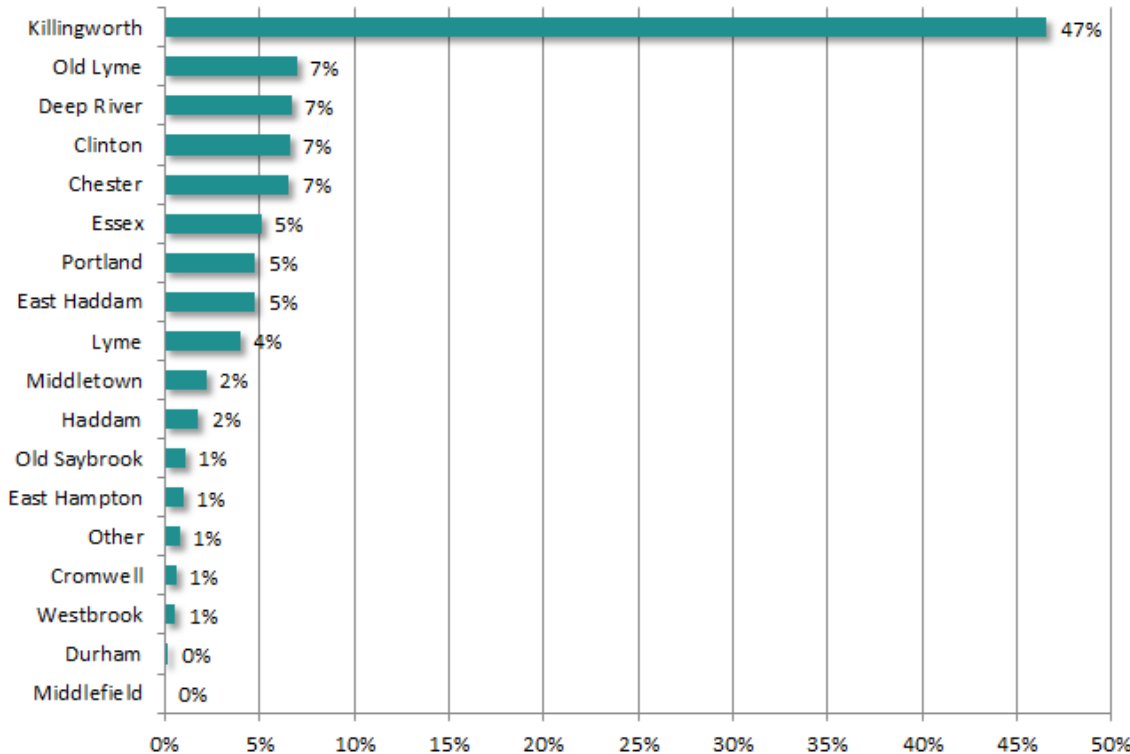Old Lyme
Old Saybrook
Portland
Westbrook

In a few words, what is your reaction to this data?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

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Which town or city do you live in?
Please chose your primary residence if more than one apply.

Town	Percentage
Killingworth	47%
Old Lyme	7%
Deep River	7%
Clinton	7%
Chester	7%
Essex	5%
Portland	5%
East Haddam	5%
Lyme	4%
Middletown	2%
Haddam	2%
Old Saybrook	1%
East Hampton	1%
Other	1%
Cromwell	1%
Westbrook	1%
Durham	0%
Middlefield	0%

- Results as of 9/30
- 1,325 responses
- Killingworth residents are only 3% of regional population but 47% of respondents
  - Making it a significant outlier
  - Data will be presented with Killingworth when closely aligned with results from the rest of the region.
- Smaller communities are similarly oversampled compared to more populated municipalities

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SURVEY RESULTS - RESPONDENTS

- 50% of respondents have lived in their communities for over 20 years
- 40% are over 65+ - older populations are oversampled
- 36% are retired
- 62% are in households consisting of 2 or fewer people
- 91% currently live in a single-family home and own their home
- 58% of household have incomes of over $100k
- 64% or respondents anticipate being in the same size household in 5 years
- 69% anticipate remaining in their current home
- Data excluding Killingworth was within 2-3% points of totals

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SURVEY RESULTS – HOUSING COSTS

Housing in the ___ is too expensive

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Community	28%	33%	26%	11%	2%
Region	37%	34%	21%	8%	1%
State	41%	35%	19%	5%	1%
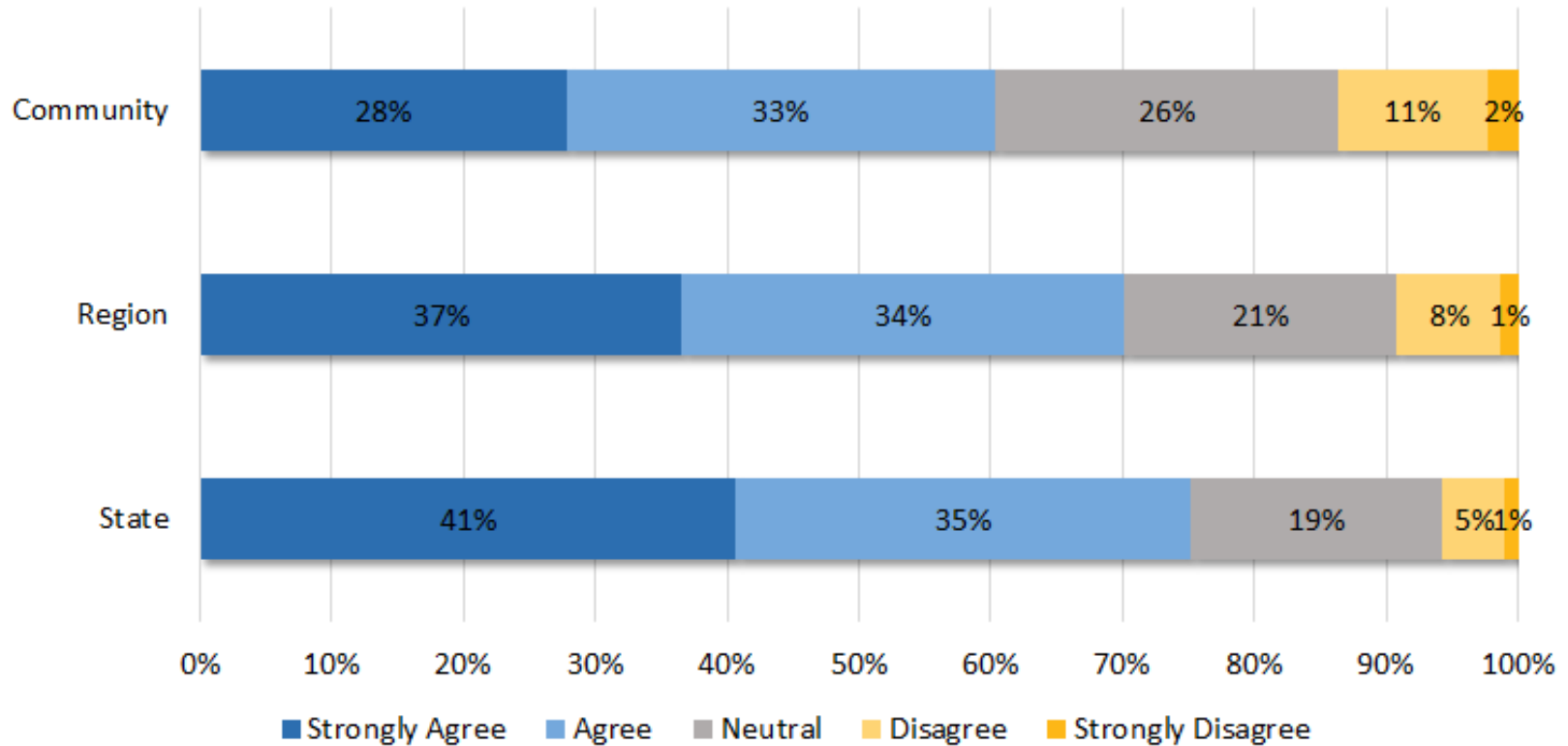
- Results without Killingworth are within 2% of total

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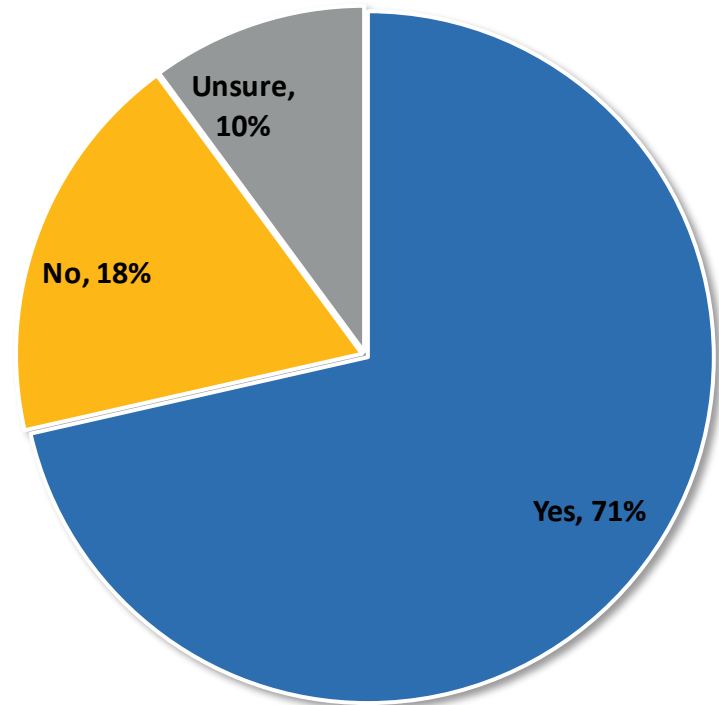Council of Governments**

SURVEY RESULTS

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

- With Killingworth Included

- Without Killingworth Included

With Killingworth Included: Yes, 64%; No, 26%; Unsure, 10%

Without Killingworth Included: Yes, 71%; No, 18%; Unsure, 10%
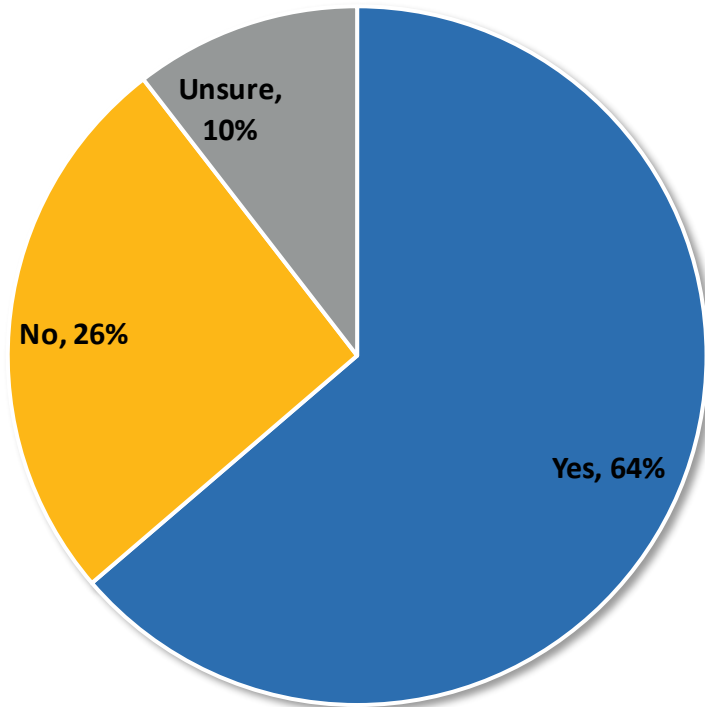
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Do you know anyone that would move to your town or city, or, if they already live there, would stay, if it were more affordable?

- With Killingworth Included
- Without Killingworth Included

With Killingworth Included pie chart: Yes, 47%; No, 32%; Unsure, 21%

Without Killingworth Included pie chart: Yes, 51%; No, 29%; Unsure, 20%

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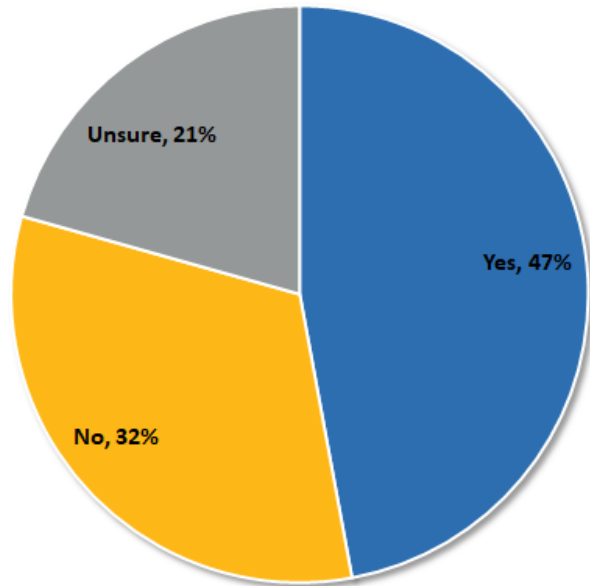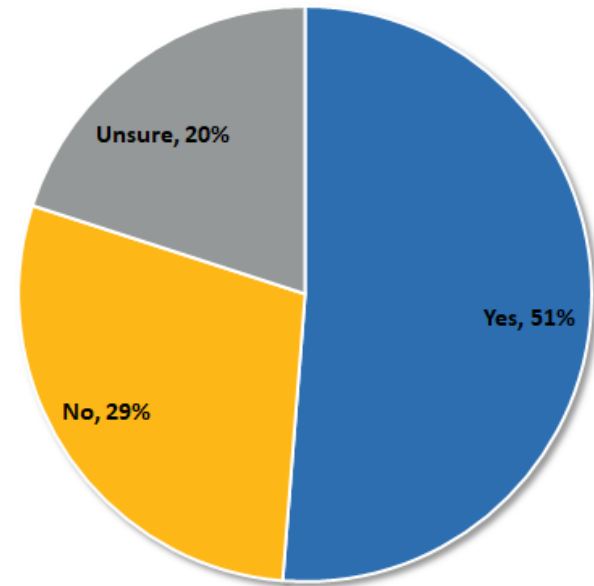
SURVEY RESULTS

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

- With Killingworth Included

- Without Killingworth Included

With Killingworth Included pie chart:
- Yes, 29%
- No, 53%
- Unsure, 17%

Without Killingworth Included pie chart:
- Yes, 23%
- No, 60%
- Unsure, 17%

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

• With Killingworth Included

• Without Killingworth Included

Unsure, 21%
Yes, 31%
No, 49%

Unsure, 19%
Yes, 25%
No, 56%

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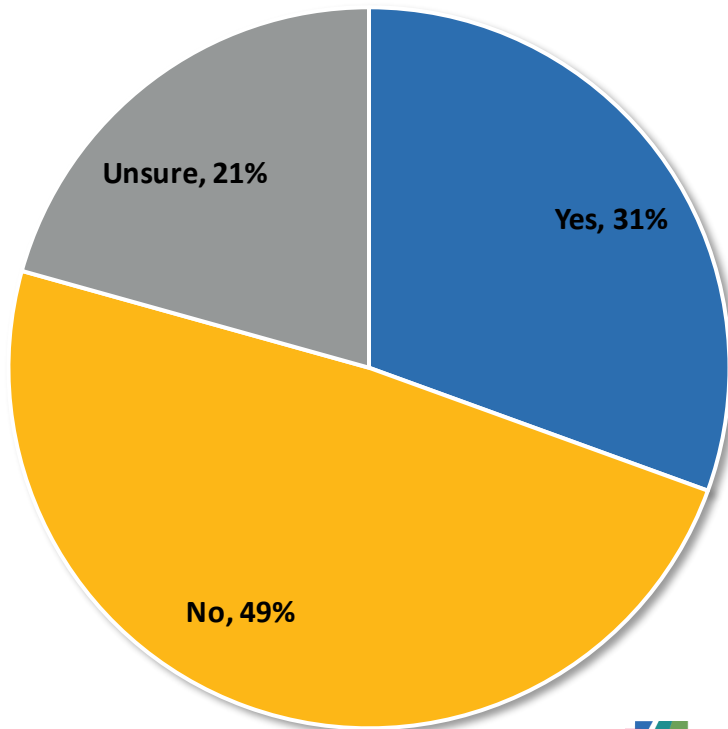
SURVEY RESULTS

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

• With Killingworth Included

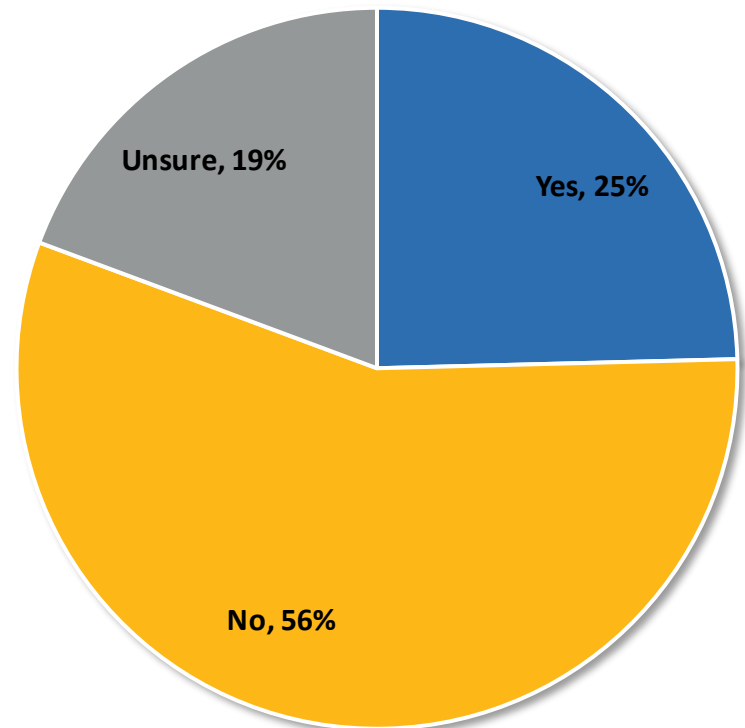| Population	Not Enough	About the Right Amount	Too much
Young adults	64%	35%	1%
Low-income households	62%	33%	5%
People living alone	60%	38%	2%
Renters	57%	39%	4%
Seniors	50%	46%	3%
For local workers	45%	54%	2%
Families with children	26%	70%	4%
Homeowners	13%	82%	5%

• Without Killingworth Included

Population	Not Enough	About the Right Amount	Too much
Young adults	71%	29%	0%
Low-income households	68%	27%	4%
People living alone	64%	34%	2%
Renters	59%	38%	3%
Seniors	59%	38%	3%
For local workers	53%	46%	1%
Families with children	35%	63%	3%
Homeowners	15%	79%	6%

■ Not Enough   ■ About the Right Amount   ■ Too much

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SURVEY RESULTS

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

- With Killingworth Included

- Without Killingworth Included

With Killingworth Included:
- Positive, 49%
- Neutral, 23%
- Negative, 28%

Without Killingworth Included:
- Positive, 59%
- Neutral, 23%
- Negative, 19%

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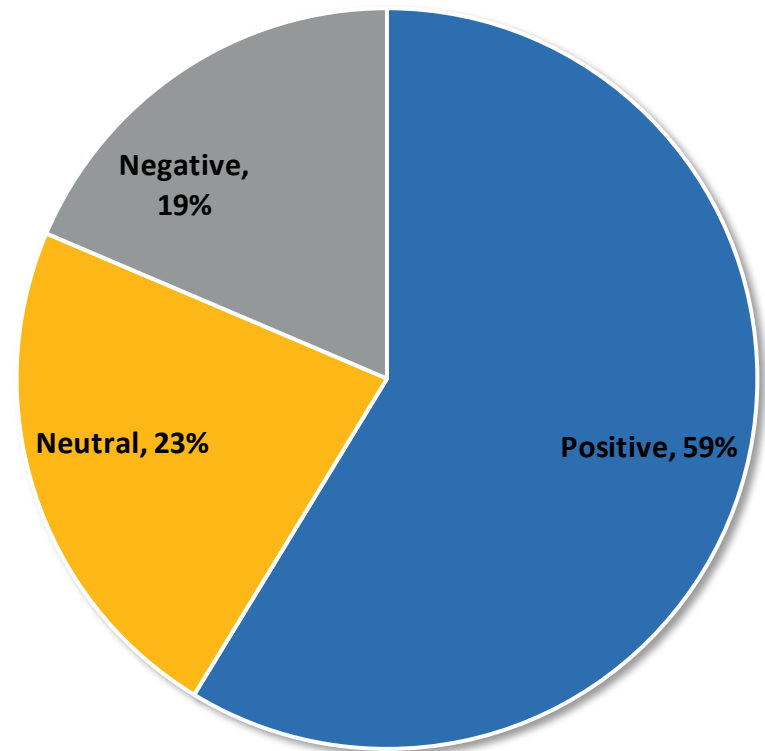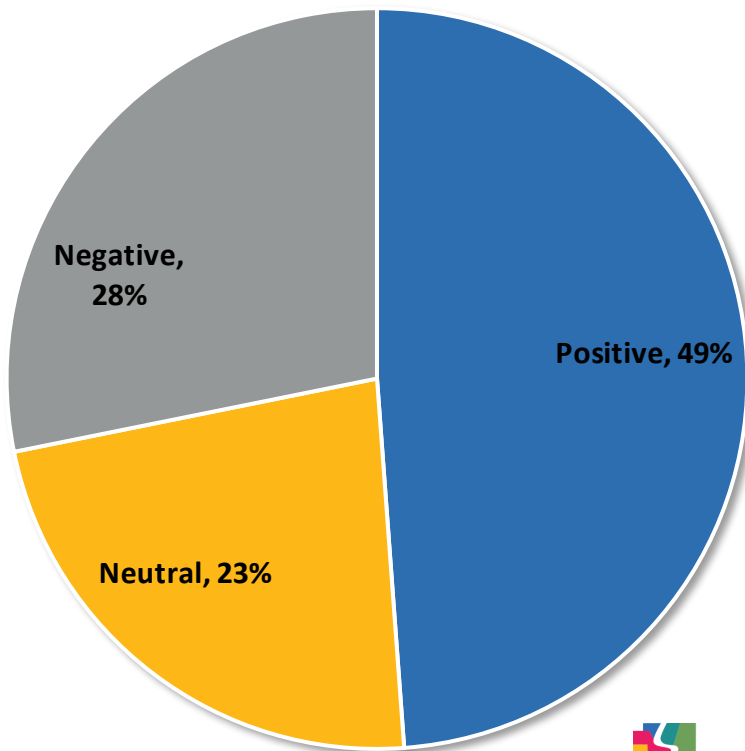Council of Governments

What specific benefits would more diverse housing options provide?

What specific benefits would more diverse housing options provide?

Category	Total	Killingworth	All but Killingworth
Diversity	198	56	142
Attract Young families	120	40	80
Senior/Retired Living	88	32	56
Increased Affordability	51	9	42
Other	30	20	10
Better access to lower income	29	29	
Vibrant Community	23	6	17
Tax Base	18	8	10
Better support local economy	17	17	
Workforce Growth	16	2	14
New Opportunities	14	10	4
Less economic segregation	1		

Legend: ■ Killingworth ■ All but Killingwoth – Total

SURVEY RESULTS

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

With Killingworth Included

Without Killingworth Included

With Killingworth Included:
- Region: Yes 41%, Unsure 24%, No 36%
- State: Yes 28%, Unsure 24%, No 47%

Without Killingworth Included:
- Region: Yes 50%, Unsure 24%, No 26%
- State: Yes 36%, Unsure 27%, No 37%

■ Yes ■ Unsure ■ No

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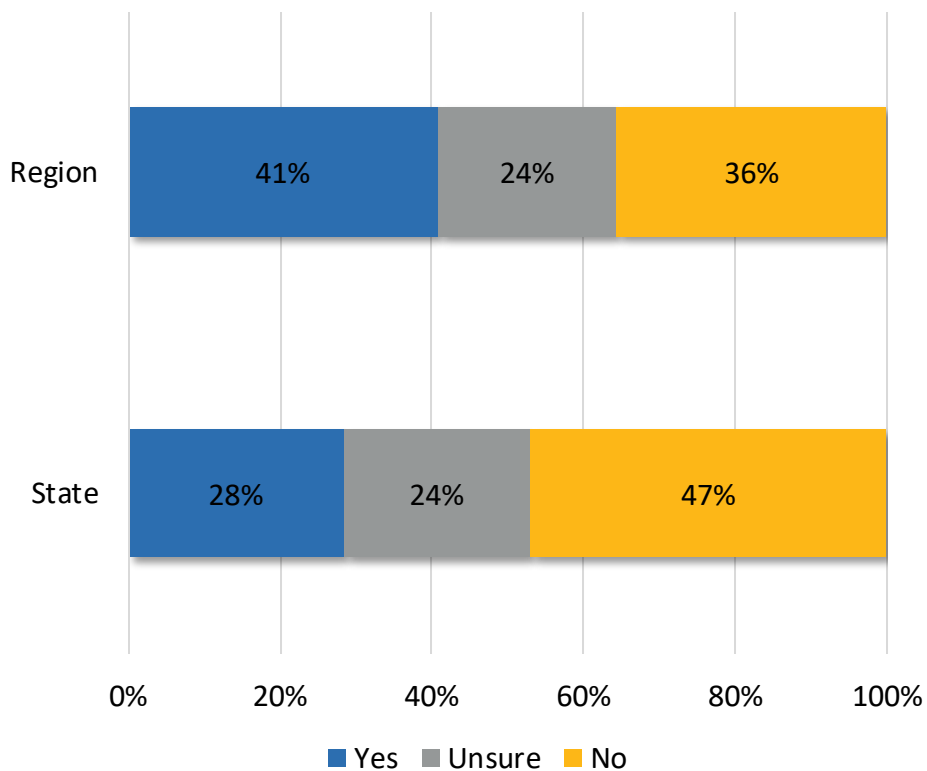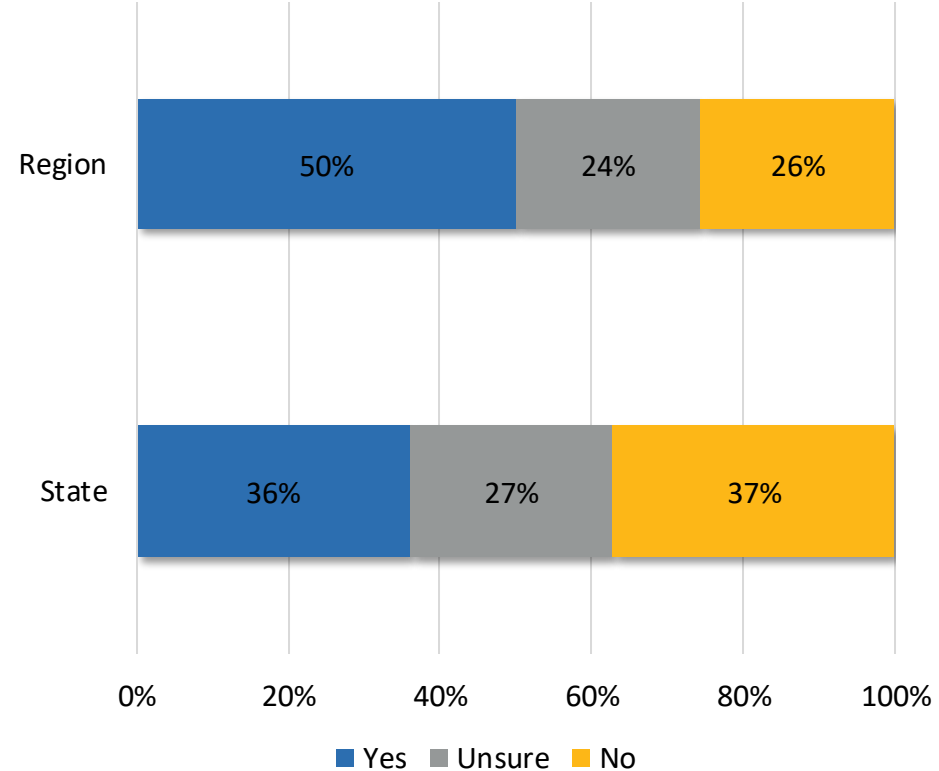
In a few words, what is your reaction to the survey data?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

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Rank the topics that RiverCOG should emphasize in the regional plan

Housing affordability

Different kinds of housing types

Providing zoning guidance

Demographic shifts and attraction/retention of new/younger residents

Economic development

Legislative advocacy

Other

PUBLIC PARTICIPATION

Municipal Workshops

- 12 virtual meetings in January and February
- Goals:
  - Develop community values statement
  - Review data for town
  - Review individual town survey results
  - Gauge appetite for policies for municipality to consider
- Topics to cover in live polling exercises
  - What is important about this community?
  - ADUs
  - Multifamily housing
  - Subdivisions and lot sizes

**Lower Connecticut River Valley
Council of Governments**

Timeline

Lower Connecticut River Valley Regional Housing Plan and Municipal Annexes Schedule - Update October 1, 2021

Tasks	2021					2022					
	May - August	September	October	November	December	January	February	March	April	May	June
Task 1 Project Initiation											
Task 2 Review of Best Practices, Existing Plans, and Regulations	★										
Task 3 Data Analysis and Evaluation		★									
Task 4 Community Outreach	⚑★	🟢	✶			✶	▬				
Task 5 Development of Regional Housing Analysis and Plan								★		★	
Task 6 Municipal Annexes - Affordable Housing Plans										★	★
Task 7 Adoption of Municipal Annexes / Commission Meetings											
Task 8 Project Coordination Project Team and Liaisons	⬤	🔴⬤	🔴⬤	⬤	🔴	⬤	⬤	⬤		⬤	

Legend:
- ⬤ Project Team Coordination Meetings
- ✶ Regional Virtual workshop
- 🔴 Liaison Coordination meetings
- ★ Deliverables
- ▬ Municipal Virtual Workshops (12)
- ⚑ Project Website Story Map Launch
- 🟢 Online Survey Launch

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NEXT STEPS

- Continue regional data analysis

- Work on projections and recommendations

- Complete Regional Housing Analysis

- Conduct second regional presentation in January

- Kick-off 8-30j annex component in January by virtually visiting YOUR towns

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- Please stay involved:

  - Visit the project website: www.RiverCOG.org/RHP

  - Take the survey

  - Email info@rivercog.org with the subject line, "RHP – Questions and Comments."

  - Attend regional outreach events and outreach events in your town

- Thank you for your interest in the project!

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Questions?

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