

GLASTONBURY AFFORDABLE HOUSING PLAN

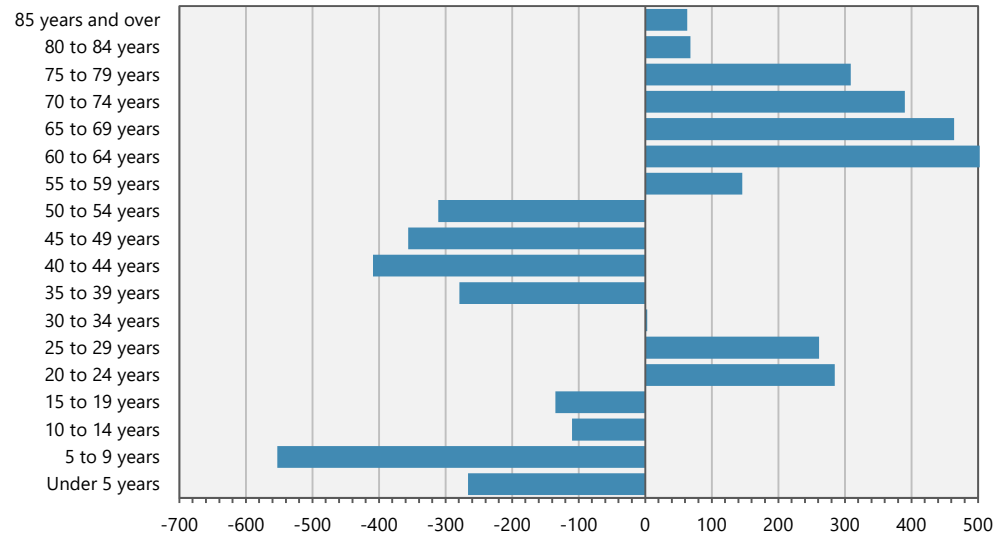
PRELIMINARY DEMOGRAPHIC AND HOUSING DATA ANALYSIS

MAY 26, 2021

GLASTONBURY'S POPULATION

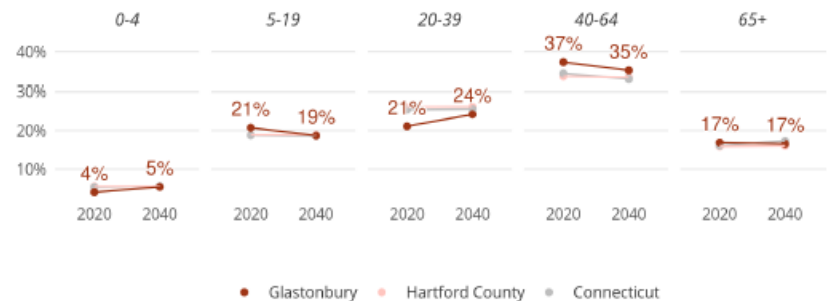
- Total population is estimated to have remained flat over the last decade, from 34,427 reported residents in 2010 to 34,564 estimated in 2019
- However, significant gain in residents over age 55, and loss of school-aged residents over same time period
- Modest population growth of 3.2% by 2040 is projected by the CT State Data Center
- Median age is up to 45.2, about 10% higher than Hartford County and State figures of 40.4 and 41

Population Change, by Age Group
2010 to 2019



Source: 2019 ACS 5-Year Estimates, Table B01001

People age 20-39 are projected to grow the most in the next 20 years in Glastonbury

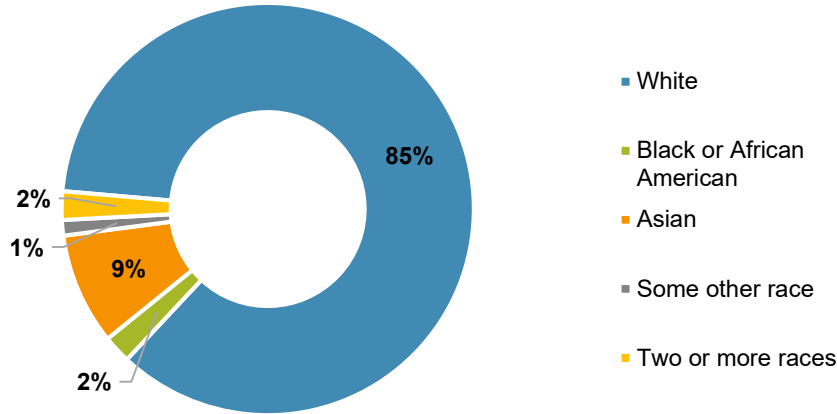


Source: Connecticut Data Center

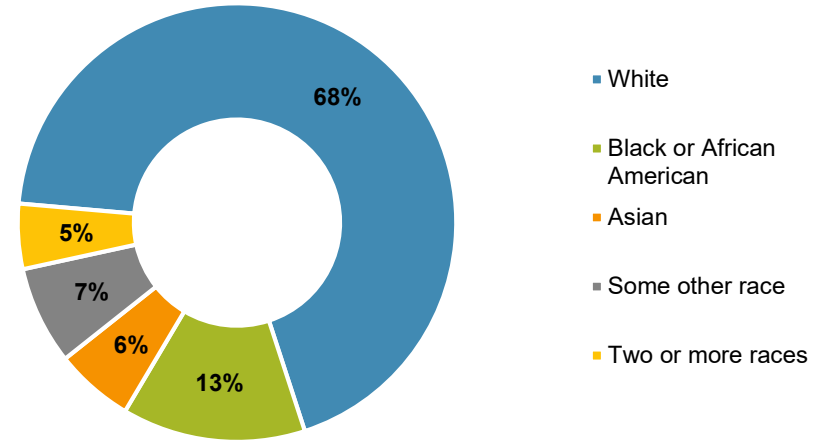
Excerpted from Partnership for Strong Communities 2020 Housing Profile

GLASTONBURY'S POPULATION

Glastonbury Total Population by Race



Hartford County Total Population by Race

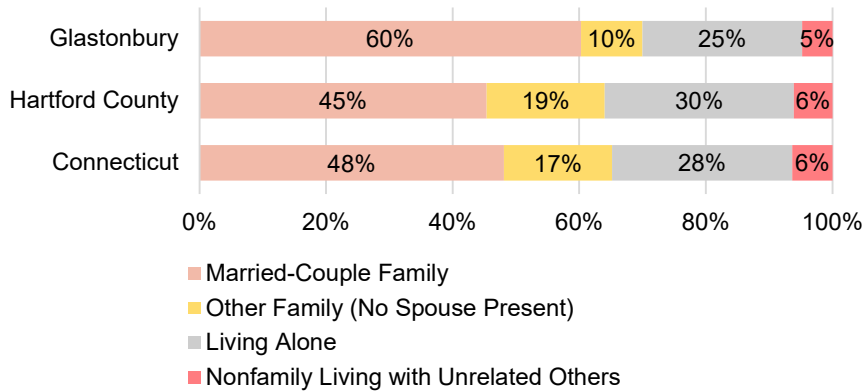


Source: 2019 ACS 5-Year Estimates, Table B02001

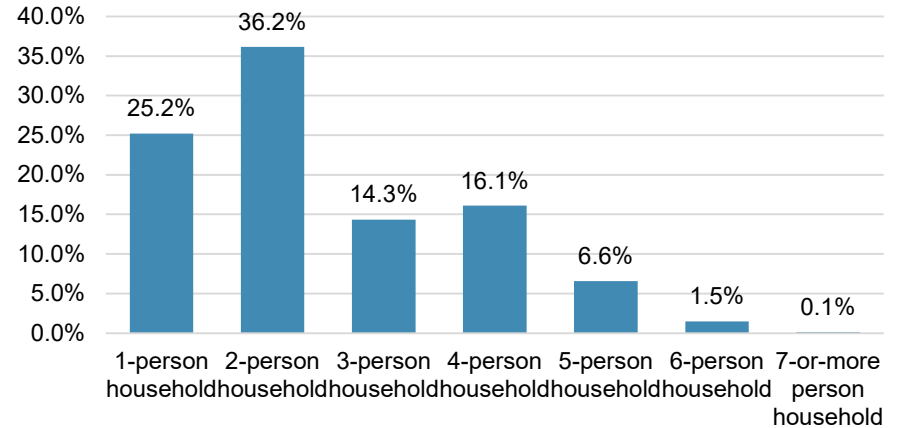
- 85% of Glastonbury's residents are White compared to 68% of Hartford County's total population
- Glastonbury has a higher percentage of Asians than the County (9% compared to 6%) and a lower percentage of Black or African Americans, Multi-Racial populations and other races

HOUSEHOLDS

Household Distribution



Household Size Distribution

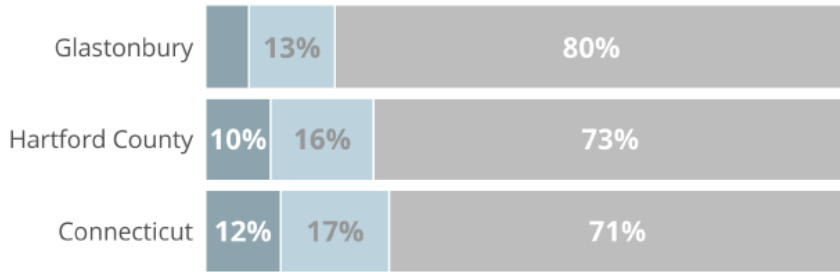


Sources: 2019 ACS 5-Year Estimates, Tables B01001 and B11016

- Higher rate of married-couple households than the County or State at 60% of all households
- Lower rate of single-person households than County or State
- Over 61% of households are made up of one to two people

COST BURDENED HOUSEHOLDS

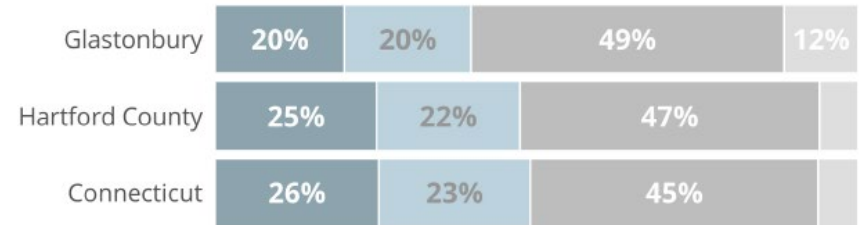
Housing cost burden for owners



Severe burden (50% or greater) Moderate burden (Between 30% and 50%) Not burdened (Less than 30%) Not Computed

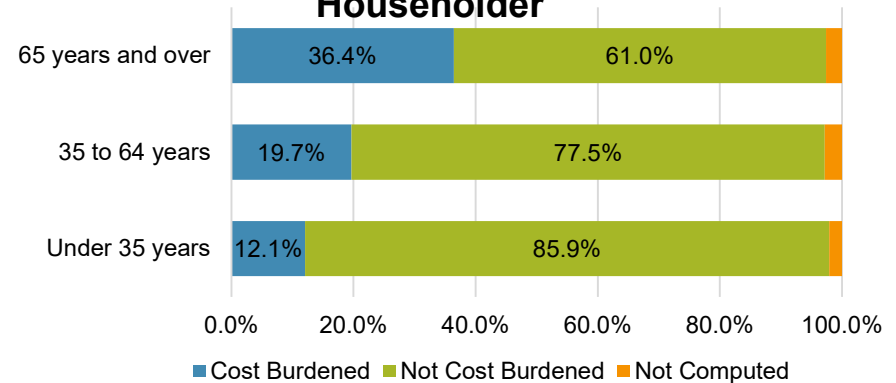
Source: Partnership for Strong Communities 2020 Housing Profile

Housing cost burden for renters



- “Cost-burden” is generally defined as spending more than 30% of household income on housing, which can affect a household’s ability to afford other basic necessities such as food, medical care, transportation, etc.
- “Severely cost-burdened” households spend more than 50% of their income on housing
- Though lower than County and State rates, 20% of Glastonbury homeowners and 40% of Glastonbury renters are estimated to be cost-burdened
- About 36% of households headed by those age 65+ are cost-burdened, whereas about 20% of households headed by those age 35 to 64 are

Housing Cost Burden, by Age of Householder



Source: ACS 2019 5-Year Estimates, Table B25072, 25093

LOW-INCOME HOUSEHOLDS

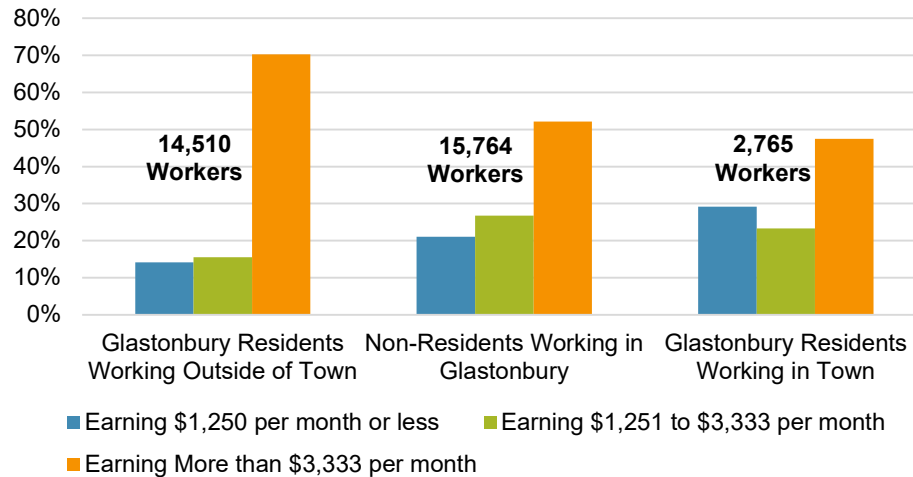
Income Group	Family of 4		Individual	
	Income Limits	Max Monthly Housing Cost	Income Limits	Max Monthly Housing Cost
Extremely Low Income (<30% of AMI)	\$30,850	\$771	\$21,600	\$540
Very Low Income (30% to 50% of AMI)	\$51,450	\$1,286	\$36,000	\$900
Low Income (50% to 80% of AMI)	\$79,900	\$1,998	\$55,950	\$1,399

Source: U.S. Department of Housing and Urban Development (HUD) FY 21 Income Limits

- The State defines Affordable Housing in CGS Sect. 8-30g as housing that costs 30% or less of household income for households making less than 80% of state or area median income, whichever is lower, using HUD information which can be adjusted for household size
- HUD's FY 21 area median income for CT is \$102,600, lower than the Hartford – West Hartford – East Hartford HMFA of \$104,300
- **By the State's definition of affordable housing in Sect. 8-30g, a family of four making less than \$79,900 per year and an individual earning less than \$55,950 per year are considered low income**
- About 30% of Glastonbury households are estimated to have incomes of less than \$75,000 according to 2019 ACS data

WORKFORCE

Resident and Non-Resident Workers Income



Source: 2018 U.S. Census OnTheMap Application and LEHD Origin-Destination Employment Statistics

- More than 15,750 people are estimated to commute into Glastonbury for work
- Of those who commute into Town, 48% are estimated to earn less than \$3,333 per month or about \$40,000 per year
- More than 50% of residents who work in Town are estimated to earn less than \$3,333 per month
- This may indicate a need for more affordable units for both non-resident and resident workers employed in Town

WORKFORCE

Estimated Occupational Annual Wages

Major Occupations Category	Estimated Employment	Mean Annual Wage
Total - All Occupations	584,080	\$64,508
Educational Instruction and Library	40,540	\$68,376
Healthcare Support	28,160	\$34,888
Protective Service	10,350	\$56,365
Food Preparation and Serving Related	43,160	\$31,551
Building and Grounds Cleaning and Maintenance	16,640	\$38,494
Personal Care and Service	14,410	\$35,331
Sales and Related	48,140	\$46,370
Office and Administrative Support	79,310	\$48,191
Farming, Fishing, and Forestry	170	\$41,855
Installation, Maintenance, and Repair	18,310	\$57,020

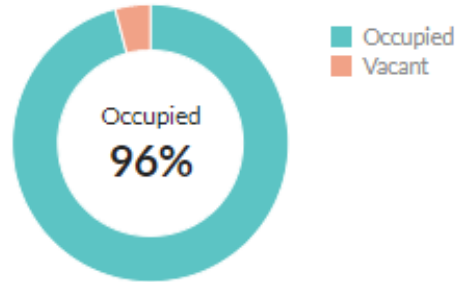
Source: CT Department of Labor Occupational Employment and Wage Statistics for the Hartford Labor Market Area, 1st Q 2020

- Top employers in Glastonbury include the Town, Fiserv, Amica Mutual Insurance, Home Depot, Super Stop and Shop
- According to Hartford Labor Market Area data, average wages for several types of jobs fall below 80% of median income, including restaurant workers, nursing assistants, retail workers, farm workers, property maintainers, and more

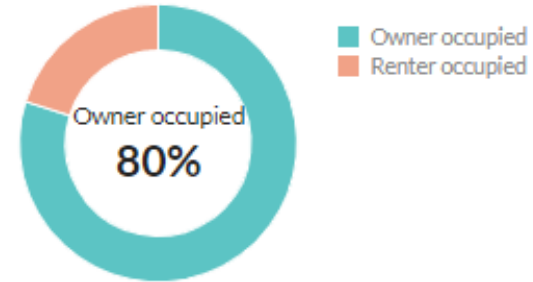
HOUSING VACANCY AND TENURE

Glastonbury

Occupied vs. Vacant

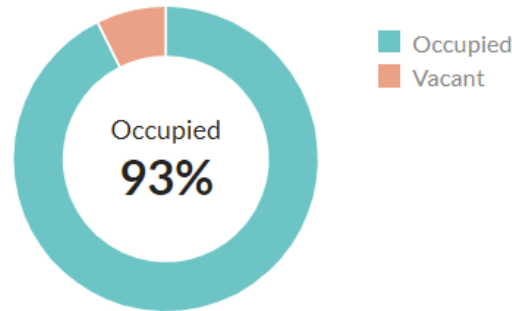


Ownership of occupied units

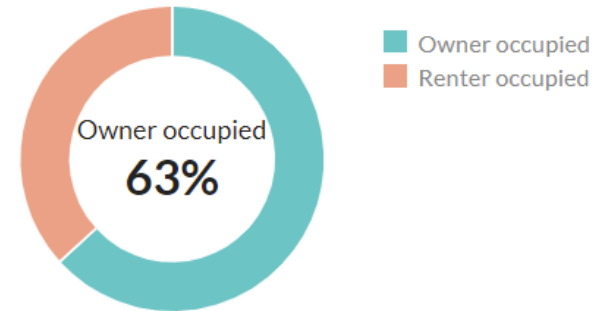


Hartford County

Occupied vs. Vacant



Ownership of occupied units

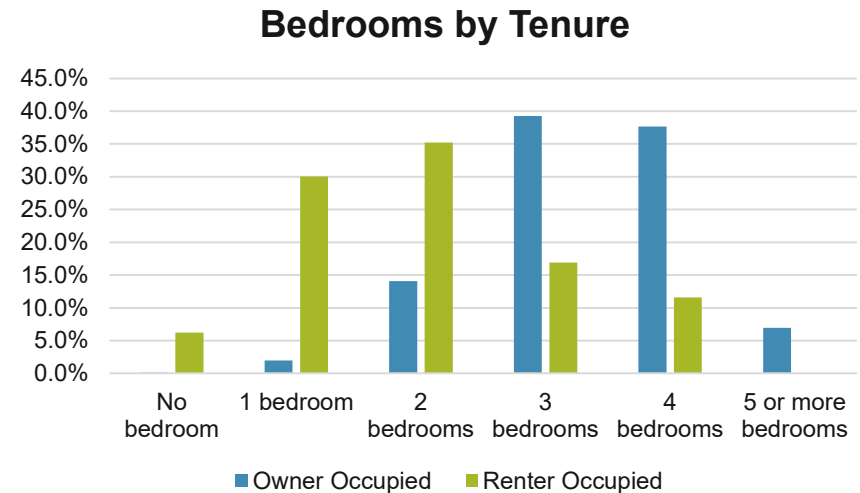
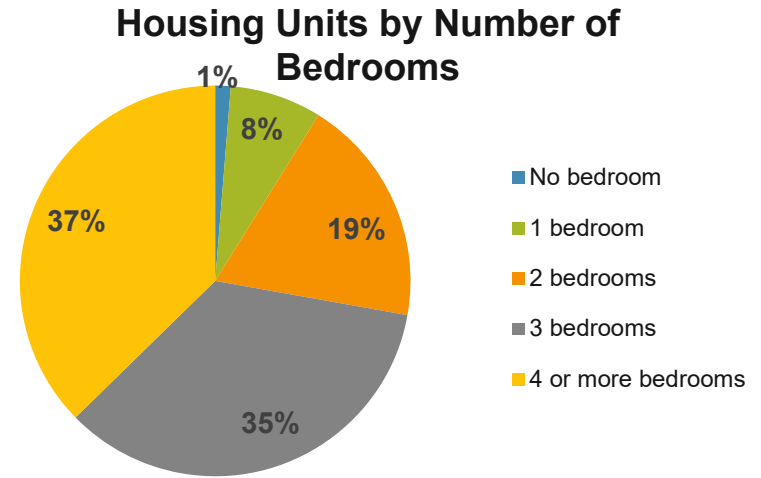


Sources: US Census Reporter, 2019 ACS 5-Year Estimates

- Housing vacancy rate of 4% is lower than Hartford County's vacancy rate
- About 20% of units are renter-occupied compared to 37% in Hartford County

HOUSING UNIT TYPE

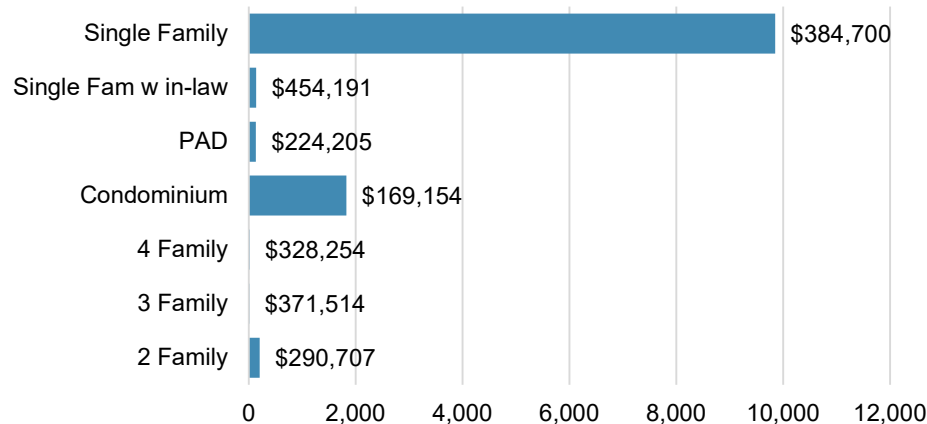
- About 72% of all housing units have 3 or more bedrooms
 - Compared to just over 60% of households consisting of one to two people, this may indicate a need for smaller units
- About 72% of renter-occupied units consist of 2 or fewer bedrooms
- About 45% of owner-occupied units consist of 4 or more bedrooms



Source: 2019 ACS 5-Year Estimates, Tables B25041 and B25042

HOMES BY TYPE AND VALUE

**Number of Units by Type
with Average Appraised Value**

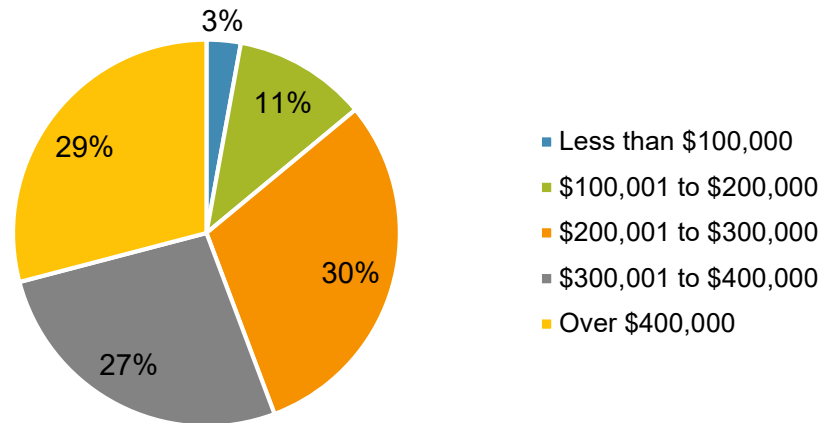


Source: Assessor's data as of May 2021 for residential ownership properties

- About 15% of housing units (not including apartments) are condominiums, and have an average appraised value of \$169,154
- Over 80% of units are single-family and have an average appraised value of \$384,700
- Warren Group reports 8-9% increase in median sales prices in Glastonbury between 2019 and 2020, reflecting dynamic market

HOME VALUE DISTRIBUTION

Appraised Values of Existing Units

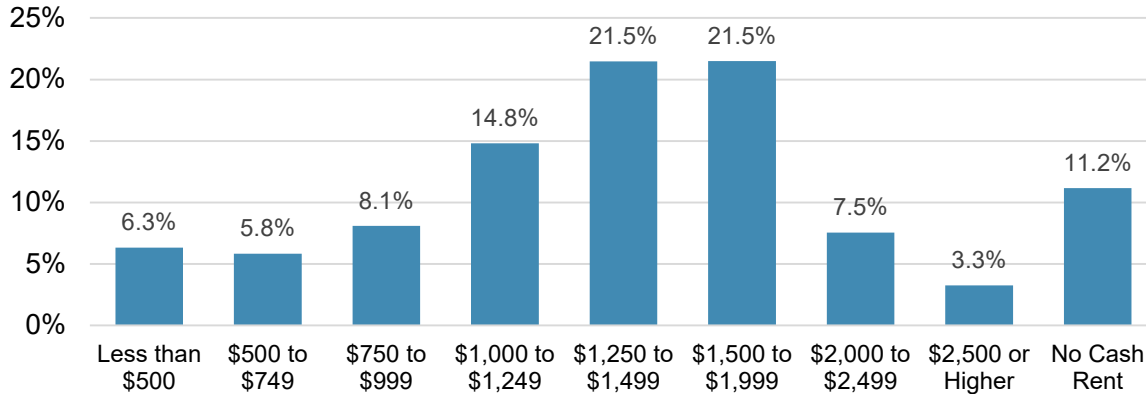


Source: Assessor's data as of May 2021 for residential ownership properties

- 3% of units are appraised at less than \$100,000 – primarily condo units
- Assuming a 20% down payment, 30-year mortgage at 4%, the current mill rate, and 1.5% towards insurance and utilities, a family of four earning \$79,900 per year could afford a \$275,000 home
- About 36% of Glastonbury's housing units are appraised at under \$275,000
- While this indicates a healthy stock of “naturally occurring affordable housing,” there is no guarantee that lower income households are able to take advantage of this stock and there may be some mis-match between housing type and household needs

RENTS

Distribution of Gross Monthly Rental Costs



Source: 2019 American Community Survey 5-Year Estimates, Table B25063

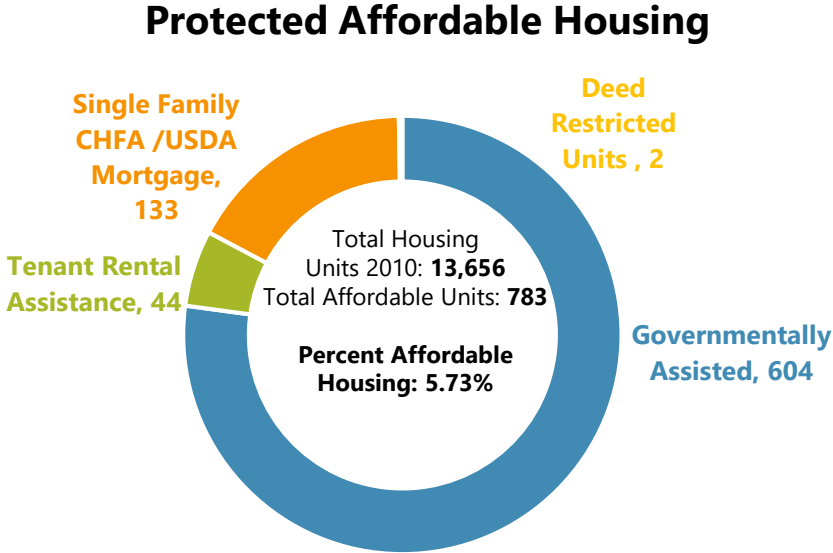
Sample Glastonbury Rental Unit Rates			
	Studio/ 1 BR	2 BR	3 BR
The Tannery	\$1,940	\$3,288	
Addison Mill	\$1,395	\$2,275	
One Glastonbury Place	\$1,990	\$2,590	\$3,665
10 Glastonbury Blvd	\$1,990	\$1,655	\$3,645
Griswold Garden	\$1,390		
Colonial Village	\$1,415	\$1,925	
Candlelight	\$1,250		
School Street	\$1,335		
Average	\$1,588	\$2,347	\$3,655

Source: Zillow.com and Apartments.com (May 2021)

- About 54% of rental units are estimated to have rents above \$1,250
- Based on a sample of market-rate rental units, the average for a studio/ 1 bedroom unit is \$1,588, which is above the \$1,399 affordable to a low-income individual earning 50-80% of median income

PROTECTED AFFORDABLE HOUSING

- Less than 6% of current housing stock qualifies as affordable housing under CGS 8-30g
- More than 75% of Glastonbury’s protected affordable housing stock is governmentally assisted – the majority of which are managed by the Glastonbury Housing Authority (GHA)
- The GHA has a wait list of 1,130 households for units
 - About 34% are elderly, another 15% are “near elderly” headed households
 - About 13% are disabled headed households
 - Just over 400 families with children are included
- Other providers of governmentally assisted units include:
 - Naubuc Green (110 units for age 62+)
 - Cobbs Mill Crossing (32 units)
 - Carter Court (20 units)



Source: DECD Affordable Housing Appeals List, 2020

Glastonbury Housing Authority Units	Units
Welles Village (non-age restricted)	199
1-bedroom	30
2-bedroom	100
3- bedroom	65
4-bedroom	4
Center Village (age 62+ or non-elderly disabled)	72
1 bedroom	72
Hale Farms (non-age restricted)	3
1 Bedroom	1
2 Bedroom	2
Herbert T Clark Congregate (age 62+)	45
1 bedroom	45
Herbert T Clark Assisted Living (age 65+)	25
1 bedroom	25
Village Green/Knox Lane Annex (age 62+ and non-elderly disabled)	90
1 bedroom	90
Housing Choice Voucher Program (tenant based)	33
Currently using 17 due to funding	17

PRELIMINARY ANALYSIS RESULTS

- Glastonbury's housing stock reflects its agricultural and suburban roots – in that it consists of mostly single-family ownership units with 3 or more bedrooms
- However, several townhome and condominium style developments, as well as small single-family homes have maintained a reasonable supply of moderately priced ownership units
- Nevertheless, the current housing supply may not meet the needs of all who wish to move to or remain in Glastonbury, as is evidenced by significant wait list for existing governmentally assisted affordable units
 - Limited supply of affordable rental units – whether naturally occurring or protected
 - Large proportion of non-residents working in Glastonbury likely priced out of market
 - Senior-headed households have higher rates of cost burden