

A photograph of the Town of Southbury Town Hall, a three-story brick building with a central entrance and a clock tower. The building is surrounded by greenery and a blue sky with white clouds. The text is overlaid on the image.

Town of Southbury

Affordable Housing Plan (AHP)

Appendix B

Data Analysis + Housing Needs Assessment

April 2022

COMMUNITY SURVEY RESULTS

ABOUT THE RESPONDENTS

Conducted in
January +
February

6% of total
population
responded

38% long-
time
residents

38% 65 years
and older

34% adult
couples with
children

38% two-
person
households

71% live in a
single-family
dwelling

24% live in
Heritage
Village

91% own
their home

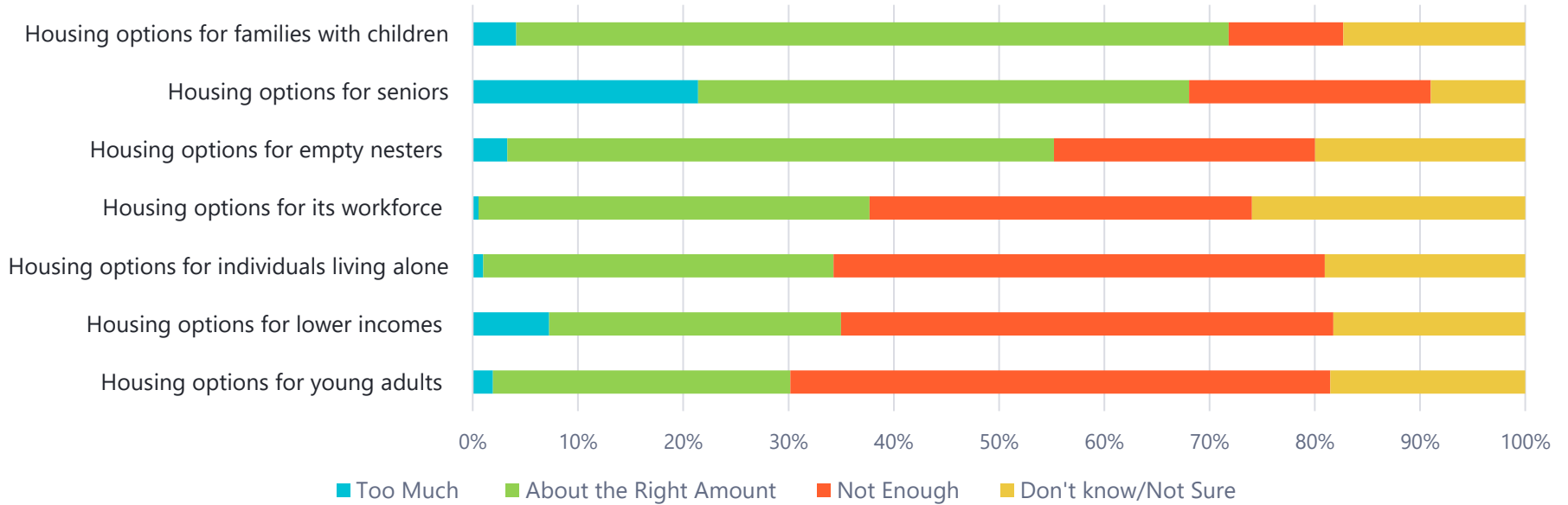
72% see
themselves
in the same
home in 5
years

34% know
someone
struggling
with housing
costs

43% not
aware of
affordable
housing in
Southbury

HOUSING CHOICES

How much of the following does Southbury have?



51% say young adults need housing

47% say low-income households need housing

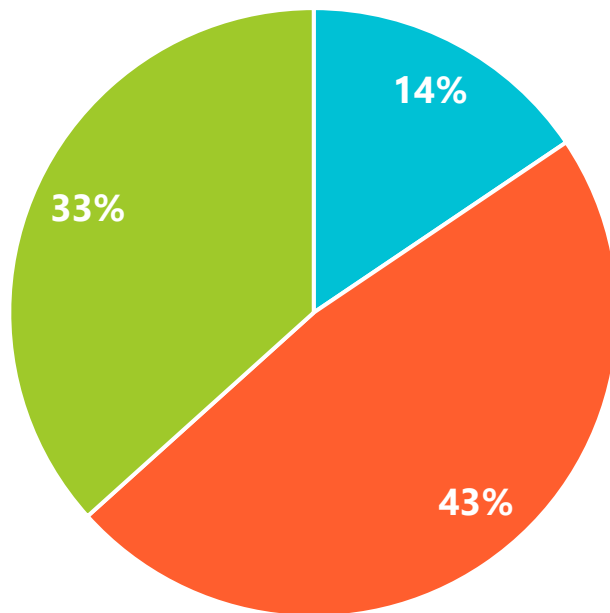
47% say single households need housing

52% say there is enough housing for empty nesters

68% say there is enough housing for young families

HOUSING NEEDS

Do you think Southbury is doing enough to add affordable units towards meeting the State housing goal?

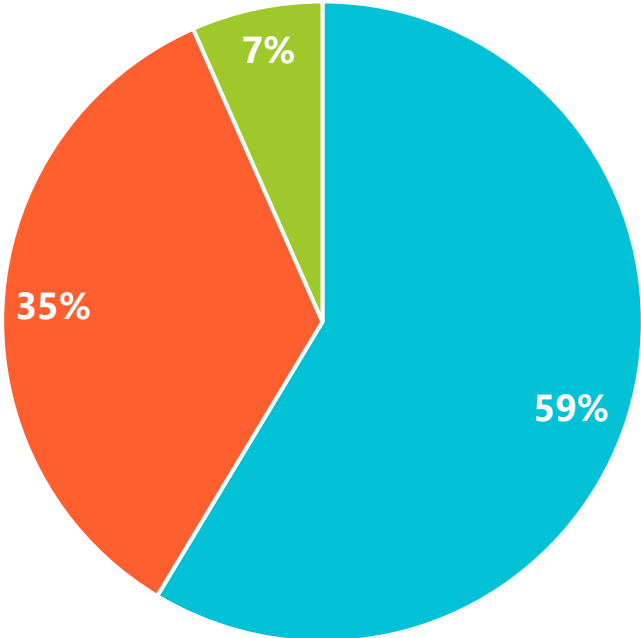


- Is Doing Enough
- Not Doing Enough
- Shouldn't Prioritize This Goal

- **43%** say Southbury is not doing enough to meet the goal
- **33%** say Southbury should not prioritize meeting this goal
- **14%** say Southbury is doing enough to meet the goal

HOUSING NEEDS

If you had a choice in the type of affordable housing to be constructed in Southbury, which of these options would you most prefer to see?



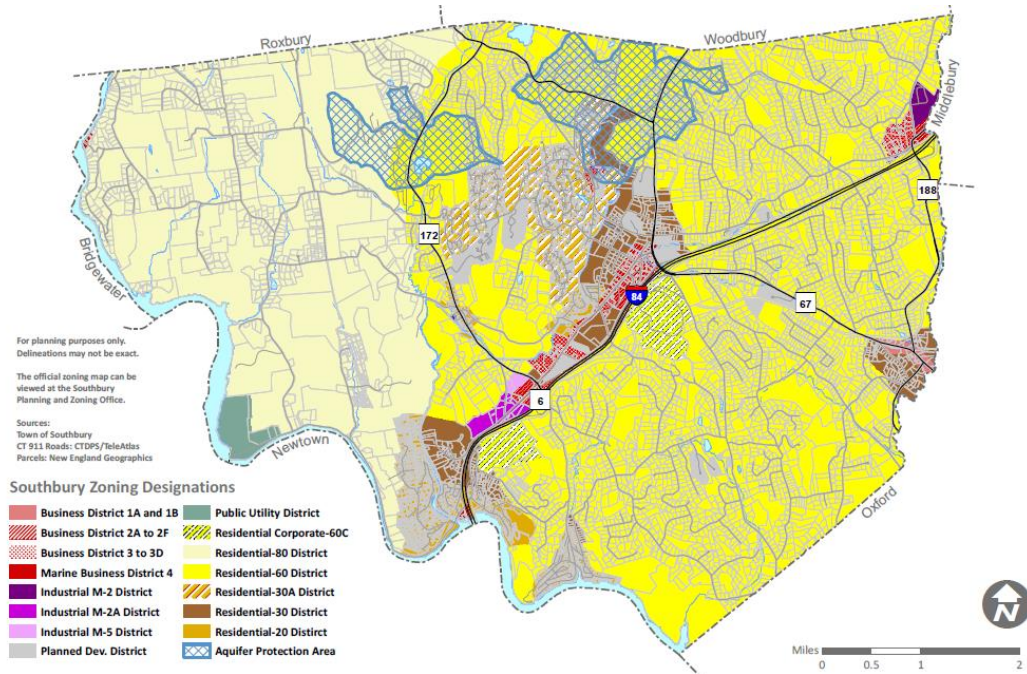
- Small single family
- Townhomes
- Multi-family building



EXISTING CONDITIONS:
Planning and Zoning Review

ZONING

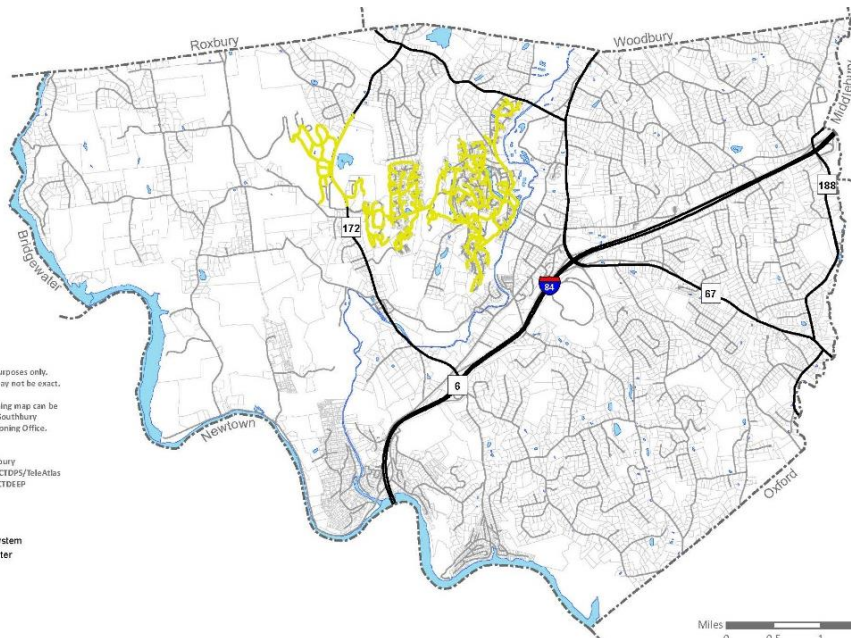
- Seven main residential zones – R-20, R-30, R-30A, R-40, R-60, R-60C, R-80
 - Majority single-family zoning
 - Six zones permit two-family dwellings
 - Only one zone permits dwellings of three or more units
- Planned Developments for Multi-Family Dwelling Groups allowed through extensive approval process
- Accessory Dwelling Units (ADUs) are allowed via Zoning Permit if attached to the main dwelling and with other restrictions
- Lack of zoning options for multi-family developments



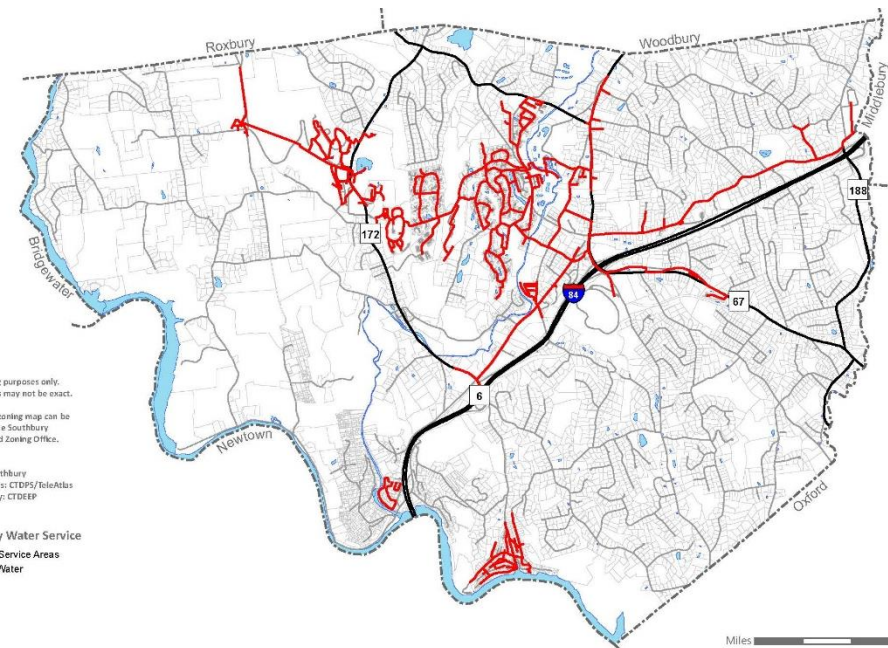
INFRASTRUCTURE & BUILDABLE LAND

- Southbury's only sewer infrastructure is in and around the Heritage Village development
- Similarly, water service primarily services the Heritage Village area as well as along the Main Street and major arterials.
- Lack of infrastructure limits residential development

Sewer System



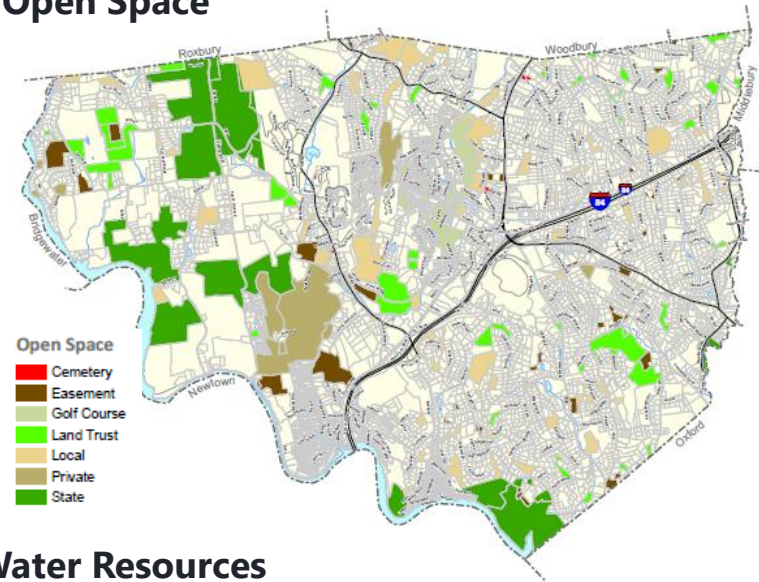
Water Service



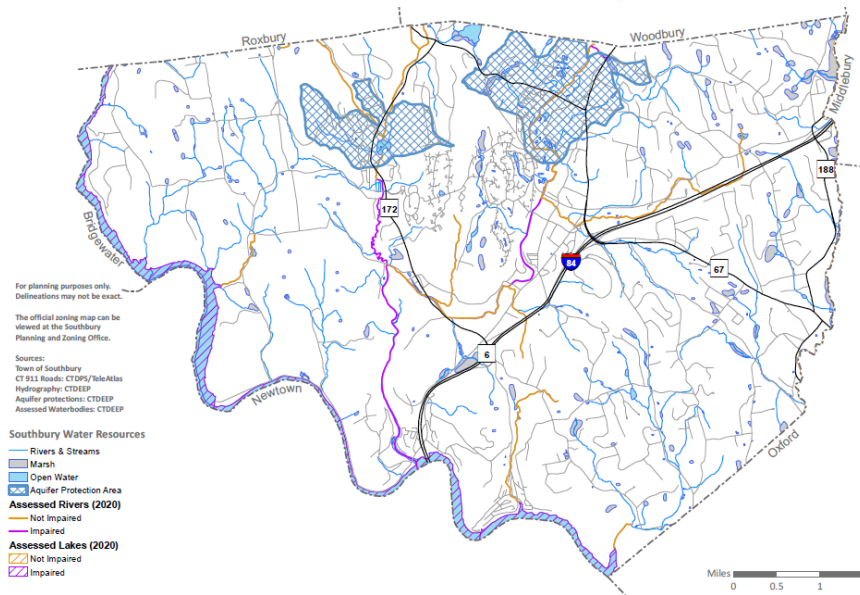
INFRASTRUCTURE & BUILDABLE LAND

- 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
 - Additional properties such as municipally-owned land may also have development limitations

Open Space



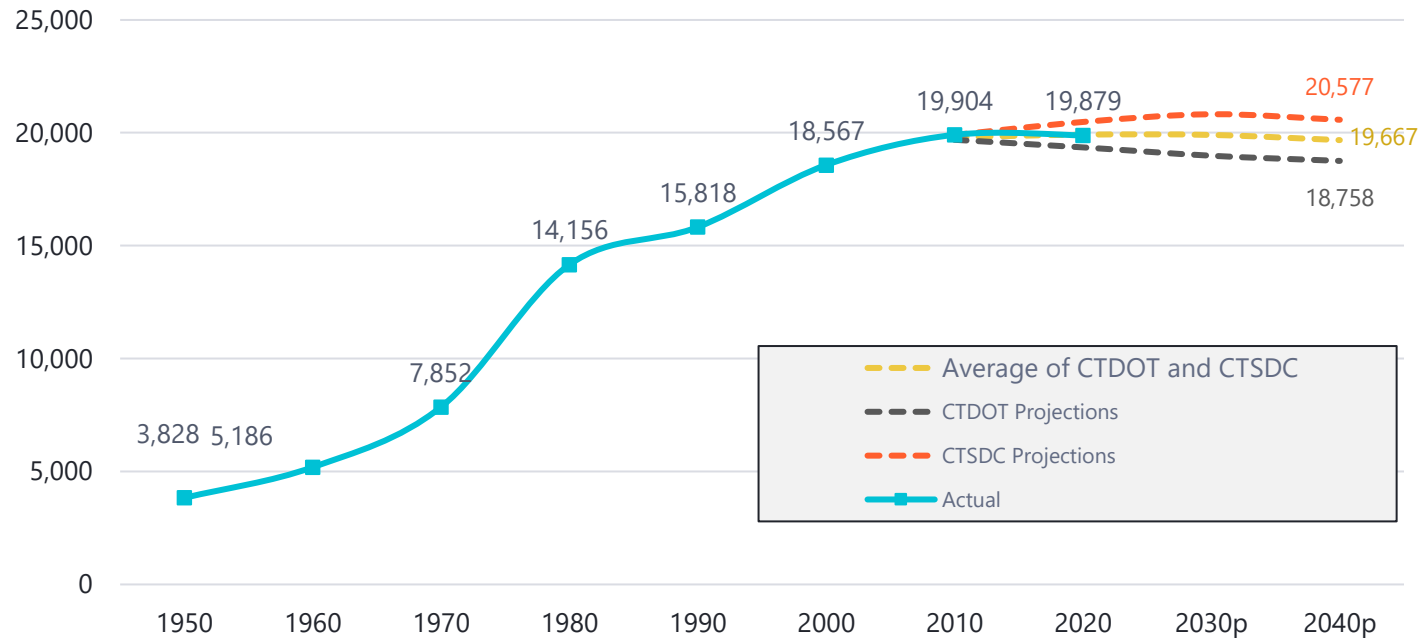
Water Resources



EXISTING CONDITIONS: Demographic Trends

POPULATION TRENDS

Historical and Projected Population in Southbury: 1950 to 2040

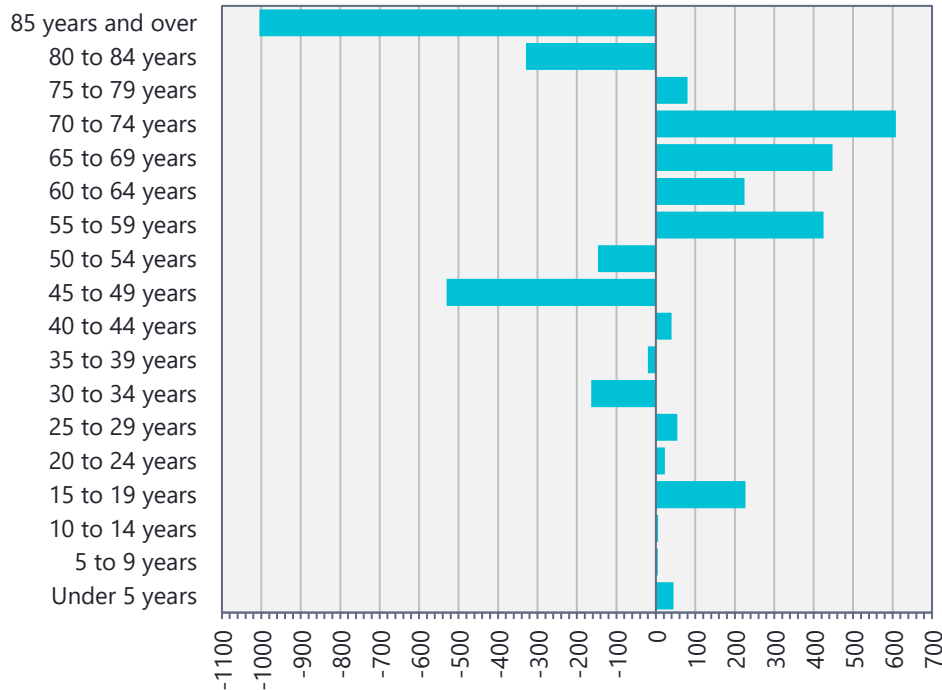


Sources: U.S. Census Bureau Decennial Census, 1950-2020. Projected Populations by CTDOT and CTSDC.

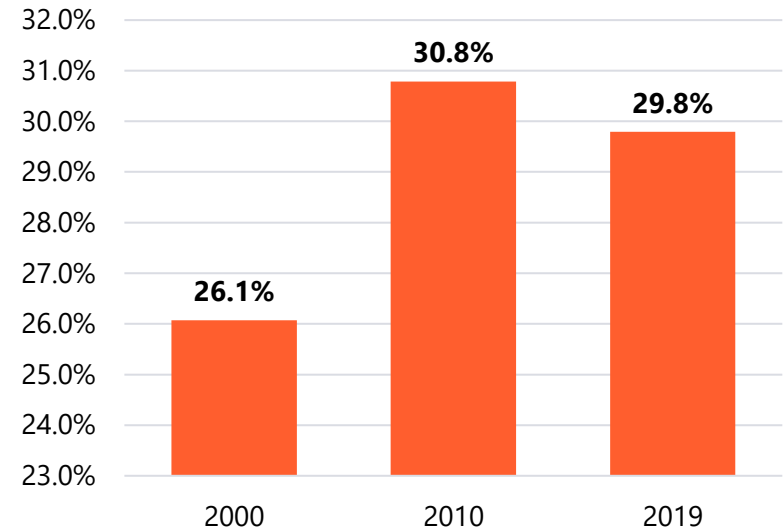
- Southbury's population growth began slowing in 2000, likely due to residential buildout and decreased for the first time in 2020 after 2010 peak
- Future projections indicate only minor change
- Future population drivers will likely be housing turnover, followed by housing construction, including new dwelling units, additions, and expansions.

AGE DISTRIBUTION

**Population Change, by Age Group
2010 to 2019**



**Percent of Population Age 65 years
old and over**

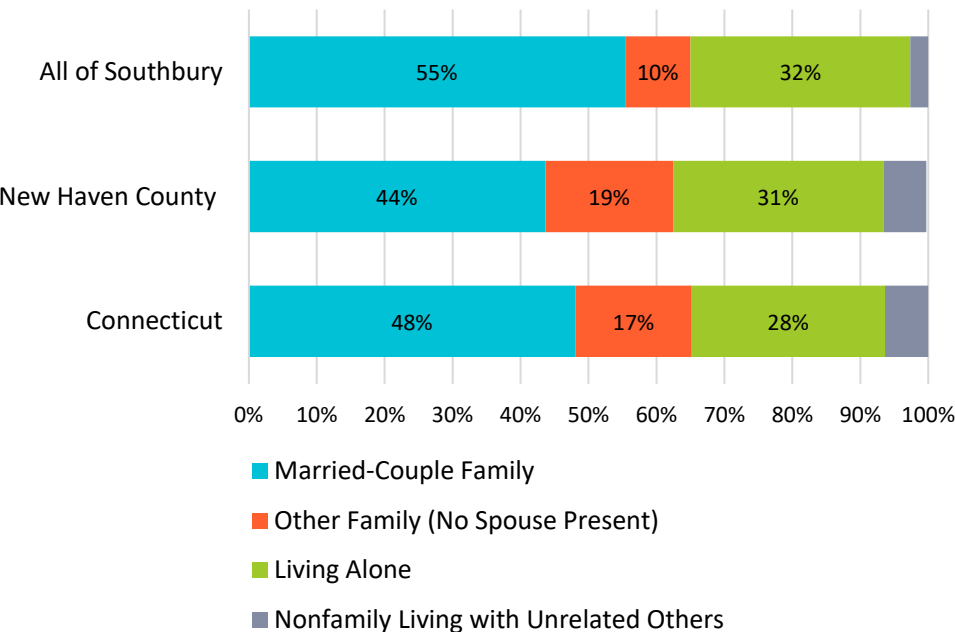


Sources: 2000, 2010 Decennial Census; ACS 2019, Table B01001

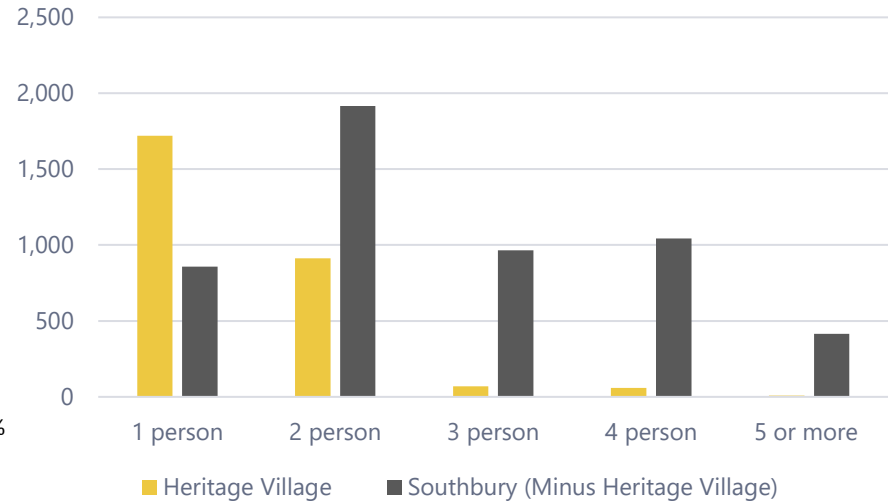
- The most growth occurred for adults ages 55 to 74, indicating an aging existing or new population that may be attracted to age-restricted housing opportunities.
- Middle aged adults from 45 to 54 appear to have left Southbury, indicating that there may be an unmet need for this group.
- The percentage of seniors in Southbury is now at about 30%, but down slightly from a peak in 2010.

HOUSEHOLD COMPOSITION

Household Distribution



Household Size Distribution



Source: 2019 ACS 5-Year Estimates, Tables B01001, B11016

- Southbury has significantly more married-couple families than County and State averages and slightly more individuals living alone.
- 68% of all households have either one or two people. Trend of smaller household size is influenced by Heritage Village where virtually all households are one- or two-person.

HERITAGE VILLAGE

- Southbury is home to Heritage Village – the largest active adult community in the Connecticut with a population of 4,156.
- Heritage Village is defined as its own Census Designated Place which allows us to analyze trends specific to this community
- Demographics of Heritage Village differ from those of the Town as a whole and may skew some of Southbury's overall demographics, particularly related to age and housing type.
- Median Age is **73.6** compared to 52.4 for Southbury
- Median Household Income is **\$55,512** compared to \$98,790 for Southbury
- **95%** of households consist of one or two people compared to 65% for Southbury



Source: 2019 ACS 5-Year Estimates

Source: Berkshire Hathaway Realtors

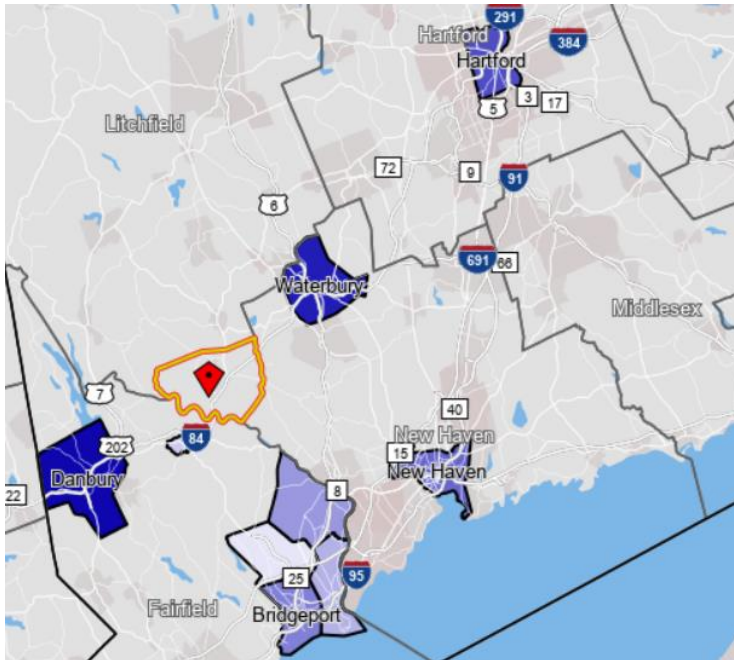
HOUSING WAGE

- The “housing wage” in Southbury is **\$21.52/hour**
- “Housing wage” is the wage needed to **afford a 2-bedroom rental home** without paying more than 30% of income on housing (per the National Low Income Housing Coalition).
- According to indeed.com, estimated average salaries in Southbury are:
 - Elementary teacher (entry level): **\$21.54/hour**
 - Retail associate: **\$13.65/hour**
 - Firefighter: **\$12.81/hour**

PEOPLE WHO WORK IN SOUTHBURY

Major Employers (CERC 2021)

- Southbury Training School
- Heritage Master Assoc In.
- Romatic Manufacturing Co
- Shop Rite Supermarket
- Vein Clinics of America



Where People Who Work in Southbury Live (ACS 2019)

Place	Count	Share
Southbury	1,007	15.5%
Waterbury	601	9.3%
Watertown	255	3.9%
Woodbury	253	3.9%
Danbury	246	3.8%
Naugatuck	244	3.8%
Newtown	214	3.3%
Oxford	199	3.1%
Middlebury	162	2.5%
Seymour	126	1.9%

Many people employed in Southbury are commuting from places with more affordable housing such as Waterbury.

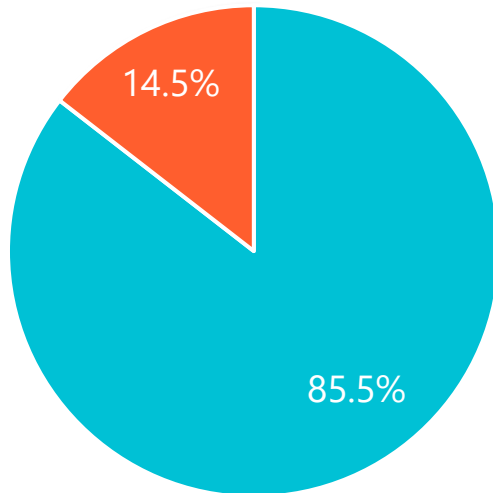
DEMOGRAPHICS SUMMARY

- Southbury's population is stable.
- Built out community with limited vacant land
- New units would most likely need to be infill or redevelopment
- Large and growing older adult population attracted by age-restricted housing such as Heritage Village.
- Age-restricted housing may be crowding out housing for other population groups.
- Married-couple families are the predominant household typology in Southbury, but a significant number of residents also live alone.

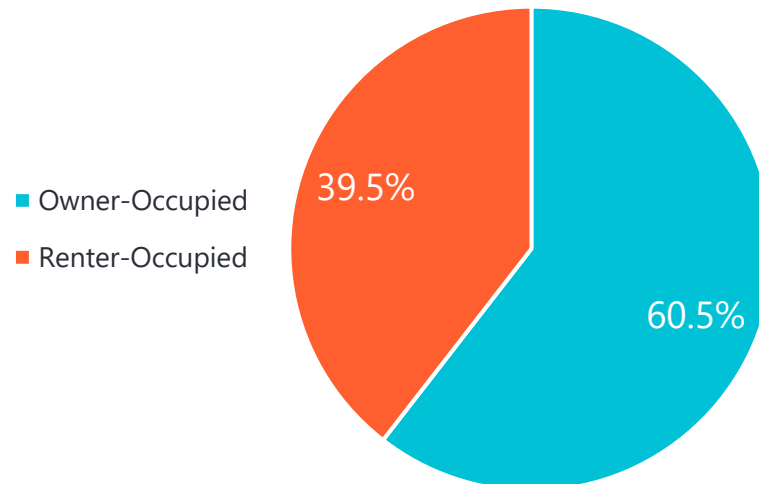
EXISTING CONDITIONS: Housing Market Trends

HOUSING TENURE

Southbury Housing Tenure, 2019



New Haven County Housing Tenure, 2019

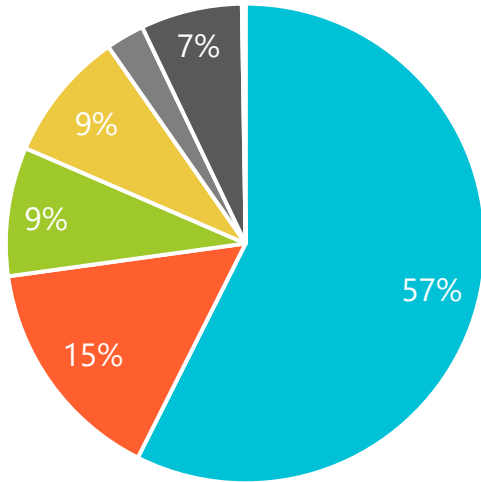


Source: 2019 ACS 5-Year Estimate, Table B25023

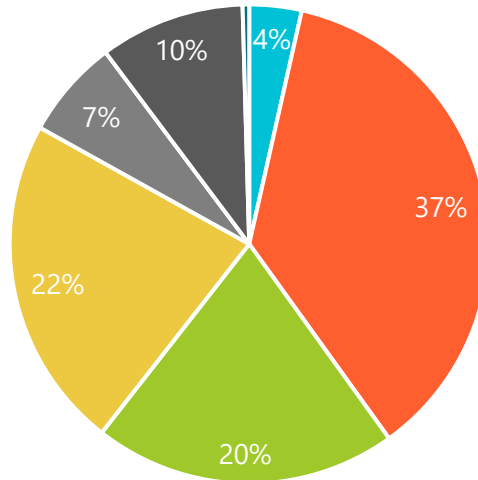
- Southbury has a much larger percentage of homeowners than New Haven County as a whole and a smaller portion of renters.
- Correlates with many single-family homes in Southbury and the limited multi-family and apartment-style housing options.

HOUSING TYPOLOGY

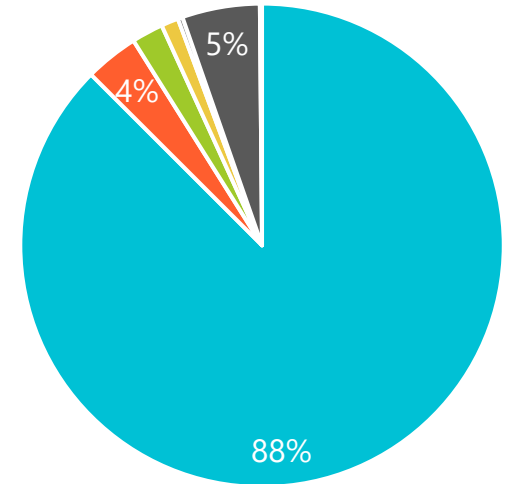
All of Southbury Dwelling Types



Heritage Village Dwelling Types



Southbury Dwelling Types Excluding Heritage Village

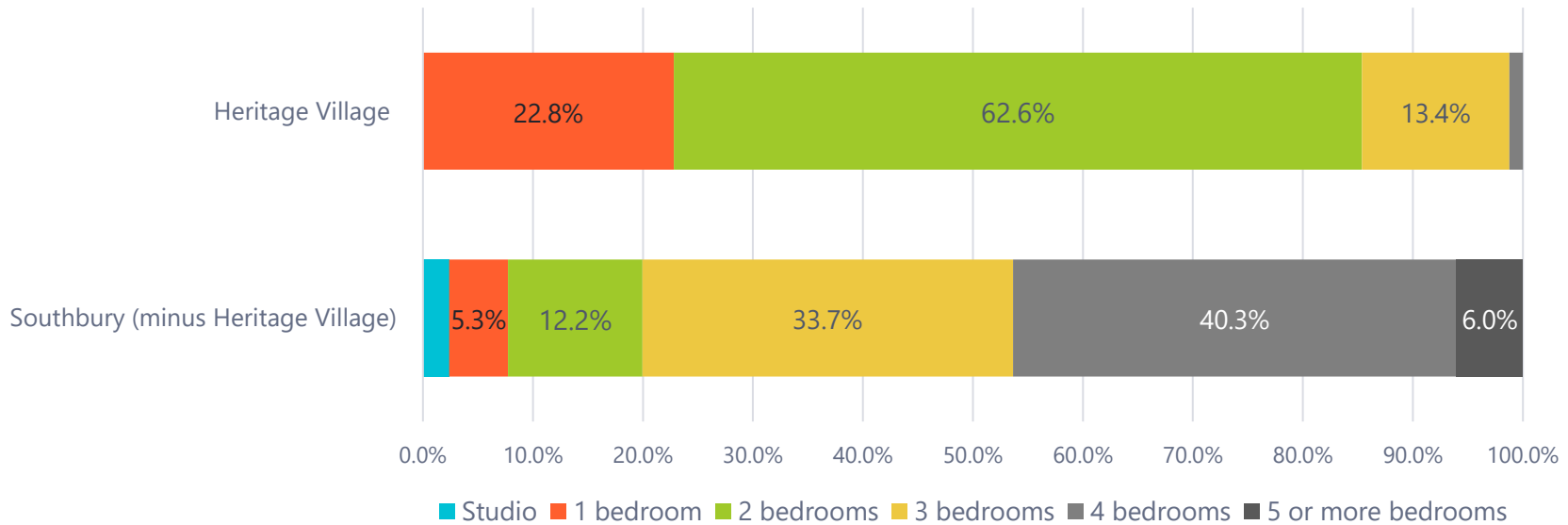


Source: 2019 ACS 5-Year Estimate, Table B25024

- Heritage Village contributes to almost all the housing type diversity with many single-family attached, two-family and small multi-family buildings
- 88% of dwellings are single-family detached when Heritage Village is not included
- Less than 10% of Southbury is multi-family when Heritage Village is not included

HOUSING TYPOLOGY

Distribution of Households by Bedroom per Unit

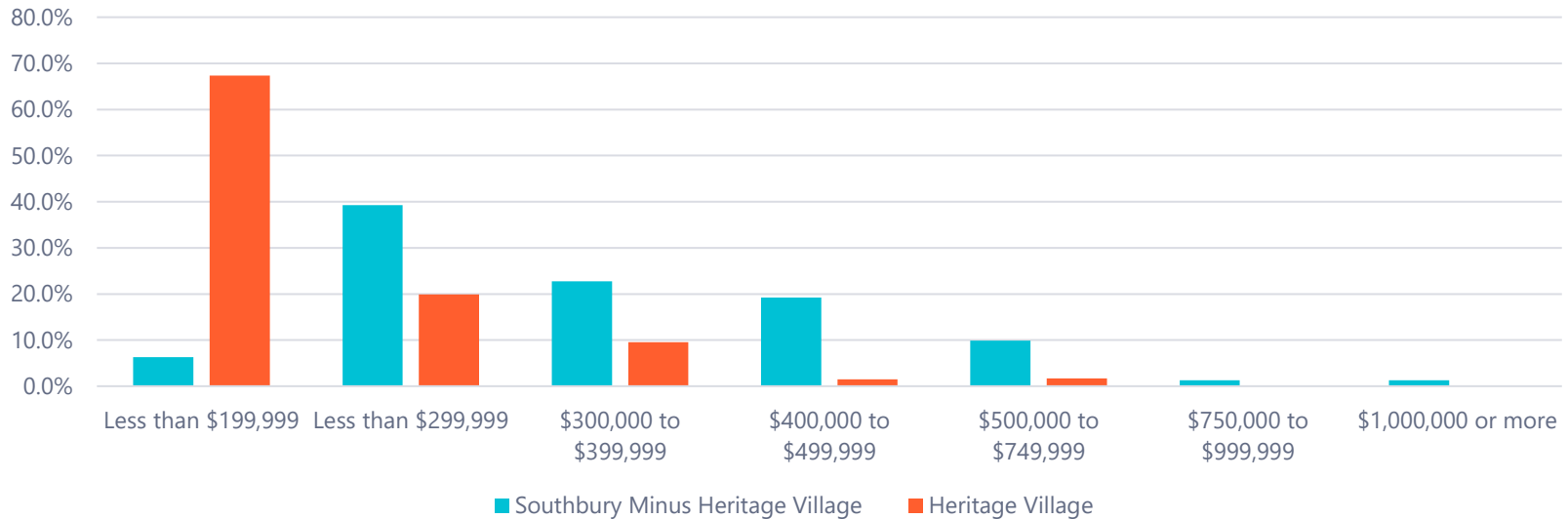


Source: 2019 ACS 5-Year Estimate, Table B25041

- Southbury consists largely of 3- and 4-bedroom homes (74%) with very few small units
- Heritage Village is 2/3 2-bedroom units and 23% one-bedroom units
- Lack of small sized units for individuals or couples that are not age-restricted

HOME VALUE DISTRIBUTION

Distribution of Owner-Occupied Home Values

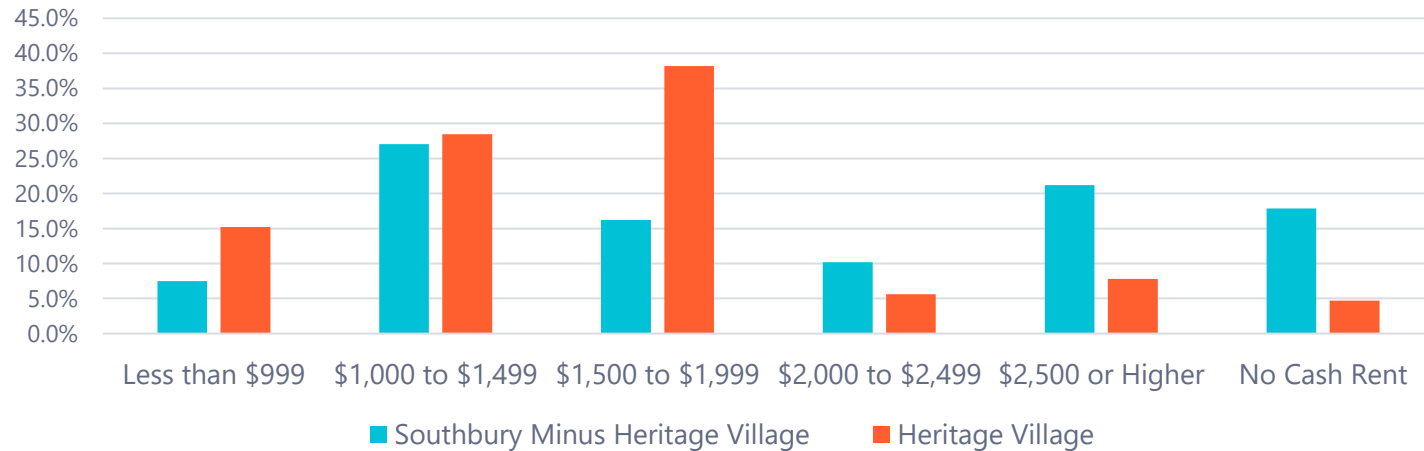


Source: 2019 ACS 5-Year Estimate, Table B25075

- Homes at a range of values are available in Southbury – nearly all <\$750,000
- Almost 40% of homes are valued at less than \$299,000
- Heritage Village offers many homes in lower prices <\$199,000
- Home values outside of Heritage Village are still significantly above the maximum affordable home value for many low-income residents.

GROSS RENT DISTRIBUTION

Distribution of Gross Monthly Rents

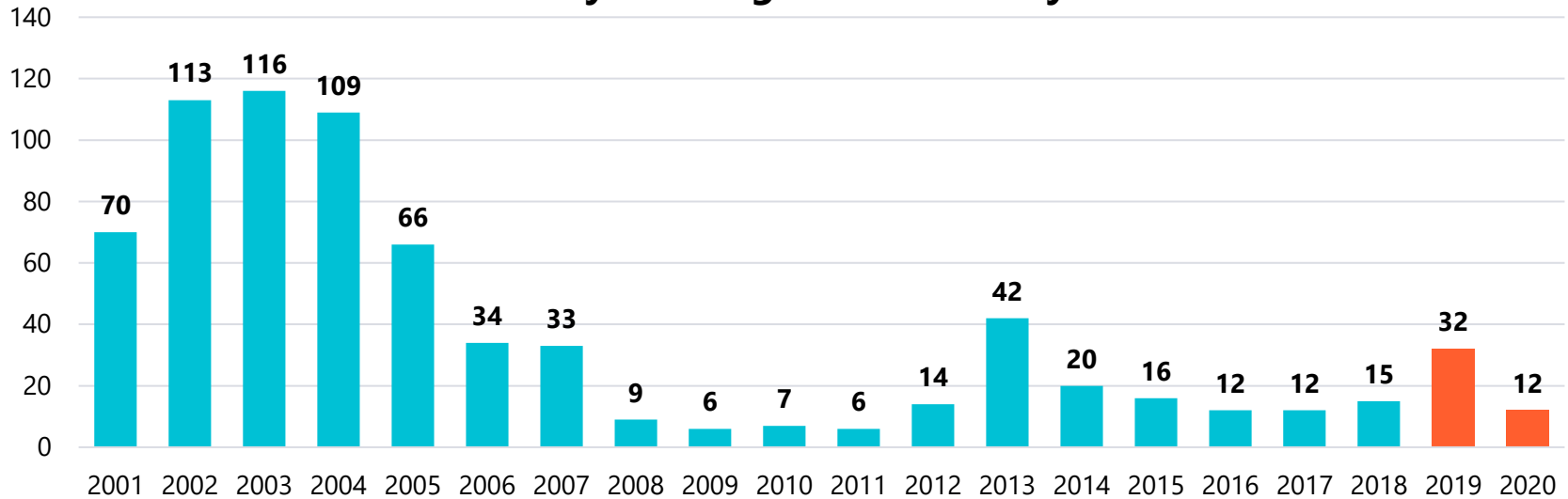


Source: 2019 ACS 5-Year Estimate, Table B25063

- Fewer rental options compared to New Haven County as a whole.
- Varied rent cost options exist but 57% of rentals are above \$1,000 and 21% are above \$2,000 in Southbury which is significantly above the maximum monthly rent affordable to low-income residents.
- Rents at Heritage Village are lower with almost 80% of all rents under \$1,999

HOUSING PERMITS

Town of Southbury Housing Permit Activity: 2001 to 2020

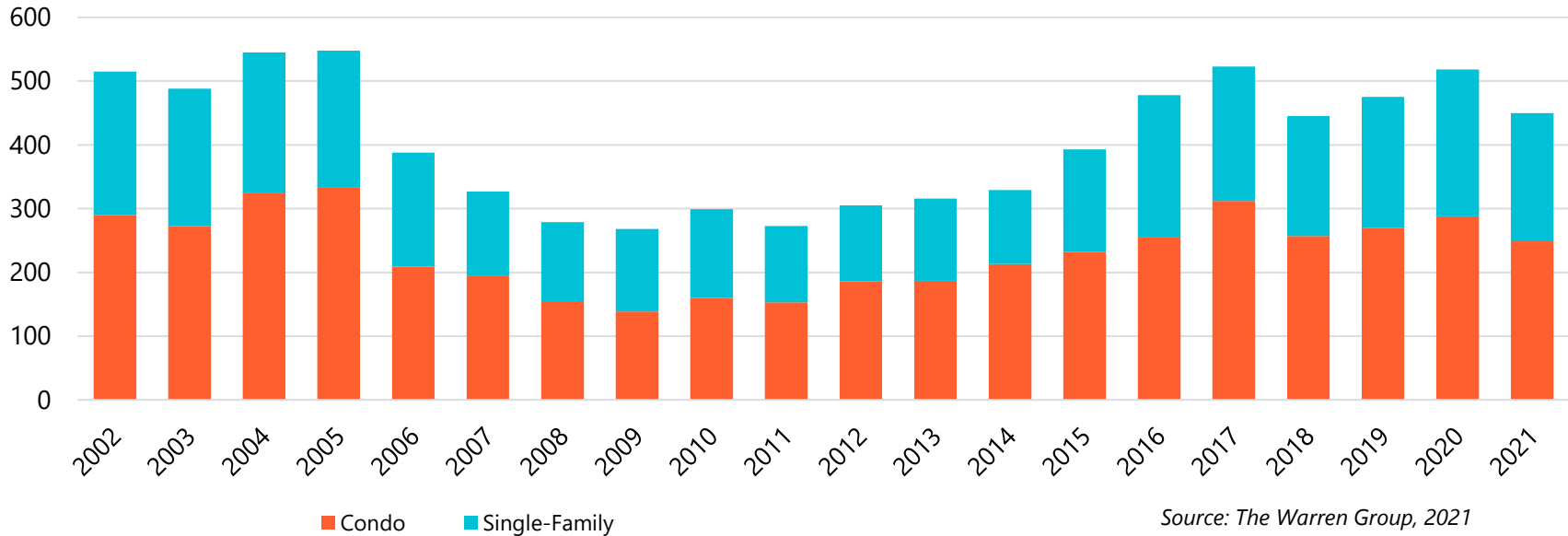


Source: CT Department of Economic and Community Development, 2019 and 2020 provided by Town of Southbury

- Housing growth rate in Southbury since 2010 exceeds both County and State.
- From 1998 to 2006, Southbury averaged 90 new housing units per year.
- Between 2015 and 2020, the Town has averaged 17 new housing units per year. Nearly all have been single family.
- Over time, decrease in undeveloped sites can lead to fewer permits issued.

HOME SALES

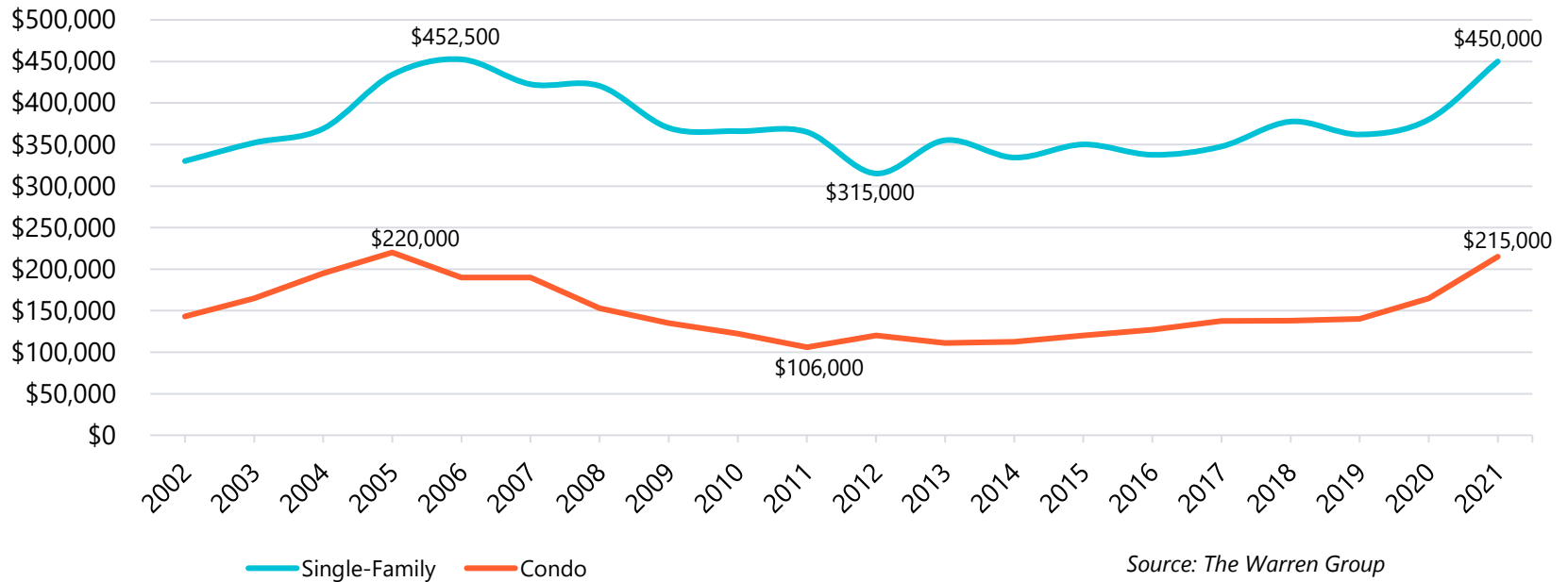
Town of Southbury Home Sales: 2002 to 2021



- Home sales have been on a general incline since 2011 with a small dip in 2018 that has since recovered.
- 2020 had the highest number of sales since 2005.
- Condos have been selling at equal rates to single-family homes despite there being many more single-family dwellings.

HOME SALE PRICES

Town of Southbury Median Home Sale Price: 2002 to 2021



- Median sale price for single-family homes in Southbury increased by 18% in 2021 to \$450,000
- Condo prices have also risen at a less steep rate
- Increasing sale prices may encourage more current owners to sell

HOUSING MARKET TRENDS: TAKEAWAYS

- Predominantly single-family housing market except for a large condo development at Heritage Village
- Large amount of age-restricted housing could be limiting other housing types
- Many single-family dwellings contain 3 bedrooms or more – fewer small unit options for small or individual households that are not age-restricted
- Home sales have been strong for both houses and condos
- New construction has been slow – new units are not being added to the market to attract new residents
- Very little land is zoned for multi-family housing making it challenging to meet this unmet demand

Housing Needs Assessment

WHAT IS “AFFORDABLE HOUSING”?

- **Affordable housing is typically defined as housing that costs no more than 30% of a household’s income**
- Under 8-30g, "affordable housing" is housing which, due to deed restriction or subsidy, costs a low-income household no more than 30% of their income
 - A goal of State law is for 10% of housing units in every town to be "affordable," per this definition
 - Low-income is a household making less than 80% of State or Area Median Income, whichever is less
 - Under 8-30g, a family of 4 making less than \$79,900 per year or an individual making less than \$55,950 per year in Southbury would qualify as low-income
- **Area Median Income (AMI) better reflects Southbury and New Haven County incomes and cost of living**
 - Used for this analysis in accordance with DOH guidance to identify affordable housing needs

WHAT IS “AFFORDABLE HOUSING”?

- Affordable housing needs analyses typically rely on an income-based calculation that does not include wealth or assets to determine “cost burden,” or the extent of households spending more than 30% of *income* on housing.
- According to HUD, income includes annual income, dividends and interest earned, all Social Security payments, disability payments and welfare assistance
- Cost-burden analyses likely overstate affordable housing needs in high income areas where households can more easily afford to spend higher percentages of their incomes on housing without negatively impacting other needs. (*Measuring Housing Affordability: Assessing the 30% of Income Standard; Christopher Herbert, Alexander Hermann and Daniel McCue; Harvard Joint Center for Housing Studies; September 2018*).

WHAT IS “AFFORDABLE HOUSING”?

FY 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Waterbury, CT HUD Metro FMR Area	\$80,800	Very Low (50%) Income Limits (\$) Click for More Detail	36,050	41,200	46,350	51,450	55,600	59,700	63,800	67,950
		Extremely Low Income Limits (\$)* Click for More Detail	21,600	24,700	27,800	30,850	33,350	35,800	40,120	44,660
		Low (80%) Income Limits (\$) Click for More Detail	55,950	63,950	71,950	79,900	86,300	92,700	99,100	105,500

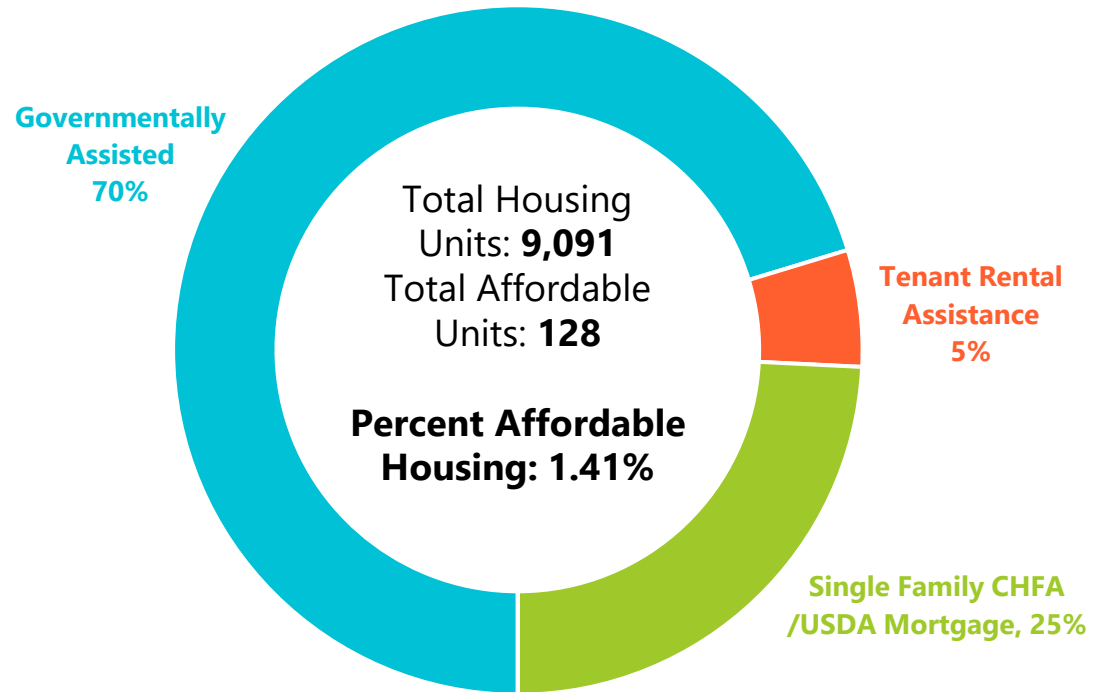
Source: U.S. Department of Housing and Urban Development (HUD) Income Limits

- Affordability is calculated for metropolitan areas based on **Area Median Income (AMI)** and household size.
- In Southbury, a family of four making less than \$79,900 per year would be considered “low income,” per the **Area Median Income (AMI)**.

PROTECTED AFFORDABLE HOUSING

- **Protected Affordable Housing Units** meet the statutory definition of affordable housing, under 8-30g, and are restricted to households that make less than 80% of State Median Income, so that they spend less than 30% of their income on housing
- **As of 2021, 128 units, or 1.41% of Southbury's total housing units were protected affordable units**

Affordable Housing Units in Southbury, by Type: 2021



Source: DECD Affordable Housing Appeals List, 2021

AFFORDABLE HOUSING NEEDS

How many Southbury Families Need Affordable Housing?

Low Income 50% to 80% of AMI

<\$55,950 for an individual
<\$79,900 for a family of 4



745

Homeowners



125

Renters



870

Total Households

Very Low Income 31% to 50% of AMI

<\$36,050 for an individual
<\$51,450 for a family of 4



570

Homeowners



240

Renters



810

Very Low-Income
Households

Extremely Low Income 30% of less of AMI

<\$21,600 for an individual
<\$30,850 for a family of 4



590

Homeowners



145

Renters



735

Extremely Low-Income
Households

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2013-2017

- There are **2,415** households in Southbury (**30.6%** of total) who meet the definition of low income (household income <80% of AMI)
- Significantly more homeowners are low-income than renters – due to lack of rental supply

AFFORDABLE HOUSING: RENTER NEEDS

Maximum Monthly Costs for Low Income Renters

Low Income

51% to 80% of AMI

<\$55,950 for an individual
<\$79,900 for a family of 4



\$1,216/month

for an individual



\$1,736/month

for a family of 4

Very Low Income

31% to 50% of AMI

<\$36,050 for an individual
<\$51,450 for a family of 4



\$783/month

for an individual



\$1,117/month

for a family of 4

Extremely Low Income

30% or less of AMI

<\$21,600 for an individual
<\$30,850 for a family of 4



\$469/month

for an individual



\$670/month

for a family of 4

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

30% Standard: 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

<\$55,950 for an individual
<\$79,900 for a family of 4



\$192,000
for an individual



\$275,000
for a family of 4

Very Low Income 31% to 50% of AMI

<\$36,050 for an individual
<\$51,450 for a family of 4



\$124,000
for an individual



\$177,000
for a family of 4

Extremely Low Income 30% or less of AMI

<\$21,600 for an individual
<\$30,850 for a family of 4



\$74,000
for an individual



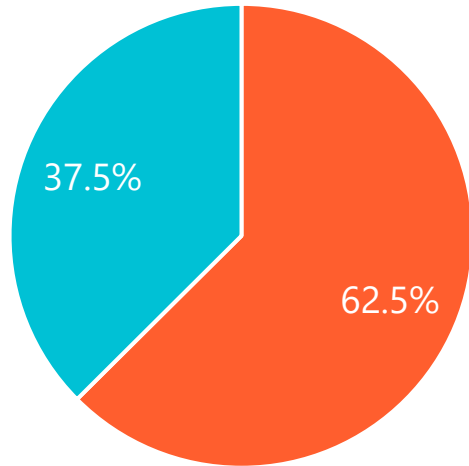
\$106,000
for a family of 4

Source: U.S. Department of Housing and Urban Development (HUD) Income Limits. Based on income limits for Waterbury, 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

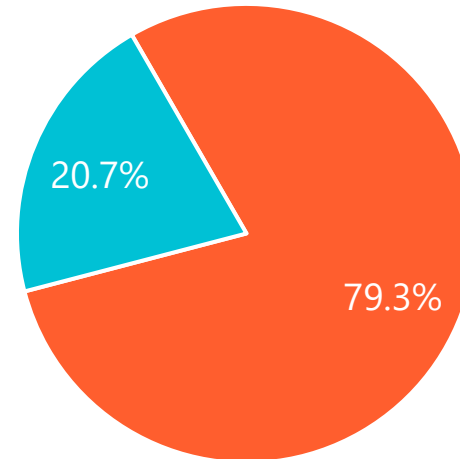
30% Standard: HUD recommends that households spend no more than 30% of their income on housing costs including rent or mortgage payments, property taxes, utilities, HOA fees, and maintenance costs.

HUD 30% STANDARD: EXISTING CONDITIONS

Low-Income Renters by Portion of Income Spent on Housing



Low-Income Homeowners by Portion of Income Spent on Housing



■ Spending More Than 30% of Income
■ Spending Less Than 30% of Income

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

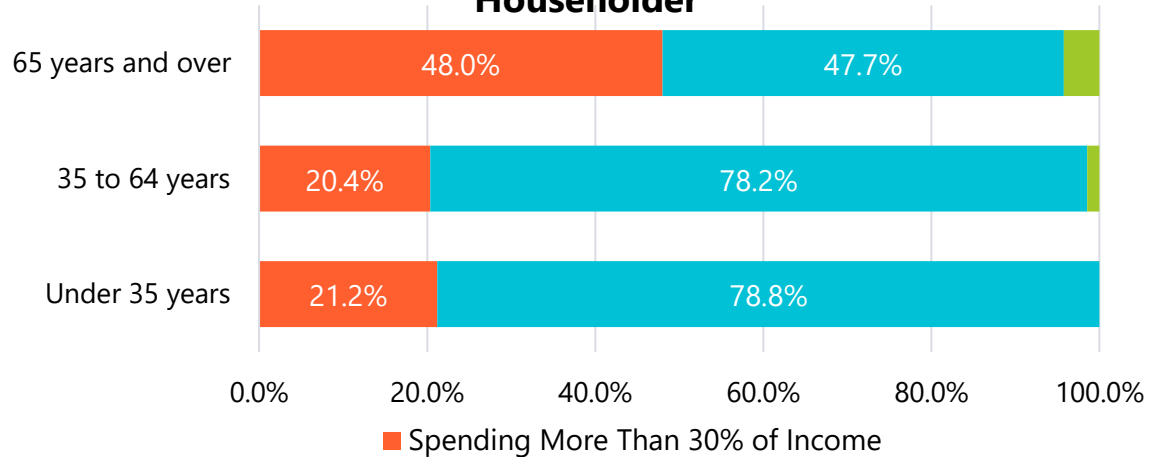
- **Cost Burden** is defined as households that spend greater than 30% of their income on housing. These households may have difficulty affording necessities such as food, clothing, transportation, and medical care.
- In 2018, about **62%** of low-income renters and about **79%** of low-income homeowners were cost burdened by housing costs.

HUD 30% STANDARD: EXISTING CONDITIONS

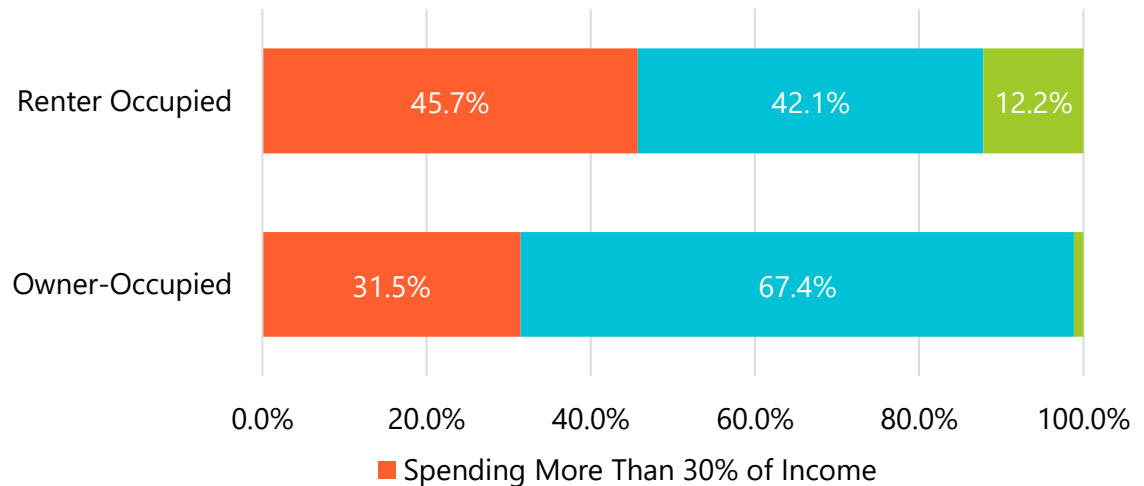
Other Populations in Southbury

- Senior households are more likely to experience cost burden (48%) compared to other households
- Renters are significantly more likely to be cost burdened by housing costs than homeowners
- Note: "Income" does not include assets that may be available to cover housing costs such as trusts, property, etc.

Portion of Income Spent on Housing, by Age of Householder



Portion of Income Spent on Housing, by Tenure



Source: 2019 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 (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.

SOUTHBURY 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)	\$106,000	275	52	(223)
Very Low Income (<50% of AMI)	\$177,000	470	253	(217)
Low Income (<80% of AMI)	\$274,000	870	943	73

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; 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)	\$670	30	28	(2)
Very Low Income (<50% of AMI)	\$1,117	145	46	(99)
Low Income (<80% of AMI)	\$1,736	195	203	8

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25063

SOUTHBURY 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)	\$74,000	275	26	(249)
Very Low Income (<50% of AMI)	\$124,000	470	100	(370)
Low Income (<80% of AMI)	\$192,000	870	356	(514)

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; 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)	\$469	30	24	(6)
Very Low Income (30% to 50% of AMI)	\$783	145	36	(109)
Low Income (50% to 80% of AMI)	\$1,216	195	54	(141)

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25063

HERITAGE VILLAGE HOUSING GAP ANALYSIS: FAMILY OF FOUR

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)	\$106,000	315	534	219
Very Low Income (<50% of AMI)	\$177,000	690	1,346	656
Low Income (<80% of AMI)	\$275,000	1,035	1,791	756

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; 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)	\$670	115	76	(39)
Very Low Income (30% to 50% of AMI)	\$1,117	240	130	(110)
Low Income (50% to 80% of AMI)	\$1,736	315	418	103

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25063

HERITAGE VILLAGE 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)	\$74,000	315	124	(191)
Very Low Income (<50% of AMI)	\$124,000	690	748	58
Low Income (<80% of AMI)	\$192,000	1,035	1,387	352

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; 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)	\$469	115	25	(90)
Very Low Income (30% to 50% of AMI)	\$783	240	100	(140)
Low Income (50% to 80% of AMI)	\$1,216	315	153	(162)

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25063

HOUSING NEEDS ASSESSMENT: TAKEAWAYS

- Significant affordable housing needs within Southbury for individuals and single-income households
 - **2,415 households (31% of total) are classified as low income and could be eligible for affordable housing**
- **33.5%** of households are spending more than 30% of their income (excluding other assets) on housing costs
- Town has 128 protected affordable units, or 1.4% of total housing units
- Shortage of units affordable to households across all household sizes and housing types apart from family-sized owner-occupied homes
- Populations spending more than 30% of their income on housing include:
 - Low-income households making less than 80% AMI
 - Senior households
 - Renters
 - Single-person/single-income households