



# Wallingford Plan of Conservation and Development 2015 Update

## Demographics, Housing and Economic Development Focus Group Discussion

May 19, 2015



# Purpose of Today's Meeting

- Supplement data analysis with qualitative understanding of community trends in demographics, housing and economic development
- Obtain assistance in identifying issues and concerns
- Inform POCD Steering Committee



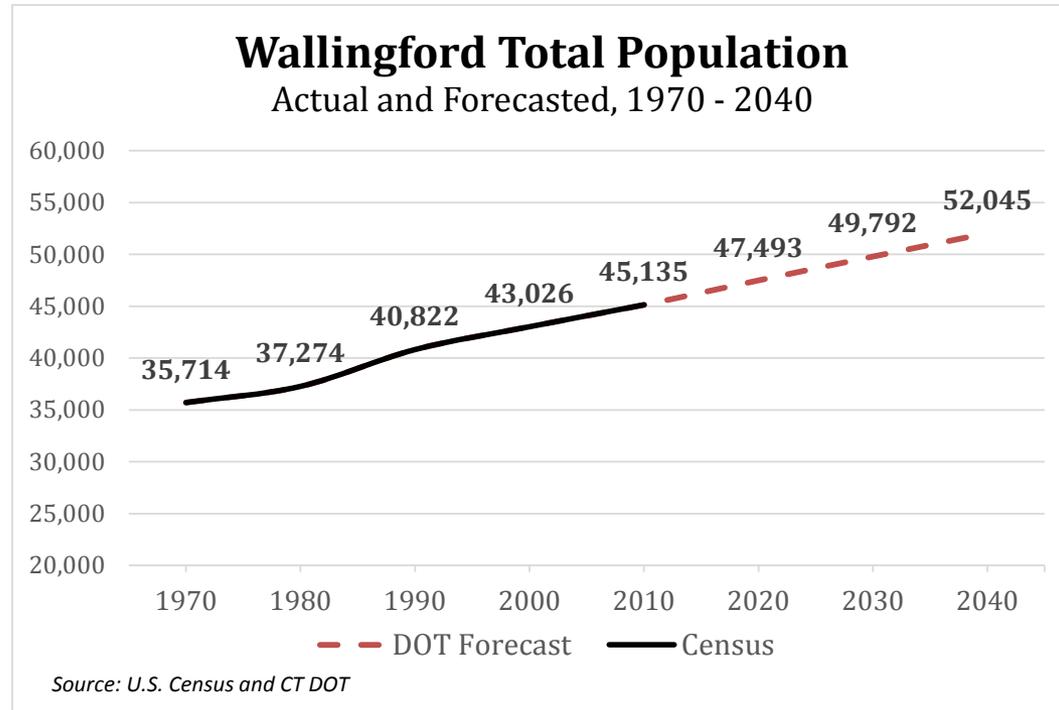
# What is a POCD?

- **Local Plans of Conservation and Development (POCDs) provide policy guidance for the physical, economic and social future of the community**
- **States goals and visions**
- **Recommends actions to help achieve goals**



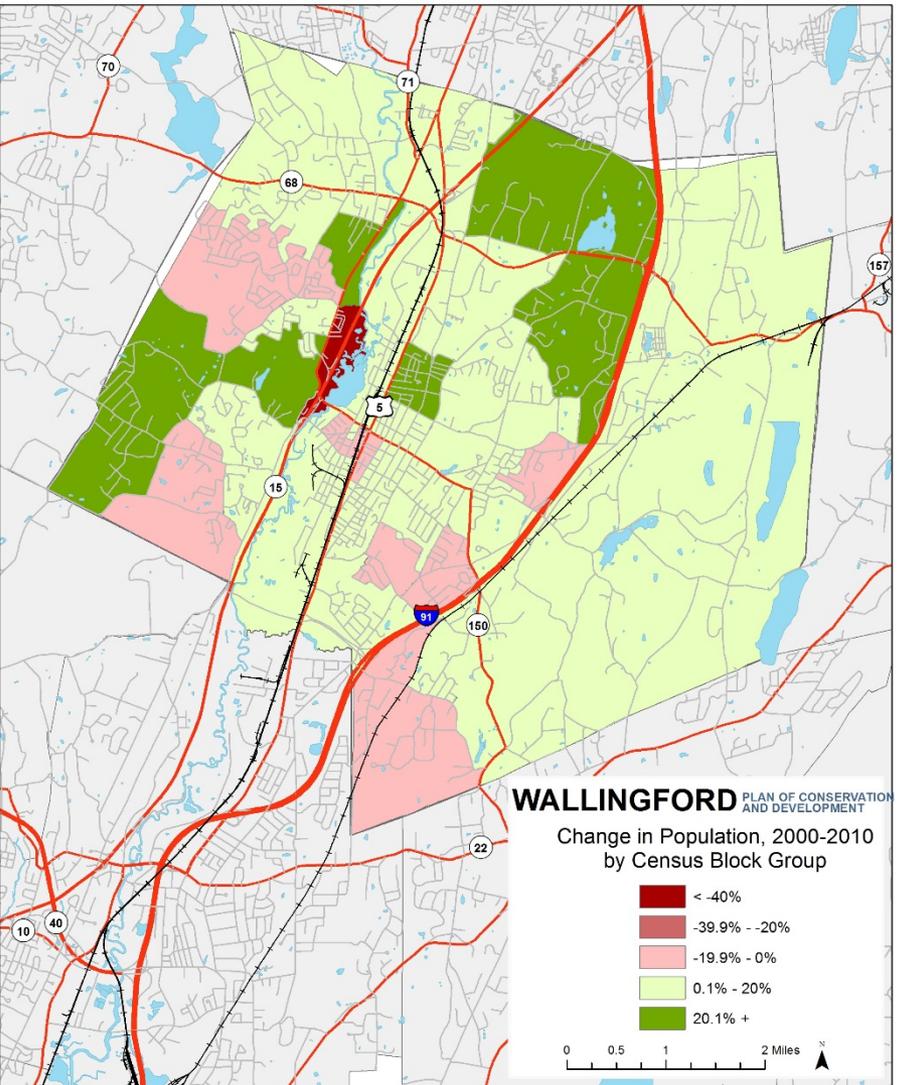
# Population Trends

- Total population grew 4.9% from 2000 to 2010
- Projected to continue to increase moderately
- Increase disparately felt across neighborhoods
- Aging population with greatest gains in those age 50+

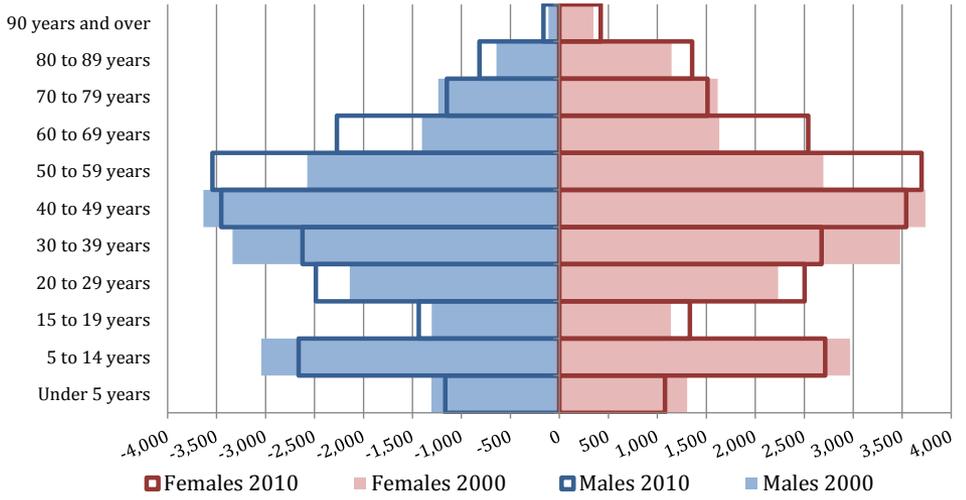




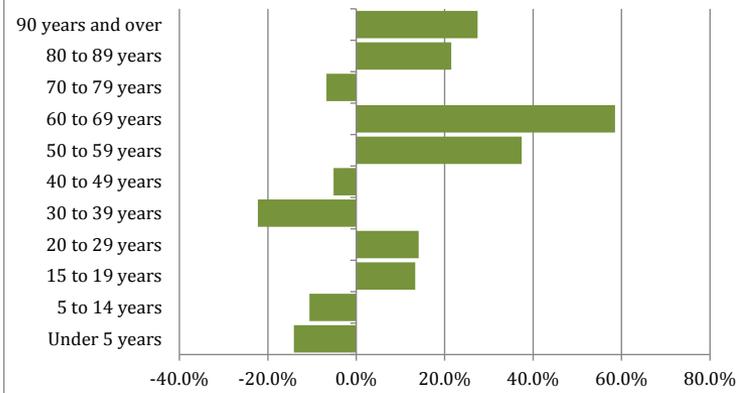
# Population Trends



**Wallingford Age by Sex 2000 - 2010**



**Wallingford Population Change 2000 to 2010**



MILONE & MACBROOM for Wallingford, CT | 2015  
 This map is intended for planning purposes only. Delineations may not be exact.

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)  
 Streets: ESRI (2011) Parcels: Town of Wallingford (2015)  
 Demographic Information: US Census Bureau (2010-2013)

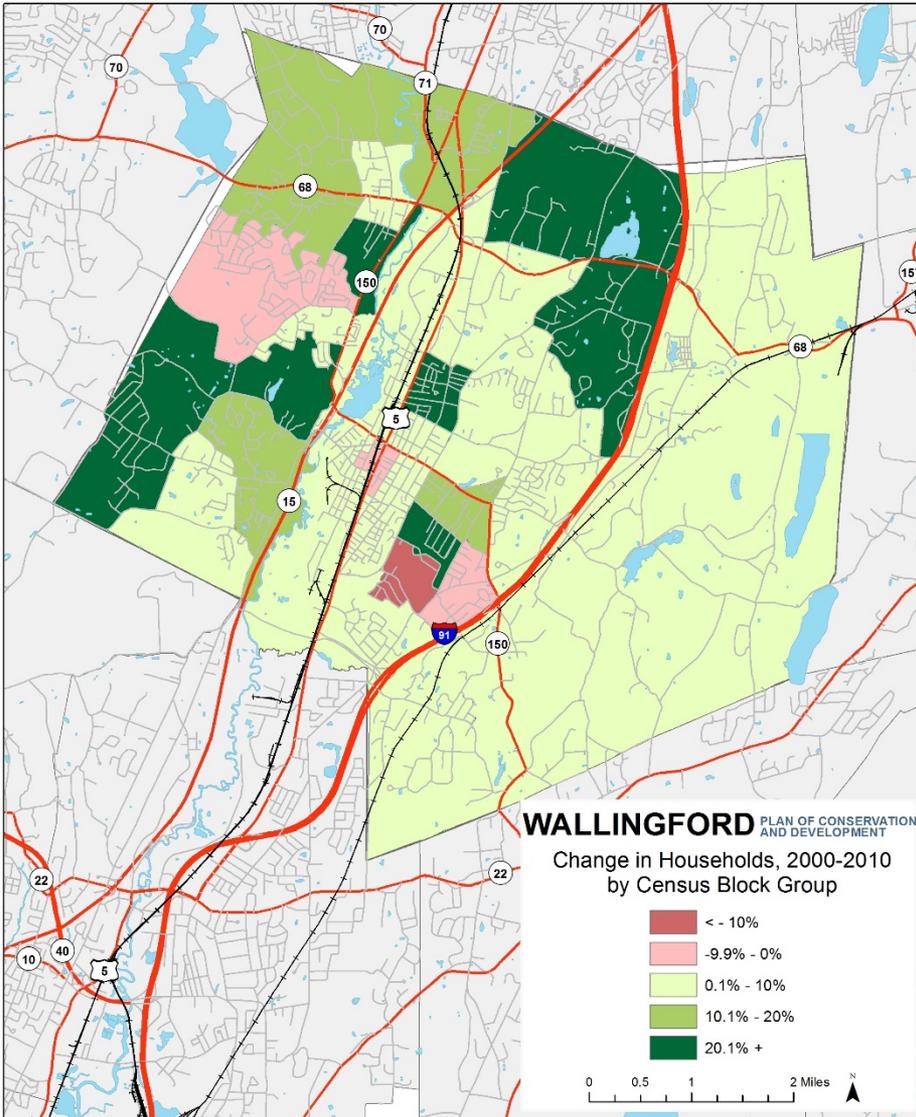


# Household Trends

- Increase in total households from 2000 to 2010 outpaced total population growth – 8.0% vs. 4.9%
- Small gain in family households
  - Largely as a result of an increase in single female-headed households with children
- Greatest growth in non-family households
  - Older householders, living alone
  - Smaller household sizes



# Household Trends



| HOUSEHOLDS BY TYPE                     | 2000          | 2010          | Change       |
|--|---------------|---------------|--------------|
| <b>Total households</b>                | <b>16,697</b> | <b>18,032</b> | <b>8.0%</b>  |
| <b>Family households</b>               | <b>11,581</b> | <b>11,923</b> | <b>3.0%</b>  |
| With own children under 18 years       | 5,393         | 4,975         | -7.8%        |
| Married-couple family                  | 9,569         | 9,449         | -1.3%        |
| With own children under 18 years       | 4,397         | 3,805         | -13.5%       |
| Female householder, no husband present | 1,502         | 1,775         | 18.2%        |
| With own children under 18 years       | 776           | 865           | 11.5%        |
| <b>Nonfamily households</b>            | <b>5,116</b>  | <b>6,109</b>  | <b>19.4%</b> |
| Householder living alone               | 4,279         | 5,011         | 17.1%        |
| Householder 65 years and over          | 1,717         | 2,046         | 19.2%        |
| Average household size                 | 2.52          | 2.46          | -2.4%        |
| Average family size                    | 3.07          | 3.04          | -1.0%        |

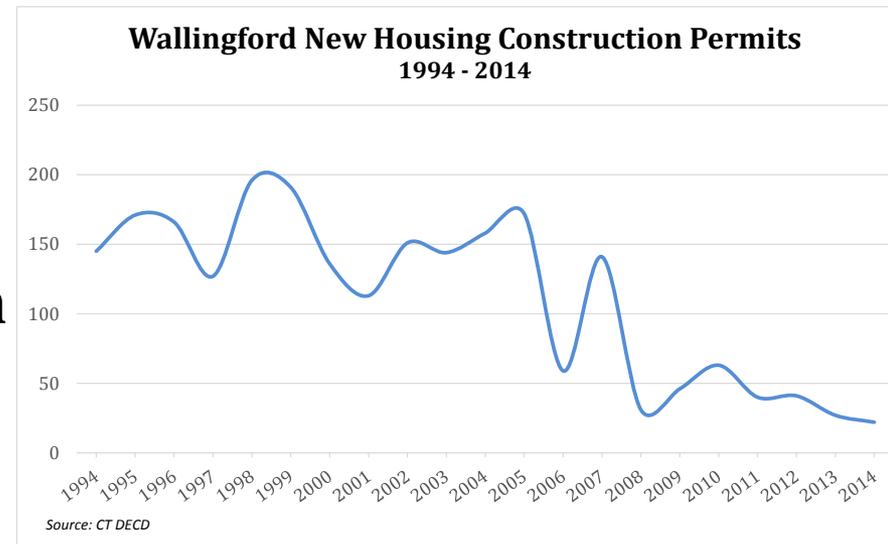


# Housing Trends

- **9.5% increase in total housing units from 2000 to 2010**  
outpaced both household and population growth
- **73% of occupied housing units are single-family**
- **Permitting activity slacked off in 2008 and has not recovered**
- **Median single-family housing sales prices slightly higher than New Haven County**
- **Median condo sales prices higher than County**

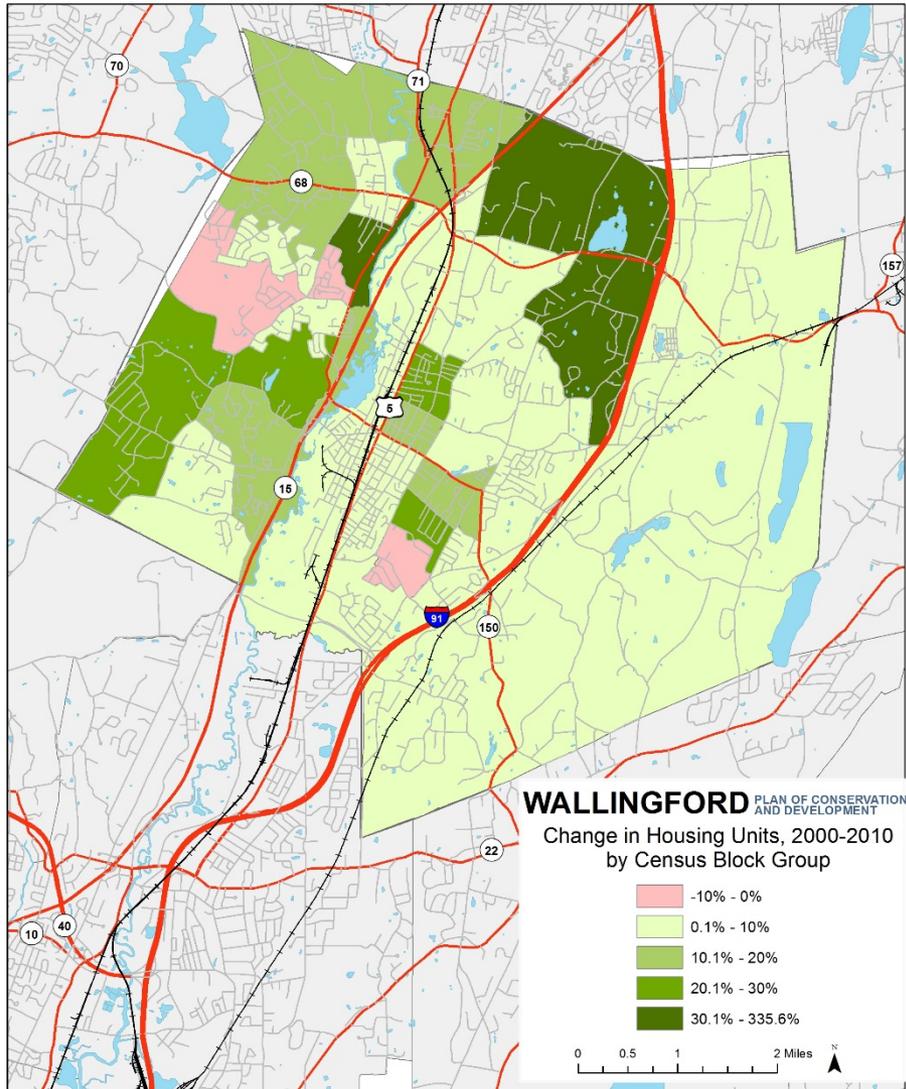
| 2010 HOUSING TENURE                                    | Number        | Percent       |
|--|---------------|---------------|
| <b>Occupied housing units</b>                          | <b>18,032</b> | <b>100.0%</b> |
| <b>Owner-occupied housing units</b>                    | 13,140        | 72.9%         |
| <b>Population in owner-occupied housing units</b>      | 34,599        | 78.2%         |
| <b>Average household size of owner-occupied units</b>  | 2.63          |               |
| <b>Renter-occupied housing units</b>                   | 4,892         | 27.1%         |
| <b>Population in renter-occupied housing units</b>     | 9,673         | 21.8%         |
| <b>Average household size of renter-occupied units</b> | 1.98          |               |

Source: U.S. Census 2010



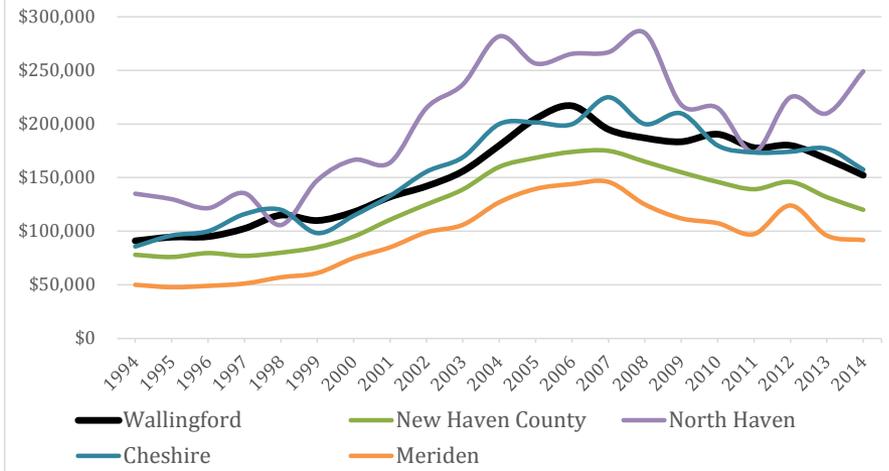


# Housing Trends



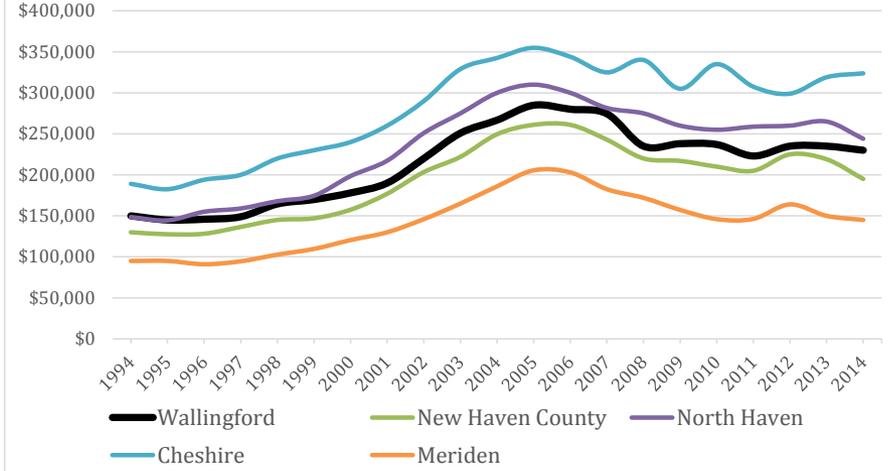
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**Condo Median Sales Price  
1994 - 2014**



Source: The Warren Group

**Single-Family Home Median Sales Price  
1994 - 2014**



Source: The Warren Group



# Housing Affordability

| New Haven - Meriden, CT HUD Metro Fair Market Rent Area 2015 Income Limits |                   |          |          |                 |          |          |          |          |
|--|-------------------|----------|----------|-----------------|----------|----------|----------|----------|
|  | Persons in Family |          |          |                 |          |          |          |          |
|  | 1                 | 2        | 3        | 4               | 5        | 6        | 7        | 8        |
| <b>Median Family Income</b>  | <b>\$83,400</b>   |          |          |                 |          |          |          |          |
| <b>Very Low (50%)<br/>Income Limits</b>                                    | \$29,200          | \$33,400 | \$37,550 | <b>\$41,700</b> | \$45,050 | \$48,400 | \$51,750 | \$55,050 |
| <b>Extremely Low (30%)<br/>Income Limits</b>                               | \$17,500          | \$20,000 | \$22,500 | <b>\$25,000</b> | \$28,410 | \$32,570 | \$36,730 | \$40,890 |
| <b>Low (80%) Income<br/>Limits</b>   | \$46,100          | \$52,650 | \$59,250 | <b>\$65,800</b> | \$71,100 | \$76,350 | \$81,600 | \$86,900 |

- Income required to afford median sales price single-family home in Wallingford - \$54,560\*
- 4.97% of Wallingford housing units are affordable according to 2014 affordable housing appeals list
- Affordability to a low-income (80% of median) family of 4 means spending no more than \$1,645 per month on rent or mortgage, or a sales price limit of \$286,500

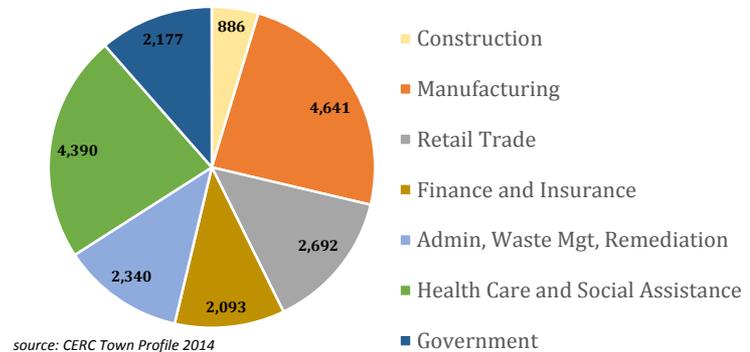
\* Assuming 20% down, 4.1% interest, and \$1,000 annual insurance; affordable means paying no more than 30% of gross income on rent or mortgage



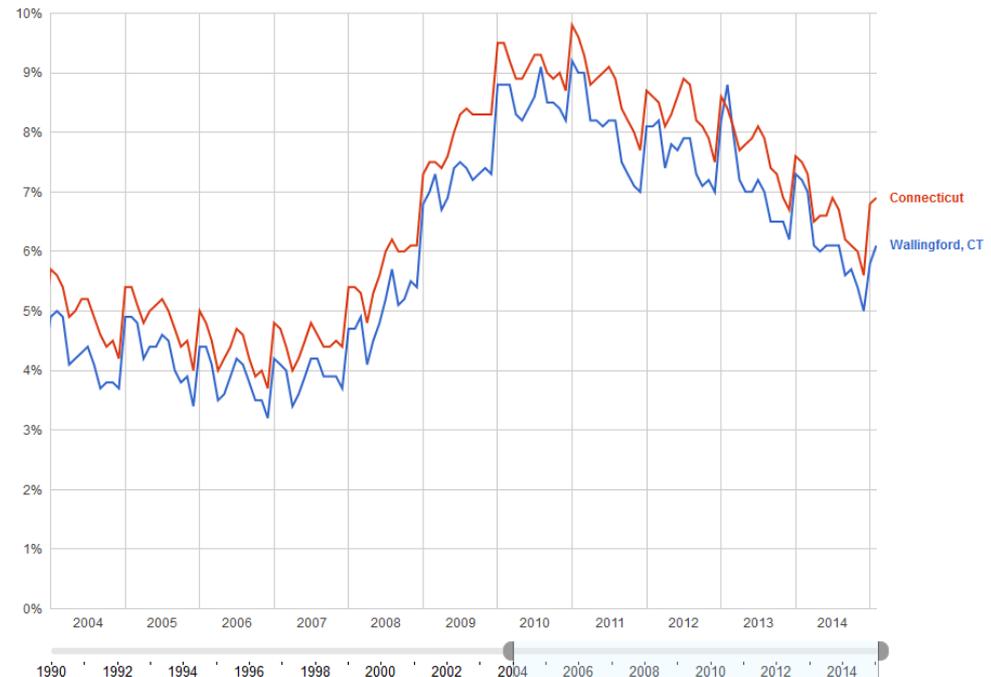
# Economic Trends

- 6% of New Haven County labor force lives in Wallingford
- 8% of New Haven County jobs located in Wallingford
  - 14% of the County's manufacturing jobs located in Wallingford
- Diversity in employment sectors in the community
- Local unemployment generally lower than statewide

Wallingford Top Employment Industries  
by Number of Jobs, 2013



Unemployment rate - Not Seasonally Adjusted ?





# Economic Trends

## Economics

### Business Profile (2013)

| Sector                               | Units | Employment |
|--------------------------------------|-------|------------|
| Total - All Industries               | 1,532 | 28,057     |
| 23 Construction                      | 153   | 886        |
| 31 Manufacturing                     | 106   | 4,641      |
| 44 Retail Trade                      | 144   | 2,692      |
| 52 Finance and Insurance             | 95    | 2,093      |
| 56 Admin, Waste Mgmt, Remediation    | 96    | 2,340      |
| 62 Health Care and Social Assistance | 134   | 4,390      |
| Total Government                     | 29    | 2,177      |

### Top Five Grand List (2013)

|                         | Amount          | % of Net |
|-------------------------|-----------------|----------|
| Bristol-Myers Squibb Co | \$94,228,900    | 2.4%     |
| E R Squibb and Sons Inc | \$64,433,150    | 1.6%     |
| Wallingford Energy      | \$34,907,030    | 0.9%     |
| Workstage LLC           | \$28,206,000    | 0.7%     |
| Celloo Partnership      | \$28,461,040    | 0.7%     |
| Net Grand List (2013)   | \$3,915,103,232 |          |

### Major Employers (2014)

|                       |                      |
|-----------------------|----------------------|
| Masonicare Health Ctr | Walmart Supercenter  |
| Quest Diagnostics     | Cytec Industries Inc |
| Gaylord Hospital      |                      |

\$400,000 of value Source: CERC Town Profile 2014

## Labor Force

### Place of Residence (2013)

|                   | Town   | County  | State     |
|-------------------|--------|---------|-----------|
| Labor Force       | 25,154 | 444,016 | 1,859,934 |
| Employed          | 23,341 | 405,962 | 1,715,398 |
| Unemployed        | 1,813  | 38,054  | 144,536   |
| Unemployment Rate | 7.2%   | 8.6%    | 7.8%      |

### Place of Work (2013)

|                  |        |         |           |
|------------------|--------|---------|-----------|
| Units            | 1,532  | 22,940  | 113,697   |
| Total Employment | 28,057 | 356,898 | 1,640,223 |
| 2000-'13 AAGR    | 1.1%   | -0.2%   | 0.2%      |
| Mfg Employment   | 4,641  | 32,718  | 163,828   |

### Connecticut Commuters (2011)

| Commuters into Town from: |       | Town Residents Commuting to: |       |
|---------------------------|-------|------------------------------|-------|
| Wallingford               | 5,756 | Wallingford                  | 5,756 |
| Meriden                   | 3,624 | New Haven                    | 2,510 |
| Cheshire                  | 900   | Meriden                      | 1,556 |
| Hamden                    | 878   | North Haven                  | 1,344 |
| New Haven                 | 779   | Hamden                       | 962   |
| Southington               | 764   | Hartford                     | 879   |
| Waterbury                 | 746   | Middletown                   | 565   |
| Middletown                | 728   | Cheshire                     | 563   |
| North Haven               | 659   | Waterbury                    | 459   |

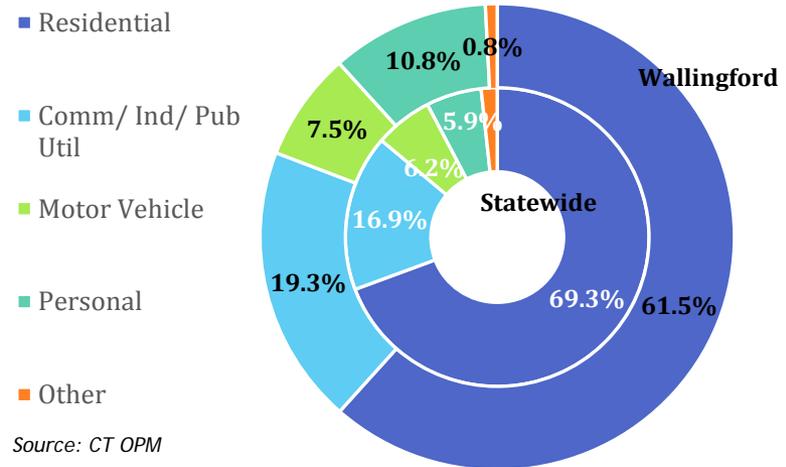
Source: CERC Town Profile 2014



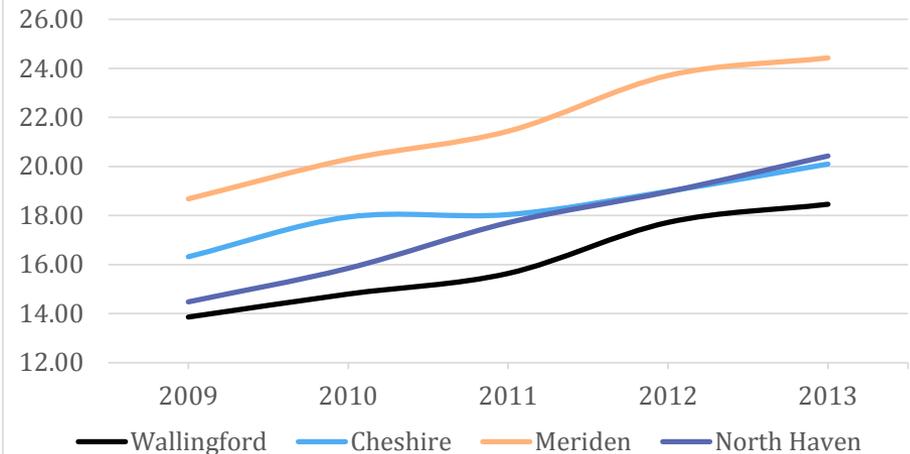
# Fiscal Trends and Indicators

- **Moody's Bond Rating: Aaa (12/14)**
  - One of 18 communities in state
- **Debt per capita: \$760 (FY 12-13)**
  - Average across state: \$2,276
  - Median across state: \$1,610

2012 Net Grand List Components



Equalized Mill Rate





# General Discussion

- Do any of these trends/ data points surprise you?
- If so, why?
- Do you think the general perception of Wallingford among local and regional residents reflects reality?
- If not, how does it differ?



# Population Discussion

- **What new population trends have you noticed in your agency/ service/ business?**
  - **Ages? Ethnicities? Household/ Family type?**
  - **New lifestyle preferences?**
  - **New community service/ facilities needs?**
- **Concerns/ issues with population and household trends?**



# Housing Discussion

- **What new housing trends have you noticed in your agency/ service/ business?**
  - **New demands/ markets?**
  - **Geographic areas experiencing turnover, new growth, infill, etc.?**
- **Concerns/ issues with housing trends?**
- **Visions and goals for the Town's future population and housing stock?**
- **Concerns/ issues with Town's industry, employment and fiscal trends?**
- **Visions and goals for future economic development?**



# Economic Dev. Discussion

- **What new employment/ industry and economic trends have you noticed in your agency/ service/ business?**
  - **New demands/ markets?**
  - **Geographic areas experiencing turnover, new growth, infill, etc.?**
- **Concerns/ issues with Town's employment, industry and fiscal trends?**