

Town of Durham Housing Data Profile Analysis Worksheet (Worksheet 2)

Analyzing the data in your Housing Data Profile, please answer each of the following questions:

1. Overall, how do you view the age, income, racial, ethnic and other demographic indicators of your municipality? Please compare your assessment of your municipality with surrounding municipalities, your region and the state overall.

Overall, Durham's population is predominantly white between 40 and 50 years old (age median is 46 years old) with an average income of \$116,232 (~42% higher than the Middlesex County average of \$81,673 and ~61% higher than the state median of \$73,781). Compared to Connecticut, Durham has more households with someone older than 60 and fewer households with school age children. Durham has a 3.4% poverty rate compared to 7.2% for the Middlesex county and 10.1% for Connecticut. Connecticut's population has increased in diversity to 31%, while Durham's population is 94% white, with very little diversity.

2. Assess whether your municipality is projected to get older, younger or stay about the same, and whether your current housing stock will be affordable and appropriate for your anticipated age groups, or whether you foresee the need to provide new housing choices.

Durham's population is expected to decrease 9%, with a 4% increase in 65+ population, 4% decrease in ages 40-64, 1% decrease in ages 20-39, 1% increase in ages 0-4, and no change in the ages 5-19. In Durham, 93% of occupied homes are single-family, 7% are multifamily (compared to 66% single-family and 33% multifamily in the state overall), and ~83% of homes are 3+ bedrooms (compared to 59% of homes having 3+ bedrooms in CT overall). Towns like Durham that have larger homes with more bedrooms offer fewer housing options for younger workers and down-sizing elderly. In the foreseeable future, Durham may need to provide new housing choices for its aging population (smaller, denser, more affordable homes close to town center, services, and transit). We are sorely lacking in rental and starter homes.

3. Assess your residential grand list, whether it has grown in value, fallen in value or stayed about the same and what factors in the housing market (supply, demand, mix, those factors in surrounding municipalities) have had an impact on that grand list.

Our values have fallen 14%, with poor rebound since the 2008 financial crisis. Overall, Connecticut's 152 municipalities have seen either no change, or a decline, forcing most to raise mill rate, reduce services, or both.

4. Assess your municipality's residential zoning and determine whether it allows for a variety of housing choice creation, should the municipality want to add to the spectrum of choices, or whether lot size, floor area ratio and other factors limit your municipality's housing creation ability.

This is hot topic in our town currently as we prepare our Plan of Conservation and Development as well as our Affordable Housing Plan. We are looking at modifying lot sizes and softening regulations on accessory apartment and multifamily residences. Durham is challenged with creating housing availability (either through converting homes into rentals or new builds) while maintaining natural resources and maintaining the rural agricultural feel that has drawn people to live here. New builds are further restricted being that most residents rely on natural groundwater for wells and particular open space land is preserved to balance filtering, reserving, and draining of water.

5. Assess your current housing choices: how wide a spectrum of unit types (single-family detached, duplex, multifamily, mixed-use, etc.) your municipality currently has, where they are generally located, and whether a diversity of housing types could be expanded in areas of municipality.

There is not a very wide spectrum of unit types within Durham (95% single-family, 5% multifamily). The multifamily homes are generally located along our main street, and the single-family homes are located in the farm-residential district. Durham is one of the 118 municipalities in Connecticut with single-family homes dominating its housing stock, with only 17% of units 0-2 bedrooms compared to the 42% statewide. Increased home values and size of homes constrains creating housing diversity.

6. From your housing data profile, determine the number and percentage of income-restricted housing units (affordable housing), their type (single-family, multifamily), their location (confined to an area of municipality, with/without access to transit, jobs, healthcare, shopping, recreation) and whether there are locations where such housing could be created. How do your municipality's numbers/percentage compare to surrounding municipalities, the region/county, and the state as a whole?

Affordable housing is at 2% and it is located appropriately for accessibility. 95% are single family homes. This is high in the state but fits our location which is not particularly accessible (only one transit bus on a very limited route, and limited shopping within town). However, the town of Durham is currently looking to extend its transit services (working with the CT DOT), and is currently working on an Affordable Housing Plan. Durham currently has 54 subsidized housing units compared to the 6,619 subsidized housing units within the Middlesex County and the 167,879 within the state of Connecticut.

7. From your housing data profile, determine the median household income overall, for homeowners, and for renters, the median sales price and median gross rent, and how many households (renters and owners) are burdened by their housing costs (spending more than 30% of their income on housing).

The median household income is ~\$120,233 for owners and ~\$55,545 for renters. The median home value is \$337,800. The median gross rent of Durham is \$1,131. In terms of affordability, 24% of owners and 75% of renters are spending over 30% of their income for

housing. The percent of renters is higher than the state numbers of 49%, but the percent of owners is very similar to the 29% of owners spending over 30% of their income for housing.