



Hamden Affordable Housing Plan Existing Conditions

Prepared by RKG Associates



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INTRODUCTION

The existing conditions chapter serves as the first section of the affordable housing plan and is aimed at establishing a baseline of current socio-economic and demographic characteristics of Hamden. More specifically this baseline analysis encompasses data points ranging from population and housing characteristics to general economic indicators and labor force statistics. The value of this analytical piece is that it provides an opportunity to identify current local trends and/or quantify and detail, more specifically, known trends experienced by local stakeholders. The following analysis also offers a comparison of the town relative to the greater SCRCOG region, which illuminates how regional trends may or may not be influencing the localized trends in Hamden.

The goal of this section is to present a thorough data driven picture of Hamden, which can be used to align community stakeholders with the same baseline information to both inform and guide the future sections of this report involving issues and opportunities, goals, and strategies. This section in conjunction with community meetings and the SCRCOG survey results will serve to ground truth the data and highlight/quantify the issues and opportunities present within the community as it relates to the town's existing housing market.

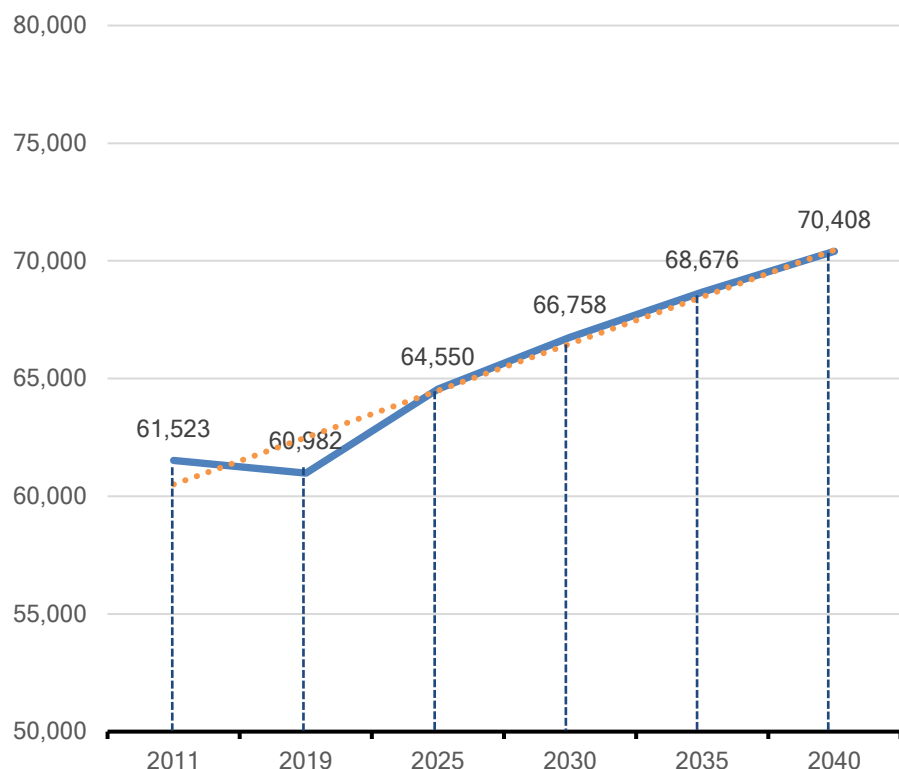
DEMOGRAPHICS & HOUSING MARKET CONDITIONS

Included in this section is the sociodemographic and market data that describes current conditions, changes over time, and future projections that influence changes in Hamden's housing market. Analysis of demographic trends provides insight into the town's ability to support a dynamic housing market, and whether that market can provide a broader and more affordable range of housing options. At the national level, the COVID-19 pandemic came at a period when the U.S. as a whole was facing numerous issues in housing affordability, especially for low-income households. Persistently high housing costs relative to household income, and the stagnation of real wages poses numerous challenges for housing affordability making it one of the most salient issues prior to and coming out of the pandemic.

Population, Age, Race/Ethnicity

Similar to New Haven County, the town of Hamden is projected to experience continued population growth over the next two decades with an estimated total population of 70,408 by 2040. Over the previous decade, the town saw a decline of 541 residents. Across Hamden changes in population occurred across different parts of town with increases (more than 20%) in the central and western parts of town and decreases in neighborhoods near Sleeping Giant State Park and Quinnipiac University.

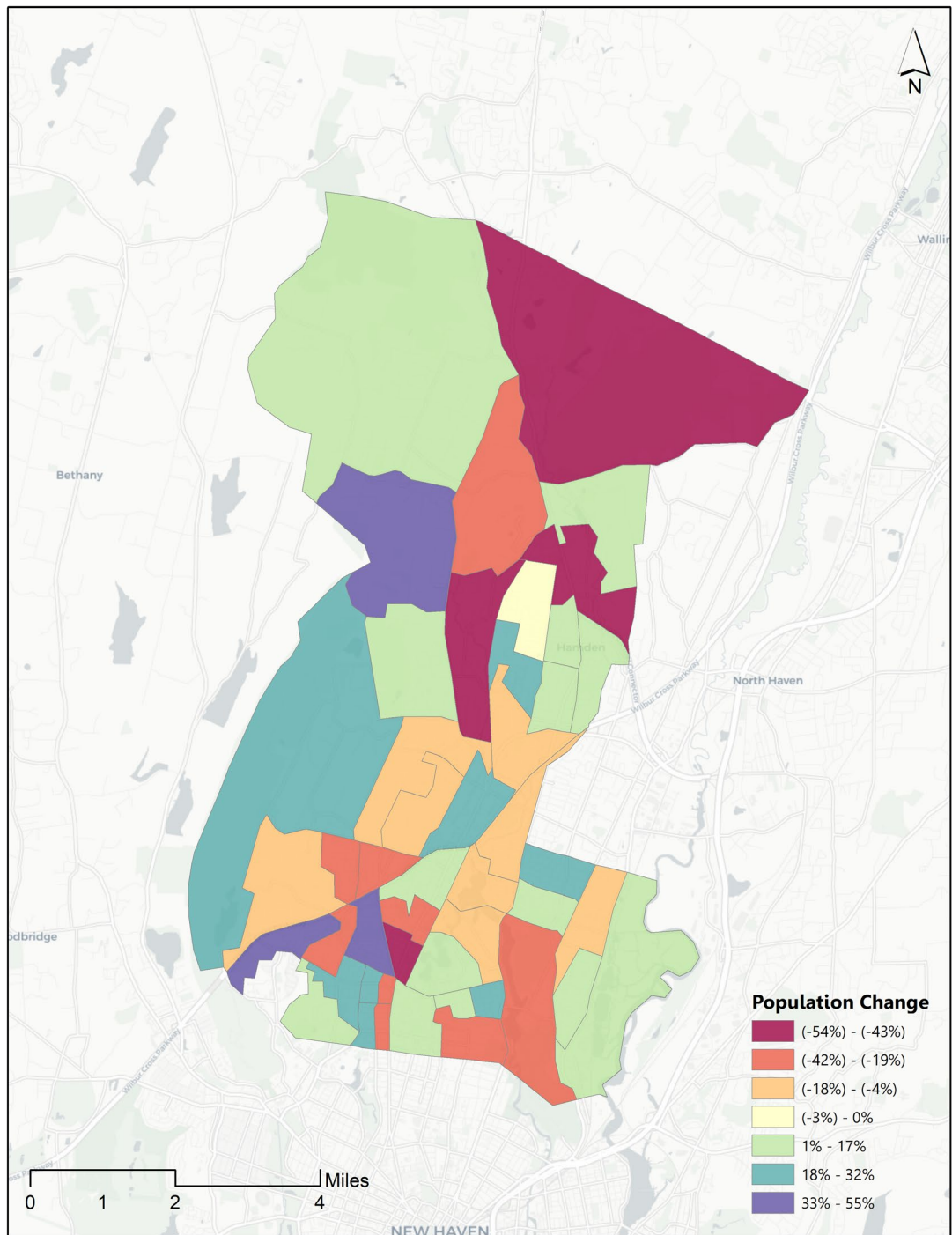
Figure 1 Total Population Change (2011 - 2040)
Source: ACS 5-Year Estimates, CT State Projections



Across age cohorts, the town of Hamden has seen growth in residents ages 25 - 34 years old. This could be linked to the growth of Quinnipiac University as well as growth in regional employment. Like the rest of the SCRCOG region, Hamden has experienced growth in populations ages 55 and older, as well as decreases in residents under 18 and those who are ages 35 - 54. Populations in these age

Figure 2 Population Change (2010 - 2019)

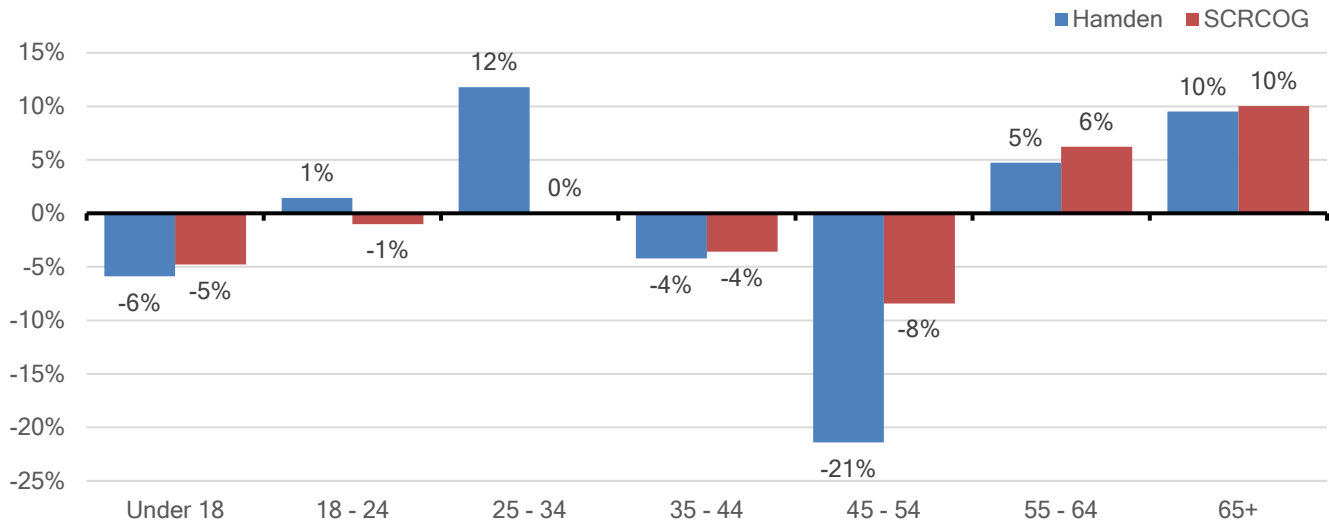
Source: ACS 5-Year Estimates



brackets typically constitute family households, evidenced by the changes in household composition (see figure 8). These demographic changes by age could suggest that preferences for different types of housing may have shifted over the past decade, due to increases in older households and millennial households, and reductions in family households.

Figure 3 Change in Population by Age (2011 - 2019)

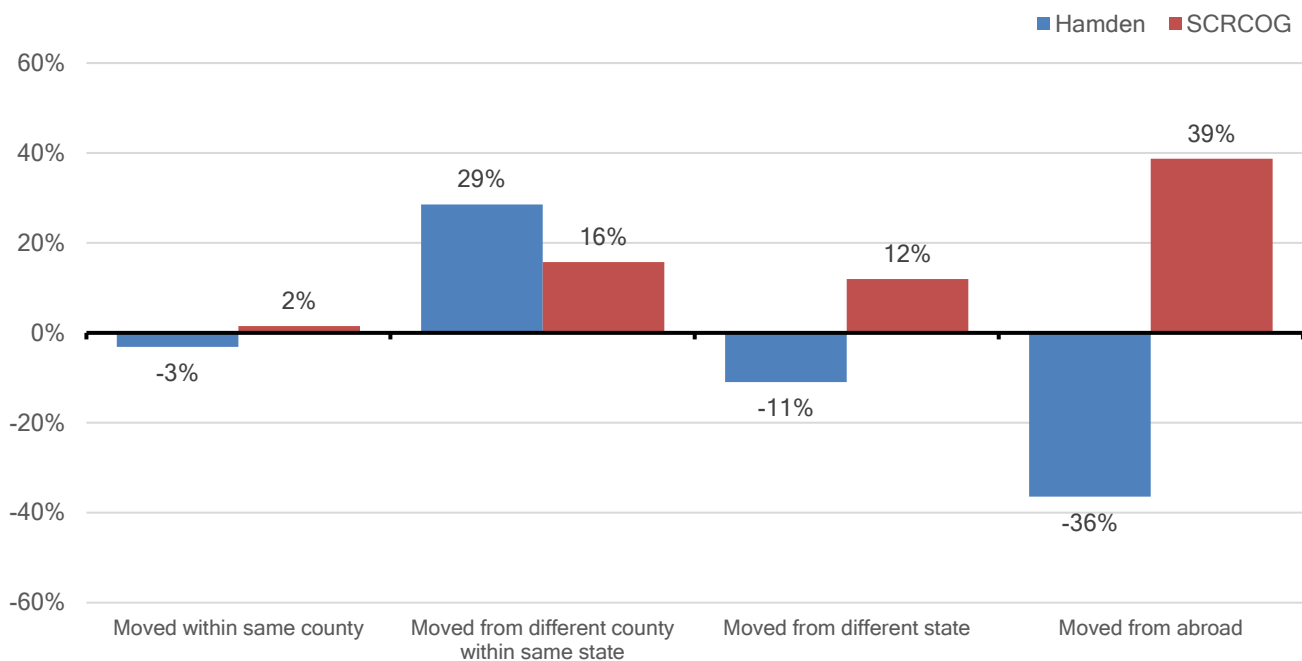
Source: ACS 5-Year Estimates



In terms of geographic mobility amongst the population of Hamden, the town saw its greatest increase in population from people moving from another county, whereas the larger SCRCOG region saw its greatest population increase from people moving from abroad. In contrast with the SCRCOG region, 11% of Hamden residents who left the town moved to another state whereas the SCRCOG region saw a 12% increase in new residents from other states.

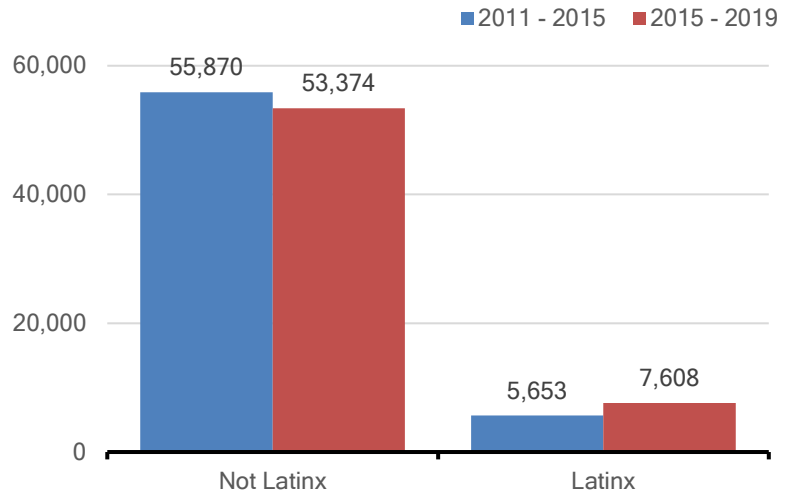
Figure 4 Change in Geographic Mobility of Population (2011 - 2019)

Source: ACS 5-Year Estimates



Over the past decade, Hamden’s change in population distribution by race and ethnicity suggests the town’s population is diversifying. Between 2011 and 2019, Hamden’s share of White residents fell to 60.9%, while the share of Black and African American residents increased to about 25% of the population. Hamden has also experienced a 34.6% increase in residents that identify as Latinx. This growth in Latinx residents reflects similar trends found in many of the other municipalities within the SCRCOG region.

Figure 5 Population by Ethnicity (2011 - 2019)
Source: ACS 5-Year Estimates



Dot density mapping by race and ethnicity (figure 7) also provides a good indicator of where households are settling throughout Hamden. White residents are relatively spread out across town, while Black and African American as well as Latinx residents are mostly located in neighborhoods to the south of town along route 10. Additionally, there are two more densely populated areas on the eastern side of Hamden located around the campus of Quinnipiac University. Based on the population dot density map these areas are more racially and ethnically diverse compared to other parts of town.

Figure 6 Population by Race, Hamden (2011 - 2019)
Source: ACS 5-Year Estimates

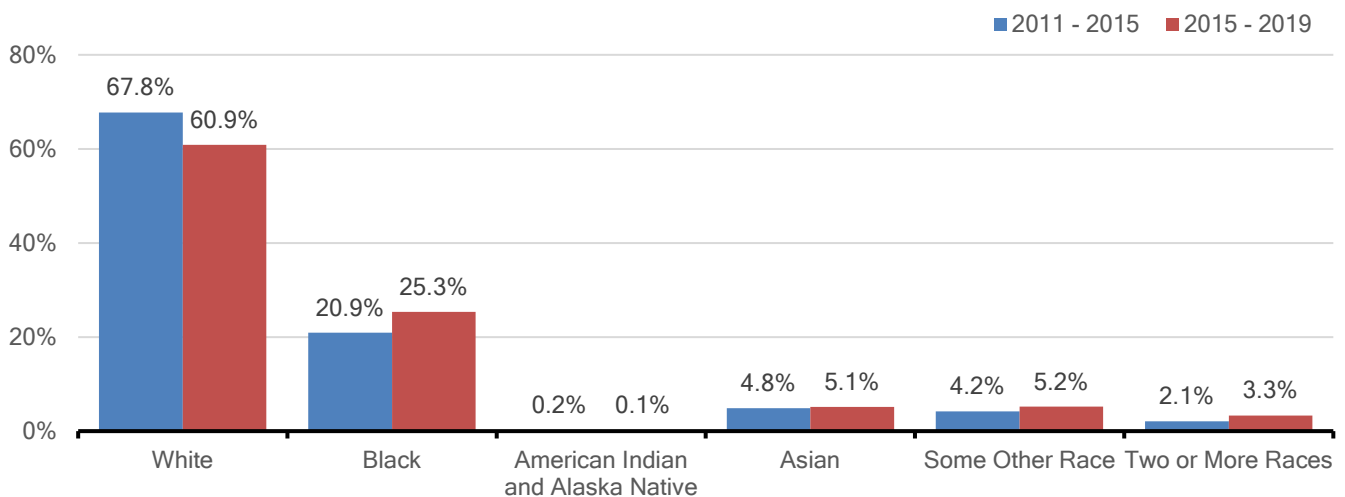
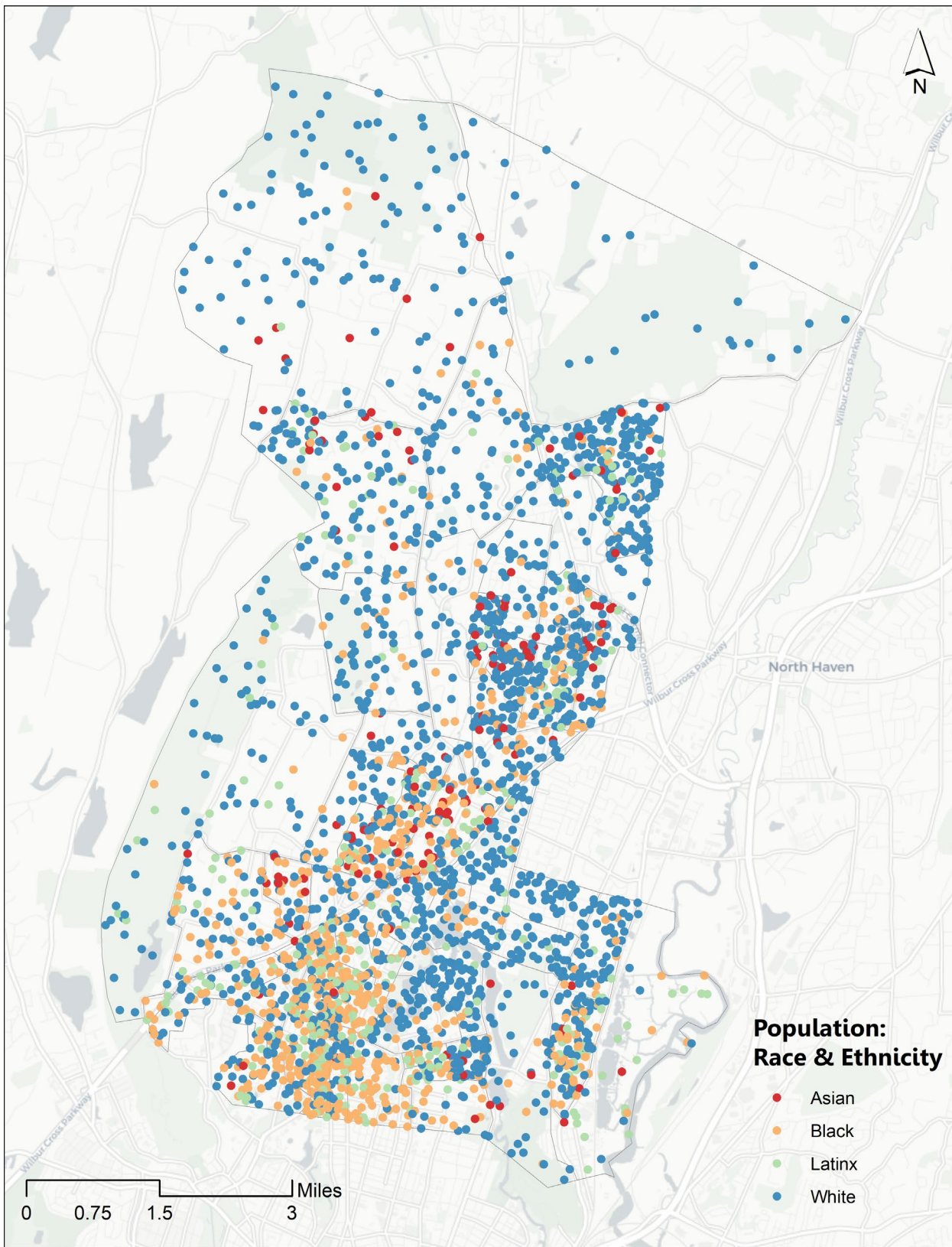


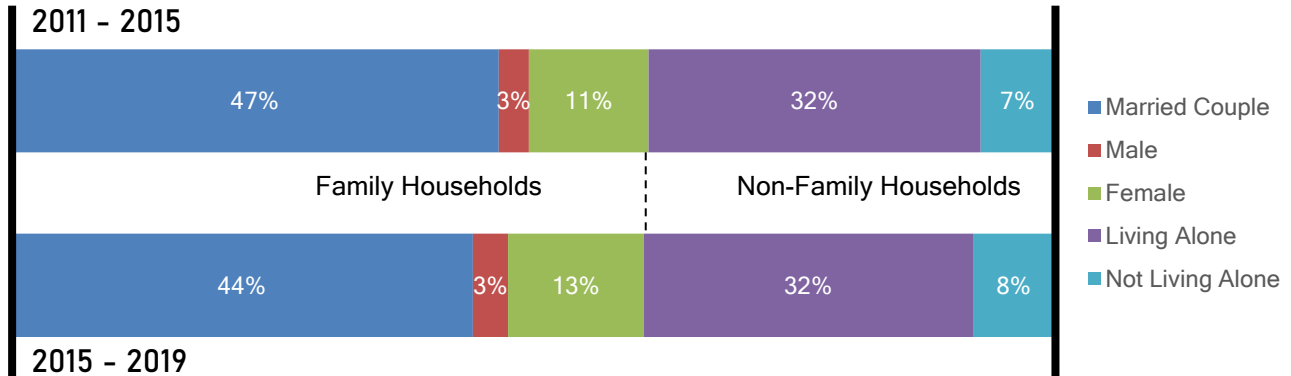
Figure 7 Population Dot Density
Source: ACS 5-Year Estimates



Household Composition

Figure 8 Change in Household Composition (2011 - 2019)

Source: ACS 5-Year Estimates



Change in Households

Over the past decade, the number of households in Hamden declined by 3% which is also reflected in the slight decline in population over that same time period. Furthermore, those household losses primarily occurred with family households as shown in figure 8. In contrast, non-family households increased driven by households with two or more unrelated individuals living together. This may indicate growth in households with roommates or unmarried couples.

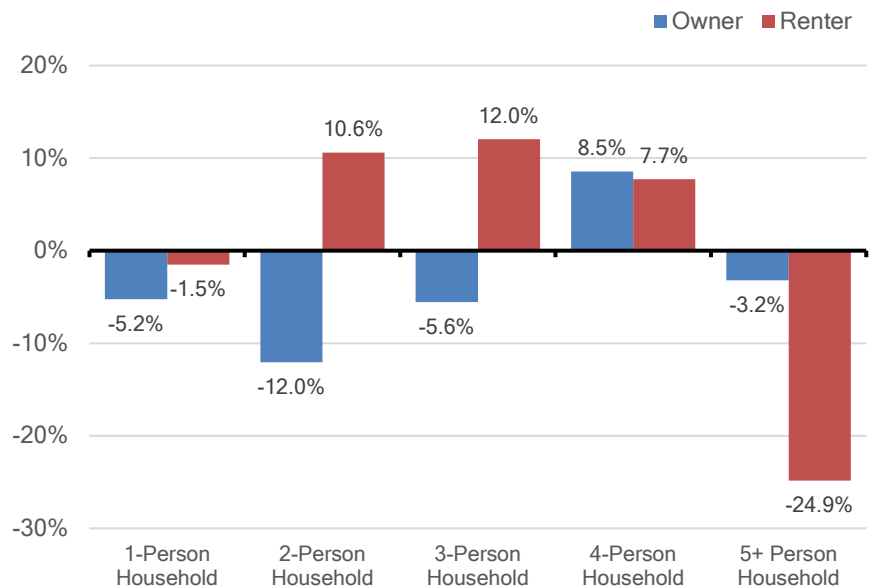
The Census defines a family household as a household maintained by a householder who is in a family. A family is any two or more related people residing together.

Across tenure and household size, Hamden experienced the growth in renter households of 2- (10.6%), 3- (12%), and 4- (7.7%) persons while it experienced between 5 - 12% declines in all owner households, with the exception of for 4-person households which saw an increase of (8.5%). Hamden's largely renter driven growth is likely linked to the increases in residents ages 25 - 34 and those who are over the age of 65. Nationally, the housing preferences of these two groups are merging with more renting in multi-family, accessible, amenitized buildings.

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Figure 9 Change in Households by Tenure & Size (2011 - 2019)

Source: ACS 5-Year Estimates



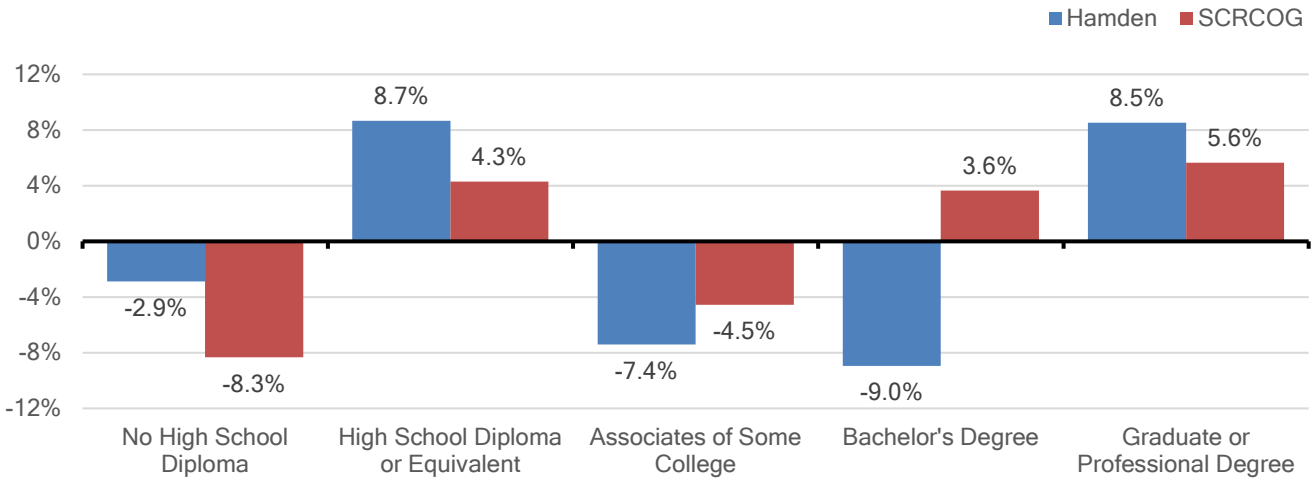
Nationally, the housing preferences of these two groups are merging with more renting in multi-family, accessible, amenitized buildings.

Education & Income

Over the past decade, the number of residents with a bachelor’s degree or higher decreased by 9% while those with a graduate or professional doctoral degree jumped nearly 9%. There was also an increase in the number of Hamden residents graduating high school

Figure 10 Change in Educational Attainment (2011 - 2019)

Source: ACS 5-Year Estimates



Hamden’s household wealth distribution is increasingly shifting to higher income residents which reflects a similar trend to that of the larger SCRCOG region. The highest growing income cohorts within the town of Hamden fall in the range of \$150,000 - \$199,999 (18% increase) and \$200,000+ (31% increase). These increases may be related to the higher gains in educational attainment with residents able to secure better paying jobs as their level of education improves.

Figure 11 Change in Household Incomes (2011 - 2019)

Source: ACS 5-Year Estimates

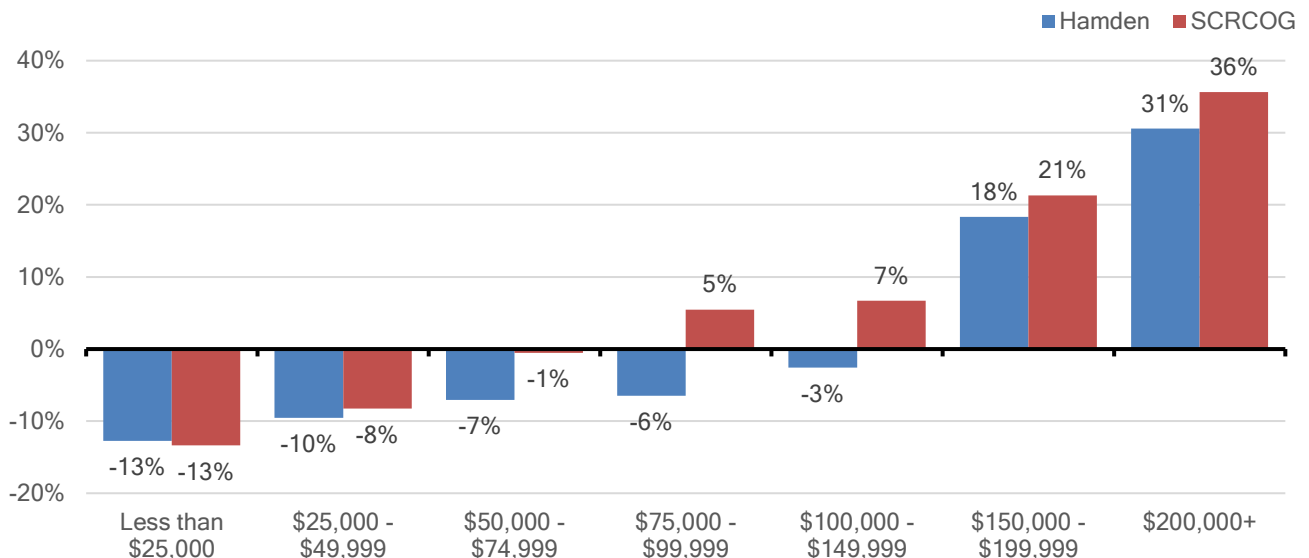
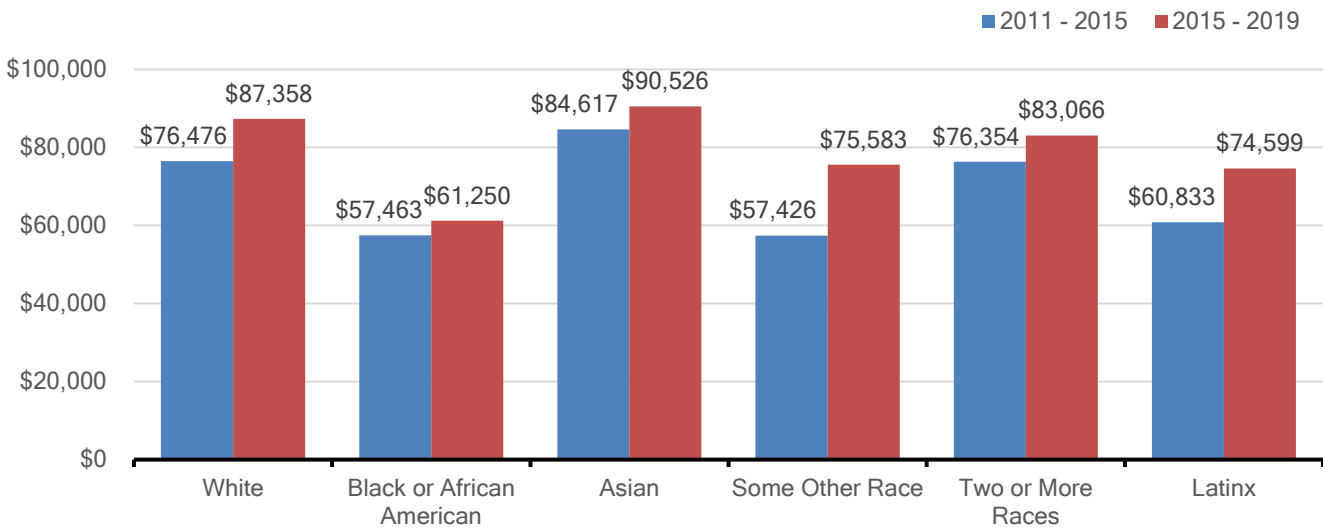


Figure 12 Median Household Income by Race & Ethnicity (2011 - 2019)

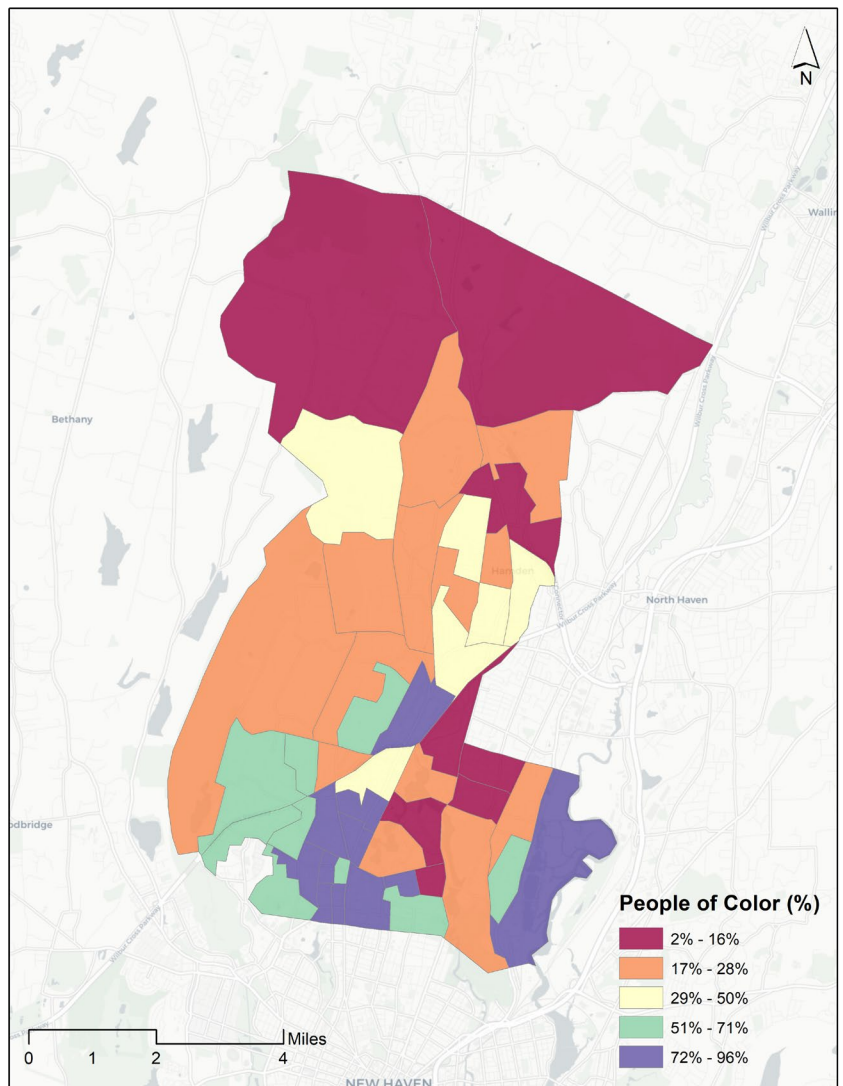
Source: ACS 5-Year Estimates



Across race and ethnicity, Hamden is one of the most diverse towns within the SCRCOG region. Across incomes, White and Asian American households represent the highest income earners with median household incomes that are much higher than both Black and African American and Latinx households. Even though median household incomes rose for all reported races and ethnicities over the past decade, the rate of growth was much lower for Black and African American households. Slower income growth greatly impacts the ability of households to pay higher rents and mortgages, contain cost burdening as prices escalate, and find affordable housing options in

Figure 13 Percent Population of Color

Source: ACS 5-Year Estimates



town. It may also be impacting their ability to enter the homeownership market over time as prices continue to rise.

Based on the maps in figures 13 & 14, Hamden's population has larger percentages of White residents in the Northern part of town and larger percentages of people of color in the southern part adjacent to New Haven. Similarly, the distribution of household income shows that higher income households are to the north and central part of town and the lowest incomes are in the southern neighborhoods on the New Haven border.

Hamden is seeing increases in higher income renters (\$100,000+) and the highest income homeowners (\$150,000+). More specifically, Hamden has seen an increase of 690 owner households earning \$150,000+, and 227 renter households earning \$100,000+.

Figure 14 Median Household Income

Source: ACS 5-Year Estimates

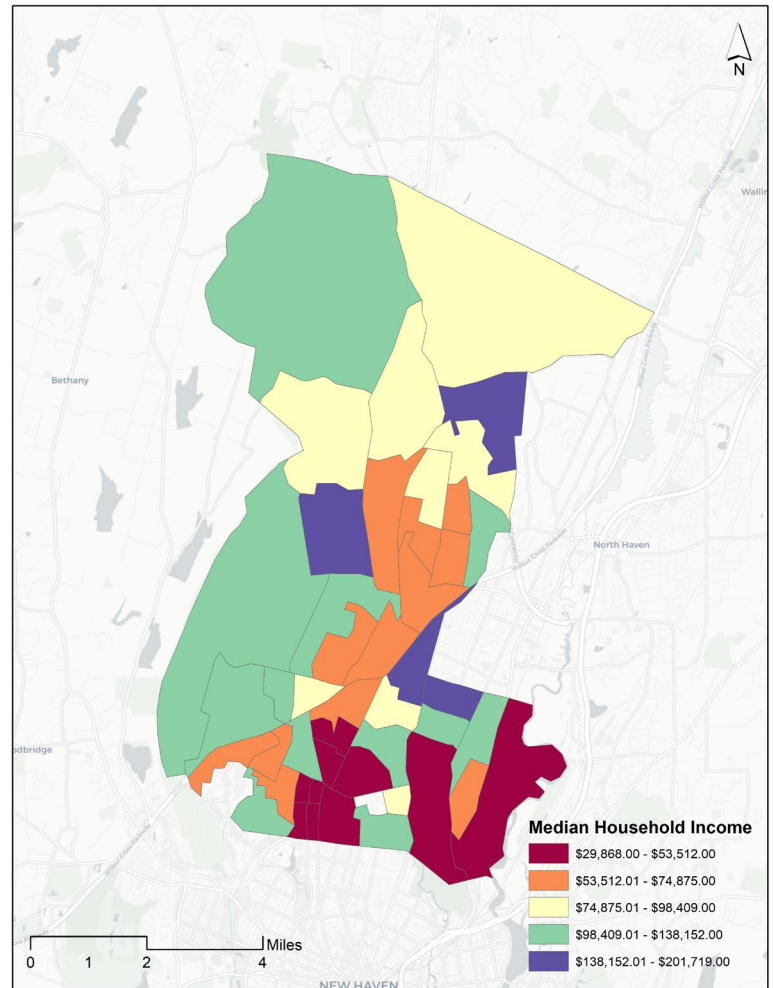
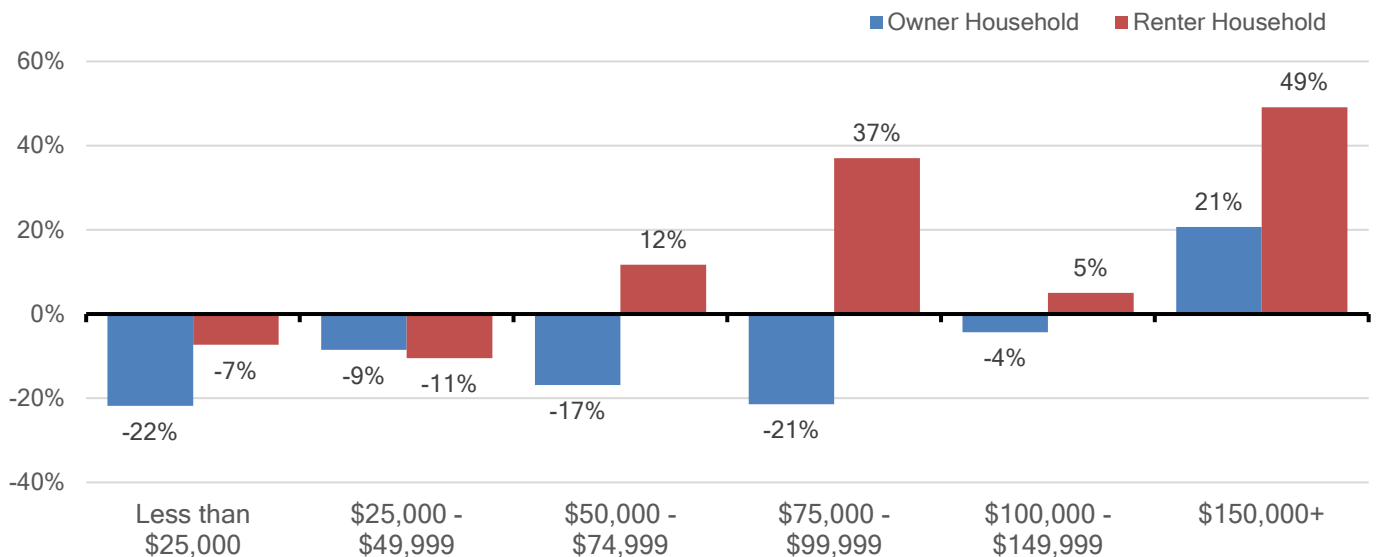


Figure 15 Change in Household Income by Tenure (2011 - 2019)

Source: ACS 5-Year Estimates



Employment

Within the town of Hamden, the highest employment sectors include health care and social assistance, government, and education. Two of the top three highest employed sectors have average adjusted earnings of more than \$100,000. Of the top ten highest employment sectors, most workers earn less than Hamden's median household income of \$74,274.

Table 1 Top 10 Largest Employment Sectors 2021

Source: EMSI 2021.4 - QCEW Employees

Industry Sector	2021 Jobs	2021 Adjusted Average Annual Earnings per Job
Health Care and Social Assistance	5,528	\$53,637
Government	3,387	\$100,109
Educational Services	3,081	\$114,232
Retail Trade	1,888	\$40,909
Transportation and Warehousing	1,395	\$46,473
Finance and Insurance	1,298	\$94,675
Manufacturing	1,192	\$83,023
Accommodation and Food Services	994	\$26,828
Professional, Scientific, and Technical Services	770	\$106,522
Administrative and Support and Waste Management and Remediation Services	769	\$55,237

Among the most prevalent occupations in Hamden, the majority earn below Hamden's median household income. This shows that the jobs employees actually hold in Hamden may not pay enough for them to afford to live in the community, and if they do, they may struggle to find price appropriate housing.

Table 2 Top 10 Largest Occupation Categories 2021

Source: EMSI 2021.4 - QCEW Employees

Occupation Category	2021 Jobs	2021 Adjusted Median Annual Earnings
Office and Administrative Support	3,177	\$45,731
Educational Instruction and Library	2,845	\$75,192
Healthcare Support	2,159	\$31,653
Transportation and Material Moving	1,862	\$36,815
Sales and Related Management	1,620	\$45,893
Management	1,567	\$134,128
Healthcare Practitioners and Technical	1,495	\$86,606
Business and Financial Operations	1,198	\$79,118
Food Preparation and Serving Related	1,192	\$30,989
Community and Social Service	766	\$57,684

Table 3 Top 5 Employment Growth Sectors 2010 – 2021

Source: EMSI 2021.4 - QCEW Employees

Industry Sector	2010 - 2021 Jobs	% Change
Health Care and Social Assistance	1,655	43%
Transportation and Warehousing	752	117%
Educational Services	193	7%
Construction	108	19%
Arts, Entertainment, and Recreation	44	24%

Table 4 Top 5 Employment Growth by Occupation 2010 – 2021

Source: EMSI 2021.4 - QCEW Employees

Occupation Category	2010 - 2021 Jobs	% Change	2021 Adjusted Median Annual Earnings
Healthcare Support	866	67%	\$31,653
Transportation and Material Moving	504	37%	\$36,815
Healthcare Practitioners and Technical	309	26%	\$86,606
Community and Social Service	72	10%	\$57,684
Protective Service	57	13%	\$61,300

Tables 3 and 4 highlight the sectors and occupations that have experienced the largest increases in jobs over the past decade. Similar to regional trends, the highest growth sectors in Hamden were the health care and social assistance and transportation sectors. Hamden also saw increases in the educational services sector which could be related to local academic institutions such as Quinnipiac University. Among specific occupations, Hamden saw the largest increases in healthcare support jobs, transportation and material moving jobs, as well as healthcare practitioners and technical jobs.

Employment Geography

Based on home and work destination data for Hamden (table 5 & 6), the highest single share of workers in Hamden are residents. Despite this, 82% of Hamden working residents commute to jobs in other communities such as New Haven. This means that during daytime business hours, the town experiences a net population decrease.

Table 5 Top Ten Places of Residence for People Employed in Hamden

Source: OnTheMap, 2018

County Subdivision	Job Count	Share
Hamden	3,929	18.1%
New Haven	2,461	11.4%
North Haven	1,056	4.9%
Wallingford	997	4.6%
West Haven	887	4.1%
East Haven	697	3.2%
Cheshire	671	3.1%
Meriden	627	2.9%
Milford	564	2.6%
Branford	529	2.4%

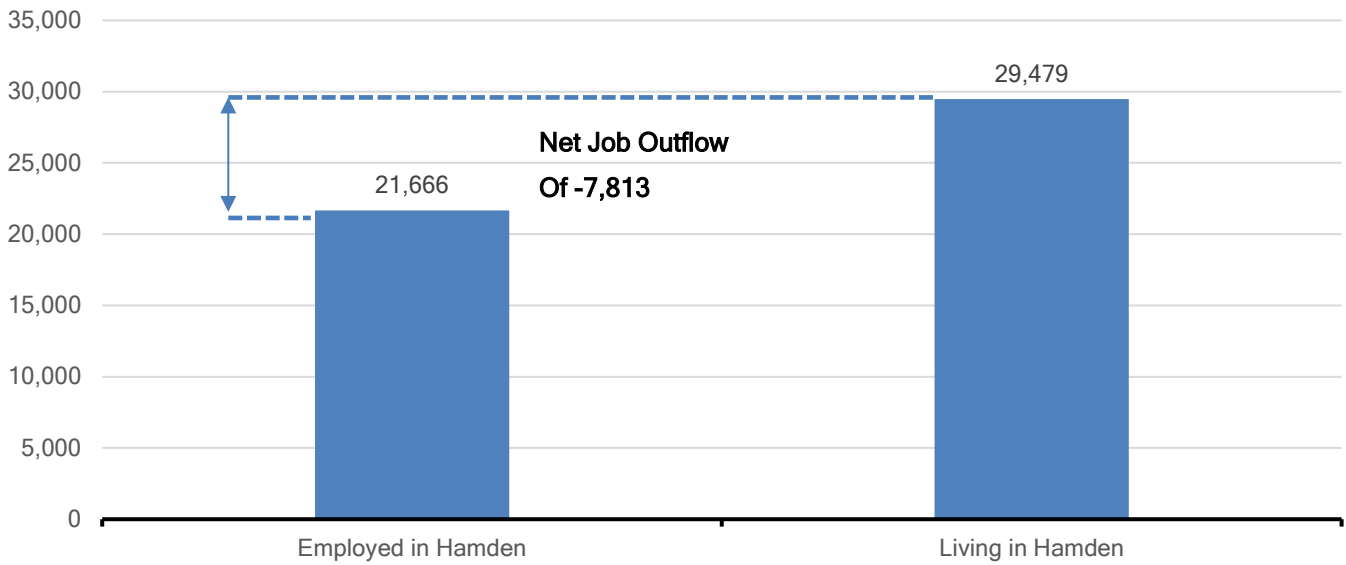
Table 6 Top Ten Work Destinations for Hamden Residents

Source: OnTheMap, 2018

County Subdivision	Job Count	Share
New Haven	7,615	25.8%
Hamden	3,929	13.3%
North Haven	1,349	4.6%
Bridgeport	1,101	3.7%
Wallingford	914	3.1%
Milford	870	3.0%
West Haven	855	2.9%
Hartford	629	2.1%
Stratford	537	1.8%
Shelton	515	1.7%

Figure 16 Labor Market Size (2018)

Source: OnTheMap 2018



Based on the U.S. Census Bureau’s Longitudinal Employer-Household Dynamic’ Origin-Destination Employment Statistics, Hamden has a net job outflow of 7,813. This highlights the fact that most Hamden residents are commuting out of town for work, and most workers in Hamden are commuting in from other communities. Figures 17 and 18 further highlight this relationship because a little over 87% of Hamden residents commute to jobs outside of town while 82% commute into town for work.

Figure 17 Labor Force Efficiency (All Jobs) Among People Living in Hamden

Source: OnTheMap 2018

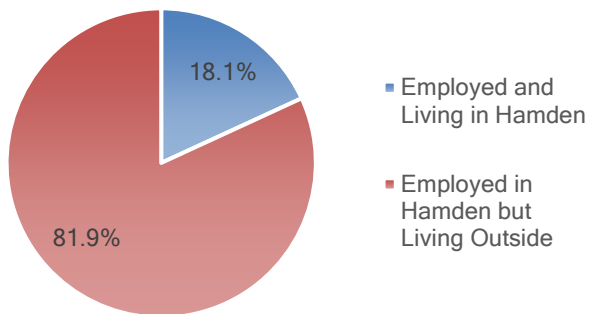
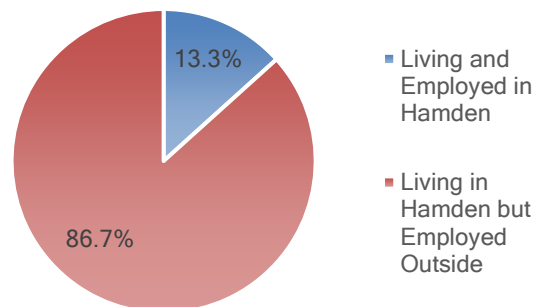


Figure 18 Employment Efficiency (All Jobs) Among People Employed in Hamden, 2018

Source: OnTheMap 2018

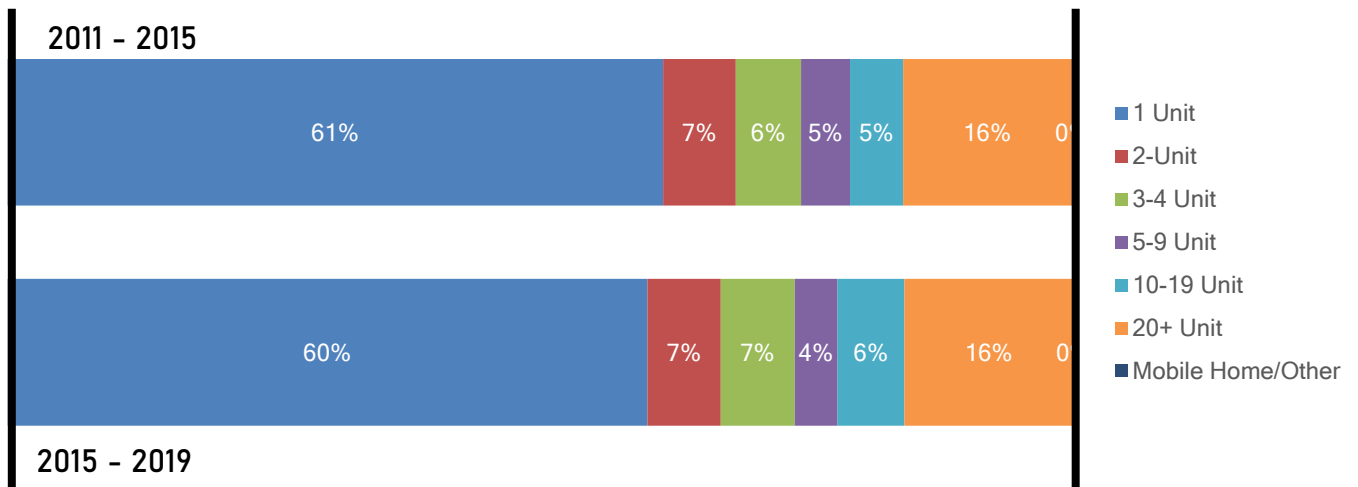


Housing Stock

Over the past decade the town of Hamden saw a slight decrease in population and a 1% decline in total housing stock. Across unit types, Hamden saw a 13% increase (+201) in 3- and 4-unit structures, a 25% increase (+318) in 10- to 19-unit structures and a 6% increase (138) in 50+ unit structures. Over this same time period, Hamden saw a 3% decline in single unit structures totaling -454 units. These losses brought Hamden’s share of single-family homes down to 60%.

Figure 19 Units in Structure (2011 - 2019)

Source: ACS 5-Year Estimates

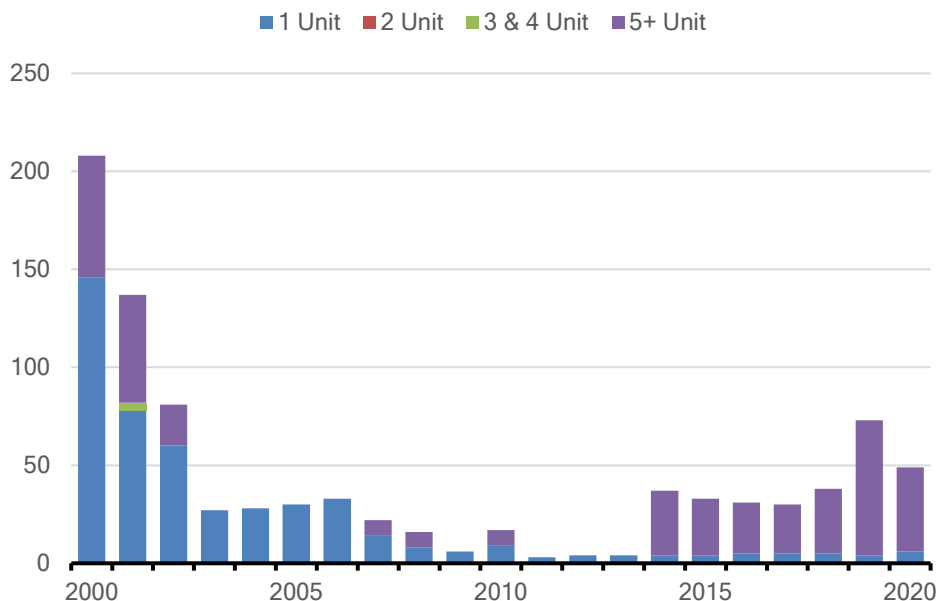


New Construction & Changes in Housing Supply

Looking at the changes in supply and demand of housing over the past two decades provides insight into the dynamics that affect housing prices and affordability. Over the past two decades, housing production activity based on building permits issued for new construction were higher leading into the Great Recession and then dropped off significantly from 2010 - 2015. This trend is consistent across many SCRCOG

Figure 20 Housing Permits Issued Annually by Units in Building

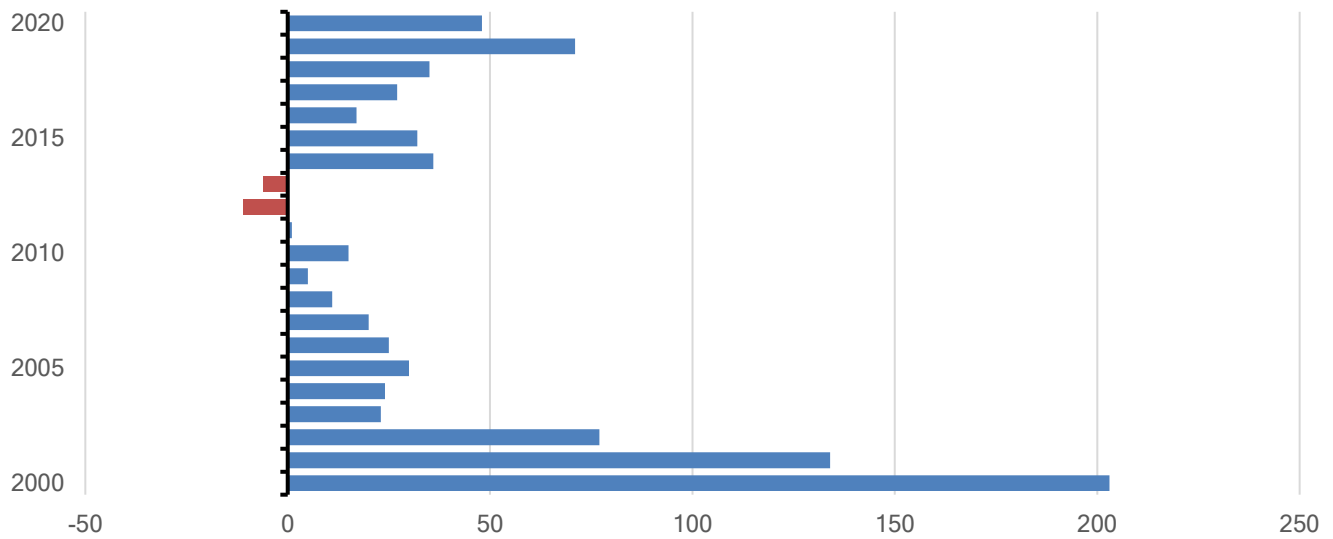
Source: CT Department of Economic and Community Development



communities. Permits for new single-family homes have not returned to pre-recession levels, instead Hamden has seen growth in larger multi-family permitting with buildings of five or more units. Despite these increases in multifamily permits, Hamden has seen no growth in smaller multifamily properties containing fewer than five units.

Based on data gathered by the CT Department of Economic and Community Development, Hamden has seen net increases in new housing units except in 2012 and 2013. These years indicate that there were more demolitions than new construction. Figure 21 shows just how much new construction activity has fallen since the Great Recession; a trend seen in many SCRCOG communities.

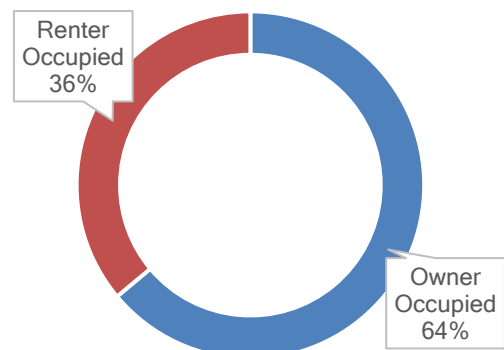
Figure 21 Net Change in Total New Housing Units
 Source: CT Department of Economic and Community Development



Housing Tenure

Over the past decade, Hamden saw a 6% decrease in owner-occupied households and a 4% increase in renter-occupied households increasing the share of renters to 36%. According to ACS estimates, the majority of declines among owner households by income were those that earned between \$50,000 - \$99,999 (-947). In contrast, Hamden saw an increase in owner households (+690) with median incomes over \$150,000. These trends were similar among renter households with decreases in renters earning less than \$50,000 (-390) and increases (+519) in renters earning \$75,000 or more.

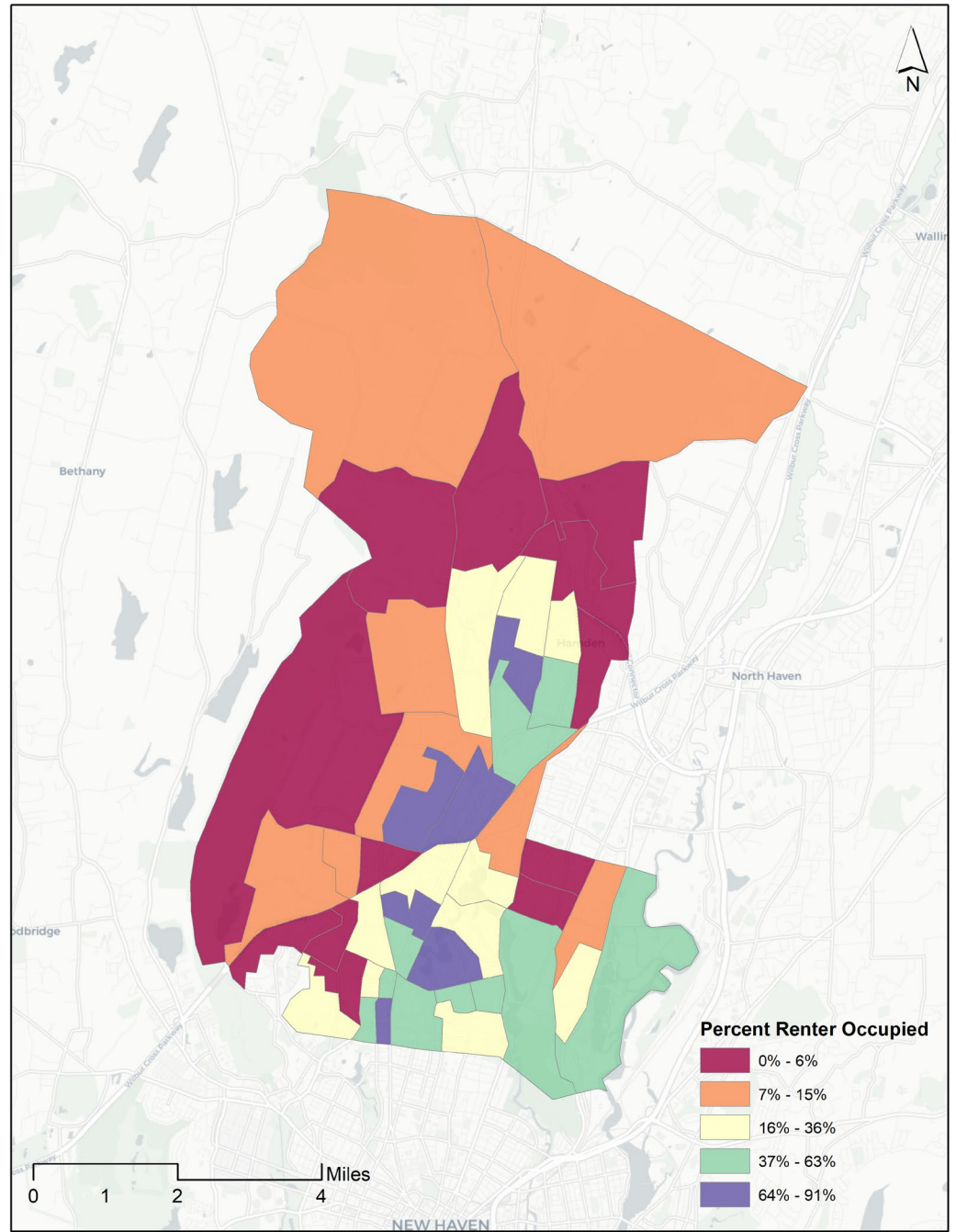
Figure 22 Housing Tenure, (2015 - 2019)
 Source: ACS 5-Year Estimates



Based on the map of renter households in Hamden, the majority of renters are located in census block groups in downtown Hamden. Within these census block groups are a number of large multifamily apartment buildings along Mix Ave adjacent to Hamden's commercial district.

Some of these census block groups also coincide with areas of Hamden that have some of the lowest median household incomes which is common among many of the municipalities within the SCRCOG region. Census block groups with some of the

Figure 23 Percent Renter Occupied
 Source: ACS 5-Year Estimates



lowest percentages of renter-occupied households, marked in red, have some of the highest median household incomes as well as high median home values. These neighborhoods run adjacent to West Rock Ridge State Park, as well as around Laurel View Country Club.

Vacancy

In 2019, Hamden’s total vacancy was 10%. The Census records vacant units a few different ways to comprise the total vacancy count for a particular geography. Housing vacancy is captured in four different categories by the Census, which includes: vacant available, vacant unavailable, seasonal, and vacant other.

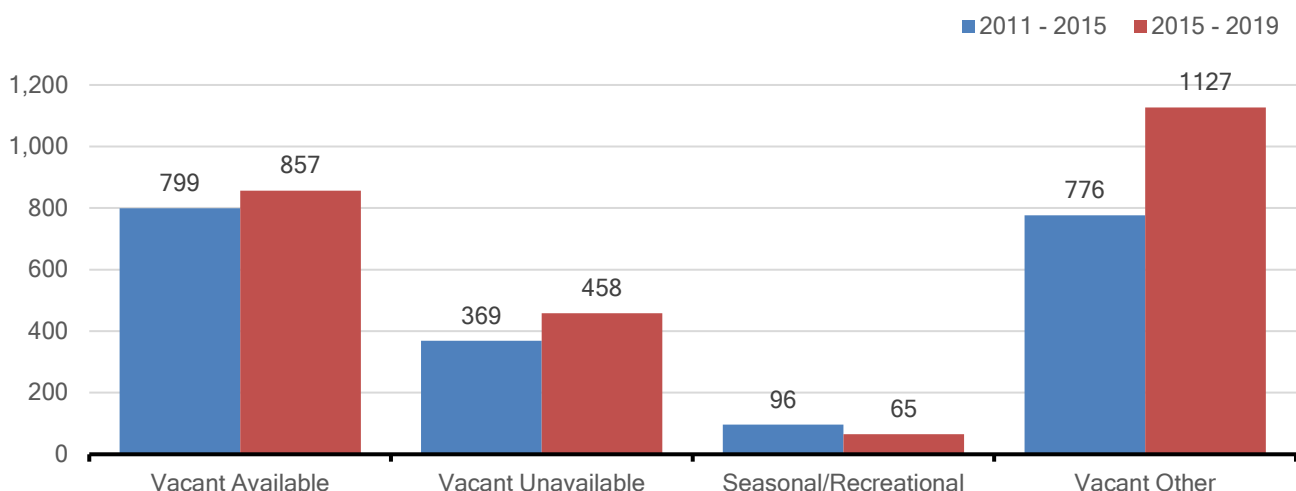
- Vacant available refers to unoccupied units that are currently for sale or for rent.
- Vacant unavailable refers to off market for sale and for rent units.
- Seasonal and recreation refer to housing units that are not occupied year-round such as second homes, beach houses etc.
- Vacant Other which refers to units that are not available for rent or sale and are off the market for different reasons. These include undergoing substantial rehab, uninhabitable units, foreclosure, among others.

In 2019, Hamden’s vacancy rate for owner and renter units listed as vacant and available was 4%. A healthy vacancy rate for a community is typically between 4% and 6%. With a relatively health vacancy rate, the available for sale and for rent units allow households to move in and out of the community and across housing types within the market. This dynamic typically offers some degree of insulation for owners and renters to fluctuations in regional prices. An available supply of housing can help prevent the kind of sharp rises in pricing a tighter market could experience like we have seen in some communities within the SCRCOG region.

Approximately 45% of vacant units in 2019 were classified as “vacant other” which refers to units that are not available for rent or sale and are off the market for different reasons. These include undergoing substantial rehab, uninhabitable units, foreclosure, among others.

Figure 24 Vacant Housing Units by Category (2015 - 2019)

Source: ACS 5-Year Estimates



Home Values

According to Redfin sale price data, the median sale price of homes in Hamden increased from \$165,000 in 2015 to \$271,000 in 2021. These increases have become even more pronounced over the past three years due to the COVID-19 pandemic. Following the contraction of the housing market in March 2020, the summer of 2021 saw sales growth outpace the for-sale housing inventory which has led to higher demand and consequently larger price increases than previous years.

Figure 25 Median Home Value
Source: ACS 5-Year Estimates

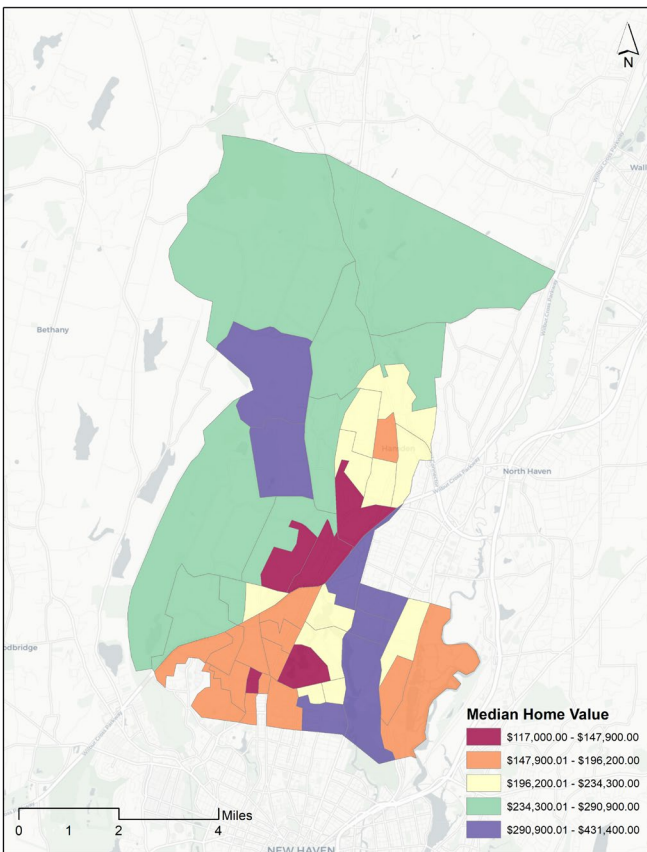
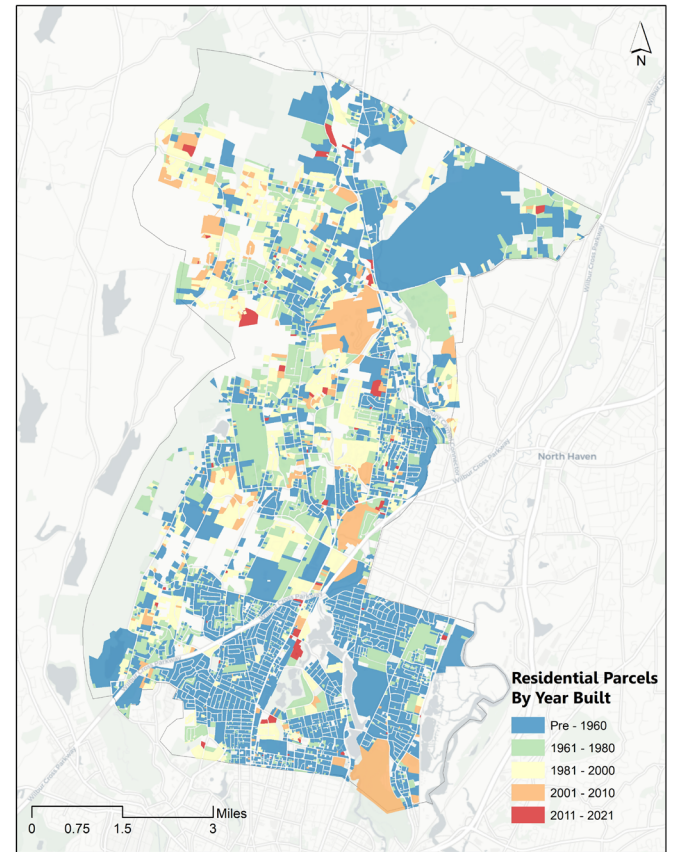


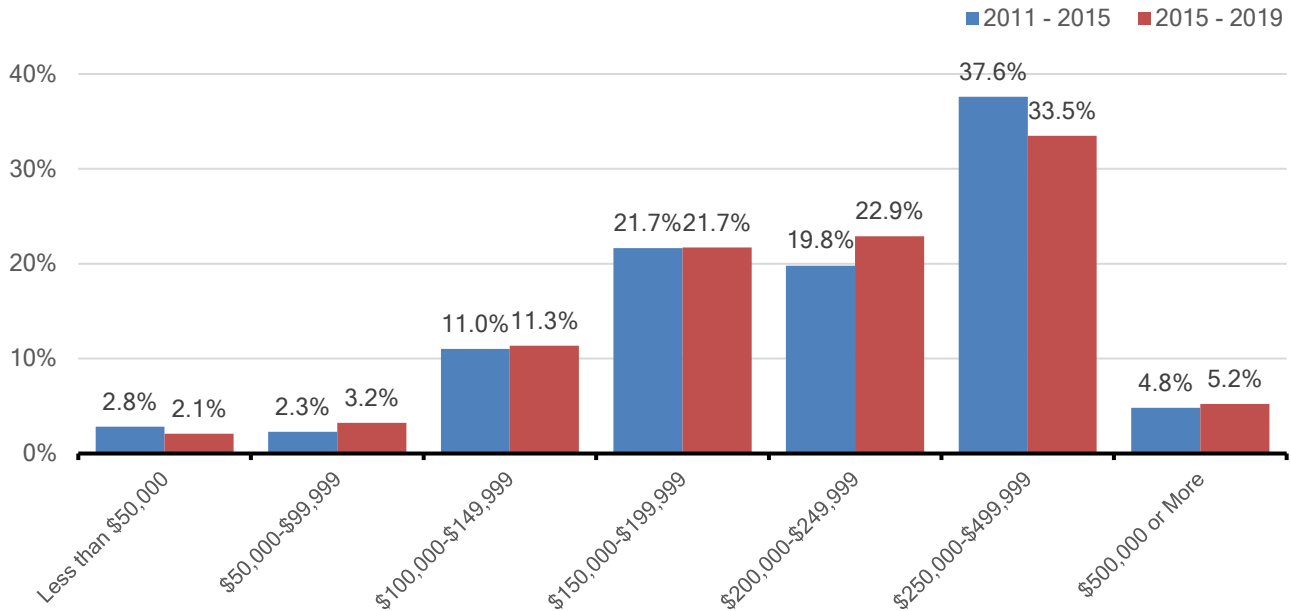
Figure 26 Ownership Housing Types
Source: Hamden Assessor's Database



The map of median home value shows the highest value homes are located in the neighborhoods around Lake Whitney to the southeast and in neighborhoods around the Laurel View Country Club. Some of the lowest value homes are located in Hamden's downtown district. In terms of the age of Hamden's housing stock, the majority of housing units built prior to 1960 are located in the south of town while a large portion of units built between 1980 - 2000 can be found in neighborhoods to the north bordering Bethany. Parcels highlighted in red, represent units built in the past decade, which are mostly located along Route 10. Many of these newer units are multifamily developments.

Figure 27 Change in Home Value Distribution (2011 - 2019)

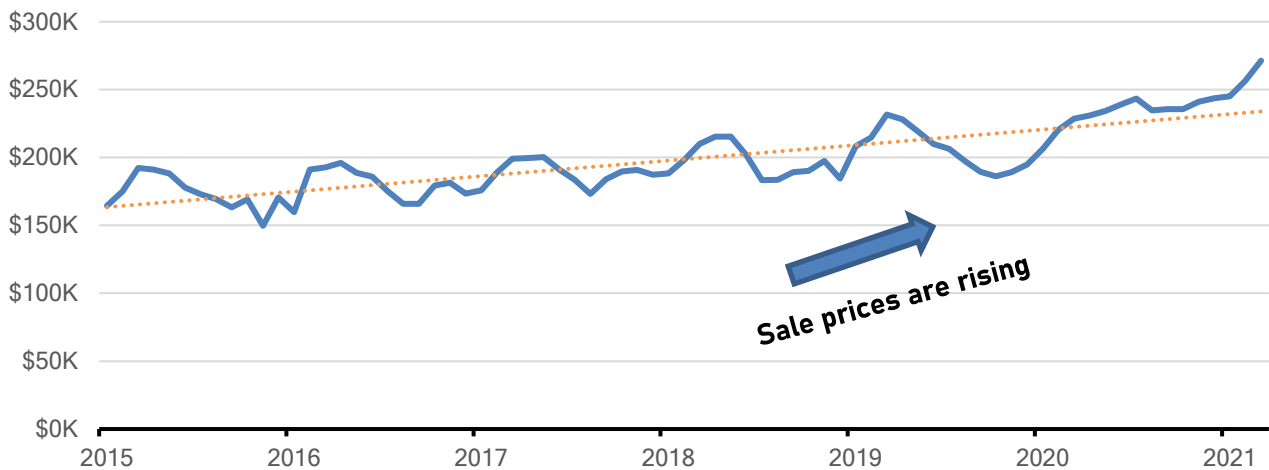
Source: ACS 5-Year Estimates



Over the past decade, over 60% of Hamden’s owner-occupied housing stock was valued at or above \$200,000. Atypical of towns within the SCRCOG region, Hamden’s home value distribution has remained relatively consistent over the past decade with fractional changes in the share of homes under \$200,000 and slight increases in the share of homes over \$500,000. Redfin sale price data indicates that sale prices for single family homes have increases to a high of \$271,000 in 2021. Linked with the changes in home values, these price increases might be attributable to the increase in homes valued between \$200,000 - \$249,000.

Figure 28 Median Sale Price: Hamden

Source: Redfin Market Data 2015 - 2021



Based on Redfin sales volume data, the number of sales per year have steadily increased. This trend is typical among municipalities in the SCRCOG region where vacancy rates and available homes are higher, allowing for more movement in the market.

Figure 27 Number of Home Sales: Hamden

Source: Redfin Market Data 2015 - 2021

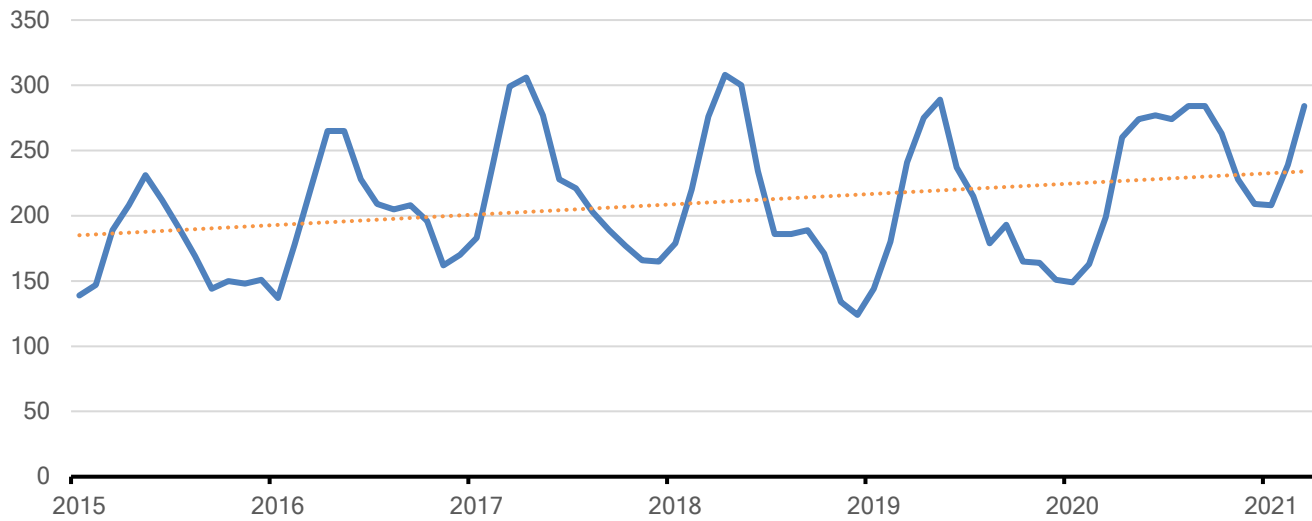


Table 7 Age of Housing Stock by Tenure

Source: ACS 5-Year Estimates

	Units	% Of Total
Owner Occupied Age		
Built 2000 or later	697	5%
Built Between 1980 and 1999	2,737	19%
Built Between 1960 and 1979	3,289	23%
Built 1959 or earlier	7,709	53%
Renter Occupied Age		
Built 2000 or later	977	12%
Built Between 1980 and 1999	2,328	29%
Built Between 1960 and 1979	2,240	28%
Built 1959 or earlier	2,600	32%

In Hamden, 78% of all owner-occupied units were constructed before 1980. This is typical of New England towns, but the older housing stock may also indicate the potential need for things like lead abatement, housing rehab, or investments in energy efficiency measures. Unsurprisingly, the number of owner-occupied units built 2000 or later remains relatively low, which is common among municipalities within the region. Among owner-occupied units, the highest percentage can be found in single unit structures, both detached and attached. The highest number of rental units are found in the 3-4 unit and 50+ unit categories

Figure 28 Tenure by Units in Structure (2015 - 2019)

Source: ACS 5-Year Estimates

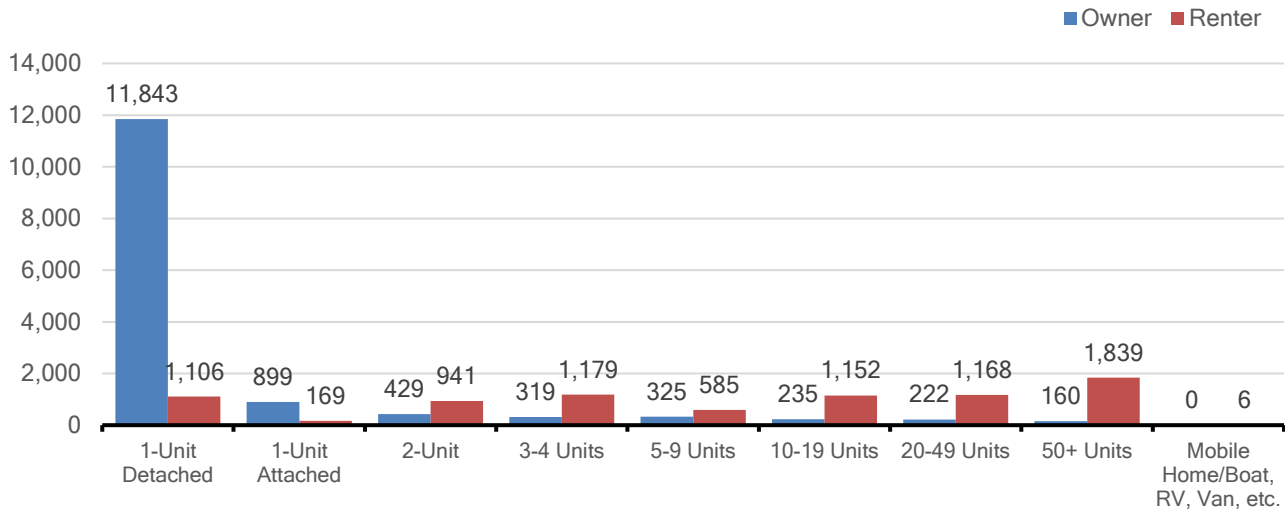


Figure 31 provides examples of typical homes in Hamden ranging around the median from \$199,000 to \$300,000

Typical Home Types in Hamden

Figure 29 Typical Hamden Home Types

Source: Zillow Home Data 2021

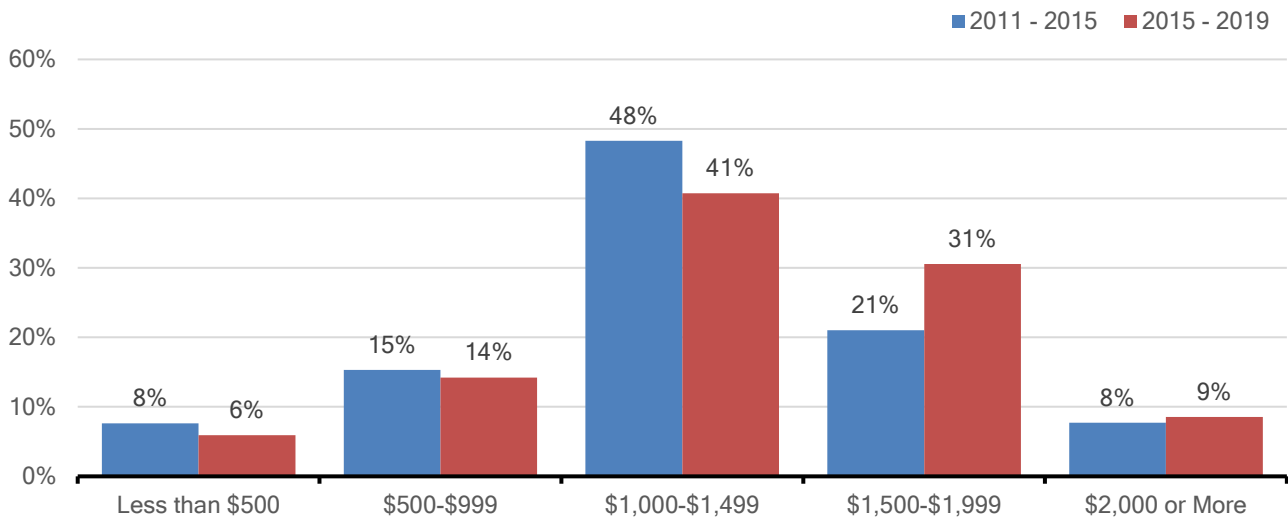


Rents

Gross rent, which is rent plus utilities, increased by 4% between 2011 to 2019 to a high of \$1,405 per month. In Hamden, the largest share of rental units are those priced between \$1,000 - \$1,499, comprising 41% of rental units. The next highest share of rental units are those priced

Figure 32 Change in Gross Rent Distribution (2011 - 2019)

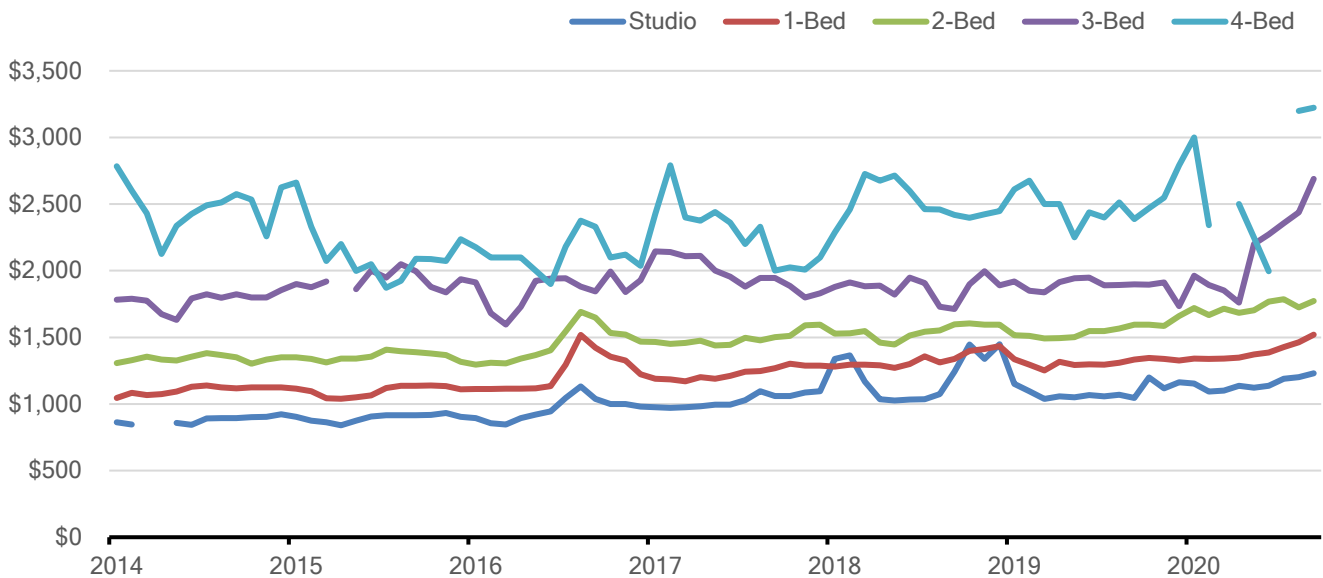
Source: ACS 5-Year Estimates



above \$1,500 which increased in share from 29% to 40% of all rental units. This suggests that over the past decade, rental rates in Hamden have been increasing particularly on the higher end. This is supported by Zumper rental data, which indicates that median rents across all unit types have increased over the last six years.

Figure 33 Change in Median Rent by Unit Type (2014 - 2021)

Source: Zumper Rental Data 2021



*Zumper Rental data captures median rents based on monthly on market rental prices. Gaps in data indicate that there were no rentals on market during that given time period.

In Hamden, 60% of rental structures were built prior to 1980. While these older buildings can be a key component of the naturally occurring affordable rental stock in Hamden, they may have long-term maintenance challenges and potentially interior and exterior finishes not appealing to today's renters. As new amenity-driven rental housing stock comes on the market, there may be added pressure placed on these older buildings to raise rents or redevelop to compete with newer product, especially as the rental housing demand continues to rise throughout Hamden.

Table 8 Age of Renter Occupied Housing

Source: ACS 5-Year Estimates

	Units	% Of Total
Built 2000 or later	977	12%
Built Between 1980 and 1999	2328	29%
Built Between 1960 and 1979	2240	28%
Built 1959 or earlier	2600	32%

Rental units in Hamden are spread across a wide range of structure types but buildings with 50+ units are the dominant structure, making up roughly 23% of Hamden's rental stock. Across building typologies, Hamden has a very wide range of rental structure types ranging from single-family units to buildings with 2-4 and 10 - 49 units. Hamden offers some of the most diverse rental housing stock in the SCRCOG region.

Figure 30 Rental Units by Structure Type (2015 - 2019)

Source: ACS 5-Year Estimates

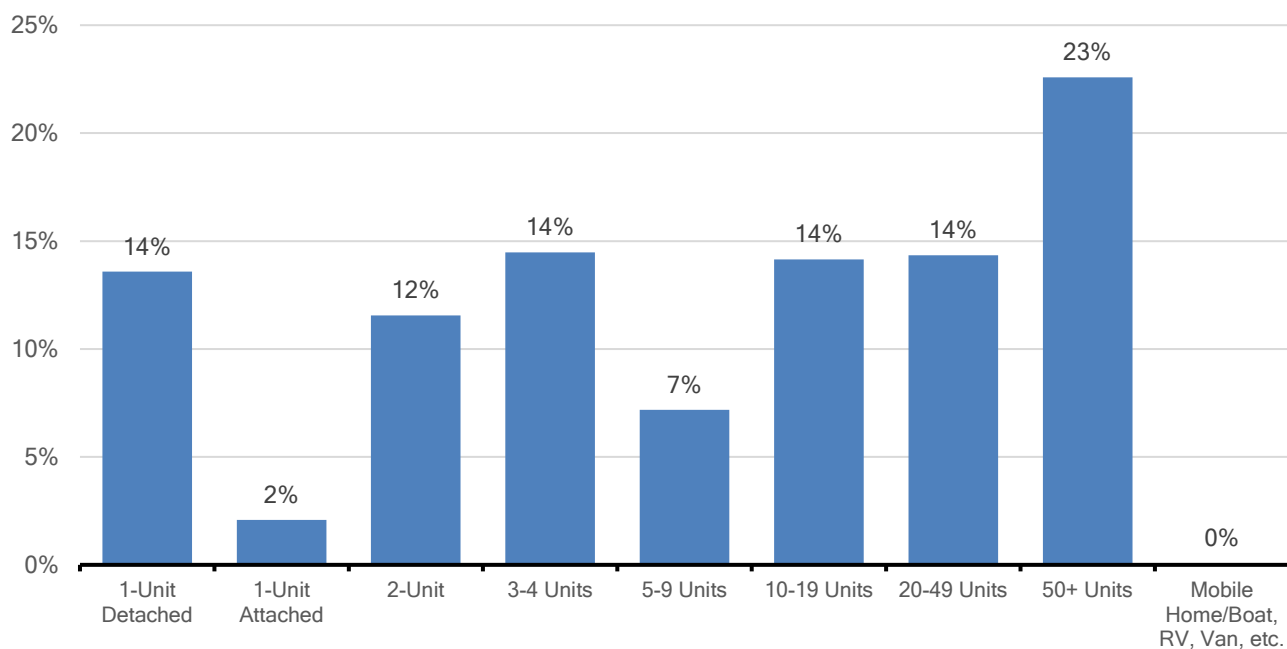


Figure 31 Typical Hamden Rental Types

Source: Zillow Rental Data 2021

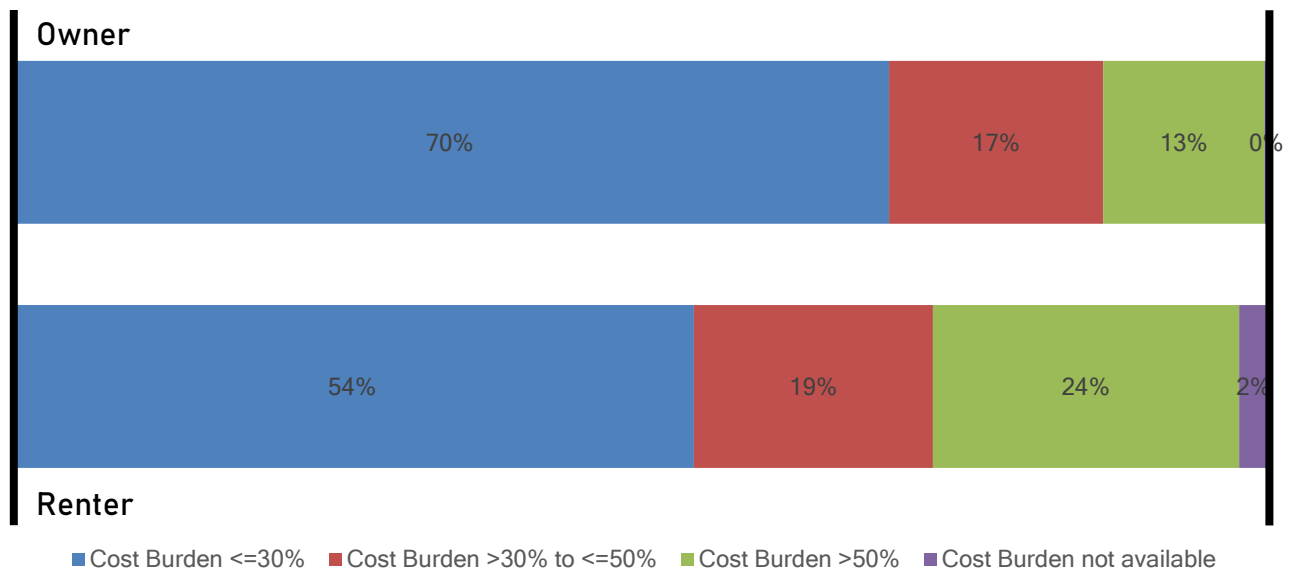


Cost Burden

HUD considers a household to be cost burdened if they are spending more than 30% of their monthly income on housing costs. In Hamden, about 43% of renter households are cost burdened, which reflects a similar rate as the larger New Haven County. According to HUD's Comprehensive Housing Affordability Strategy data (CHAS), 17% of homeowners spend between 30% and 50% of their income on housing costs, and 13% spend greater than 50%. For renters the percentage of households spending more than 50% of their incomes on housing cost is nearly double.

Figure 32 Housing Cost Burden Owner & Renter (2018)

Source: HUD CHAS Data

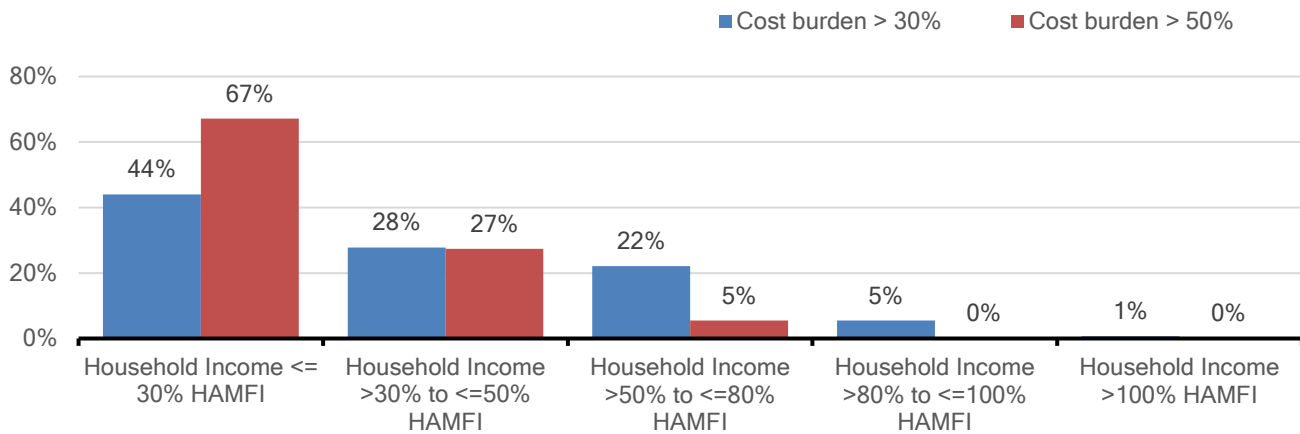


The challenge for households spending more than 30% of their income on housing costs is that it leaves significantly less money for spending on other necessities such as food, transportation, education, healthcare, and childcare. Finding ways to build more housing that is affordable to renters is one way of helping to keep cost burdening down. Renters in Hamden face an

expensive housing market and continue to shoulder high housing cost burdens. Across all income brackets, Hamden has households facing housing cost burdens. Furthermore, Hamden has had a marked decrease in housing production overall due to population decline, specifically among homeowners but has seen an increase in market rate rental production, which has seen rents increase overall across all rental types.

Figure 33 Income by Cost Burden Renters (2018)

Source: HUD CHAS Data



Subsidized Housing

The Affordable Housing Appeals Act or Connecticut General Statutes 8 - 30g, provided an avenue for additional affordable housing in Connecticut. The aim of this law is to commit each municipality to provide no less than 10% of total housing stock as affordable housing. Table 9 highlights the Connecticut Department of Housing's 2015 - 2020 Affordable Housing Appeals List for Hamden. As of 2020 the percentage of assisted housing in Hamden is 8.97% based on CT DOH calculations. This indicates that Hamden is a little over 1% below state requirements.

Table 9 Assisted Housing Data, Hamden

Source: CT DOH, Appeals List 2020

	2015	2016	2017	2018	2019	2020
CHFA/USDA Mortgages	529	432	456	486	512	523
Deed Restrictions	4	4	4	4	4	4
Government Assisted	902	935	937	937	937	937
Tenant Rental Assistance	554	635	659	699	725	788
Total Assisted	1,989	2,006	2,056	2,126	2,178	2,252

DEVELOPMENT TRENDS

Using local municipal assessment data, the development trends analysis is a method of evaluation that seeks to identify changes and patterns in local residential property development. This method of analysis aggregates parcel data by year built and provides summary level data points for average land sizes, average building sizes, floor-area-ratios, and assessment valuations. These summary statistics are then grouped by time periods (pre-2000, 2000 - 2010, 2011 - 2015 & 2016 - 2021) to compare changes in development patterns. Typical development trends involve changes such as increases in higher density development and increases assessed values, which in the state of CT are calculated at 70% of fair market value.

Based on the development trends analysis, the majority of Hamden's housing stock was built pre-2000. In conjunction with the analysis of ACS data and CT DECD construction data, most residential parcels consist of single family, built pre-2000. Based on the property assessment data 92.2% percent of residential properties in Hamden built prior to 2000 were single family homes and over the past two decades the majority of new residential property development has been single family according to the assessor's database.

Table 10 Development Trends, Built Environment

Source: Hamden Assessor's Database

	No. of Properties	% Of All Properties	Acreage	% Of All Land Area	Land SF	Total Bldg. SF	% Of All Properties	Avg. Bldg. SF/Property
Pre 2000								
Single Family	13,184	92.2%	6,483	93.4%	282,398,122	22,002,907	77.3%	1,669
Multifamily (2 - 4)	1,056	7.4%	233	3.4%	10,164,270	2,725,662	9.6%	2,581
Multifamily (5+)	62	0.4%	222	3.2%	9,682,524	3,735,193	13.1%	60,245
TOTAL/% TOTAL	14,302	97.0%	6,938.6	91.6%	302,244,916	28,463,762	94.6%	1,990
2000-2010								
Single Family	395	99.2%	523	99.9%	22,776,215	1,059,673	99.3%	2,683
Multifamily (2 - 4)	3	0.8%	0	0.1%	21,344	7,440	0.7%	2,480
Multifamily (5+)	0	0.0%	0	0.0%	0	0	0.0%	0
TOTAL/% TOTAL	398	2.7%	523.4	6.9%	22,797,559	1,067,113	3.5%	2,681
2011-2015								
Single Family	19	100.0%	58	100.0%	2,547,825	50,304	100.0%	2,648
Multifamily (2 - 4)	0	0.0%	0	0.0%	0	0	0.0%	0
Multifamily (5+)	0	0.0%	0	0.0%	0	0	0.0%	0
TOTAL/% TOTAL	19	0.1%	58.5	0.8%	2,547,825	50,304	0.2%	2,648
2016-2021								
Single Family	24	88.9%	36	63.1%	1,562,932	55,243	11.0%	2,302
Multifamily (2 - 4)	1	3.7%	0	0.3%	6,534	3,028	0.6%	3,028
Multifamily (5+)	2	7.4%	21	36.7%	908,226	442,984	88.4%	221,492
TOTAL/% TOTAL	27	0.2%	56.9	0.8%	2,477,692	501,255	1.7%	18,565
TOWN TOTAL	14,746	100.0%	7,577.3	100.0%	330,067,992	30,082,434	100.0%	2,040

Table 11 Development Trends Property Valuation

Source: Hamden Assessor's Database

	Total Land Assessed Value	Total Bldg. Assessed Value	Total Assessed Value	Avg. Land Assessed Value (per Acreage)	Avg. Bldg. Assessed Value (per SF)	FAR
Pre 2000						
Single Family	\$564,087,610	\$1,503,927,970	\$2,068,015,580	\$87,011	\$68.35	0.08
Multifamily (2 - 4)	\$31,415,090	\$142,051,000	\$173,466,090	\$134,633	\$52.12	0.27
Multifamily (5+)	\$77,191,590	\$188,460,048	\$265,651,638	\$347,272	\$50.46	0.39
TOTAL/% TOTAL	\$672,694,290	\$1,834,439,018	\$2,507,133,308	\$96,950	\$64.45	
2000-2010						
Single Family	\$18,630,720	\$83,579,020	\$102,209,740	\$35,632	\$78.87	0.05
Multifamily (2 - 4)	\$52,780	\$403,550	\$456,330	\$107,716	\$54.24	0.35
Multifamily (5+)	\$0	\$0	\$0	\$0	\$0.00	0.00
TOTAL/% TOTAL	\$18,683,500	\$83,982,570	\$102,666,070	\$35,699	\$78.70	
2011-2015						
Single Family	\$1,181,320	\$4,198,040	\$5,379,360	\$20,197	\$83.45	0.02
Multifamily (2 - 4)	\$0	\$0	\$0	\$0	\$0.00	0.00
Multifamily (5+)	\$0	\$0	\$0	\$0	\$0.00	0.00
TOTAL/% TOTAL	\$1,181,320	\$4,198,040	\$5,379,360	\$20,197	\$83.45	
2016-2021						
Single Family	\$1,109,340	\$4,775,680	\$5,885,020	\$30,918	\$86.45	0.04
Multifamily (2 - 4)	\$9,100	\$235,550	\$244,650	\$60,667	\$77.79	0.46
Multifamily (5+)	\$5,169,640	\$30,664,494	\$35,834,134	\$247,944	\$69.22	0.49
TOTAL/% TOTAL	\$6,288,080	\$35,675,724	\$41,963,804	\$110,550	\$71.17	
TOWN TOTAL	\$698,847,190	\$1,958,295,352	\$2,657,142,542	\$92,229	\$65.10	

*Unit Counts, Mobile Home and Condominium Data not included due to incomplete data

Based on the average building square footage per parcel and average FAR ratios, single family homes are getting larger and are being constructed on larger plots of land. Multifamily developments in Hamden have been increasing in density over this same time period. Based on Hamden's assessment valuations for single family homes, the average building assessed value per square foot has increased by nearly 26.5% from \$68 per square foot to approximately \$86 per square foot or in market value \$97 to \$122 per square foot.

AFFORDABILITY GAP ANALYSIS

Based on the existing conditions in Hamden, housing is becoming more expensive. Evidence of this trend is supported by the demographic changes, rising home prices and rents as well as increases in assessed values, all of which can be linked to increased rates of cost burdening. These trends suggest distributional gaps between incomes, home values and available housing indicating that there is a mismatch between current housing options and the existing population creating gaps in affordability.

Housing Affordability Gap

Housing affordability gap analysis looks at the number of owner and renter households in the community and groups them into six different income cohorts organized by area median income (as defined by HUD). Area Median Income (AMI) refers to the midpoint of a region's income distribution where half the households in a region earn more than the median and half earn less than the median. For housing, AMI thresholds set the limits for households eligible to live in income-restricted housing units and how much those units can be rented or sold for. Households in each income bracket are then compared to the number of units affordably priced to them. By subtracting the number of households from the total number of units priced to each income cohort a gap or surplus is derived for each income cohort. If the number in the graph is negative, that means there are more households at that income cohort than there are affordably priced units. If the number is positive, it means there are more units than households at that income cohort. For the owner affordability gap, maximum purchase prices for each income category are calculated using both FHA and Conventional mortgage options. This is done because the FHA has a lower down payment requirement which reduced the amount of debt a borrower can take on. The conventional mortgage option assumes a minimum 20 percent down payment.

Table 12 Owner-Occupied Housing Units by HUD AMI Income Threshold

AMI Threshold	Income	Owner Households		Affordable Home Purchase Price			
				FHA BUYER		CONVENTIONAL BUYER	
		#	%	Single Family	Condo	Single Family	Condo
30% of AMI (Extremely Low Income) and below	\$27,250	1,339	9.3%	\$71,758	\$35,350	\$81,960	\$38,980
31%-50% of AMI (Very Low Income)	\$45,450	1,329	9.2%	\$119,684	\$83,276	\$136,700	\$93,720
51%-80% of AMI (Low Income)	\$67,950	1,942	13.5%	\$178,934	\$142,526	\$204,373	\$161,393
81%-100% of AMI	\$90,900	1,779	12.3%	\$239,368	\$202,961	\$273,400	\$230,420
101%-120% of AMI	\$109,080	1,266	8.8%	\$447,176	\$390,497	\$567,729	\$493,353
121% of AMI and Above	\$109,081+	6,777	47.0%	\$447,177+	\$390,498+	\$567,730+	\$493,354+

Source: HUD, American Community Survey 2019 & RKG Associates, Inc., 2021

In Hamden, about 18.5% of owner households and 41.5% of renter households earn less than 50% of the area median income (AMI), totaling to 6,041 households. These households often experience housing instability, may rely on housing assistance and are typically spending more on housing as a percentage of their overall income.

Table 13 Renter-Occupied Housing Units (with Cash Rents) by HUD AMI Income Threshold

AMI Threshold	Income	Renter Households		Max. Affordable Monthly Rent
		#	%	
30% of AMI (Extremely Low Income) and below	\$24,200	2,220	27.3%	\$605
31%-50% of AMI (Very Low Income)	\$40,400	1,153	14.2%	\$1,010
51%-80% of AMI (Low Income)	\$60,400	1,363	16.7%	\$1,510
81%-100% of AMI	\$80,800	1,173	14.4%	\$2,020
101%-120% of AMI	\$96,960	699	8.6%	\$2,424
121% of AMI and Above	\$96,960+	1,537	18.9%	\$2424+

Source: HUD, American Community Survey 2019 & RKG Associates, Inc., 2021

Ownership Housing Units Supply and Demand Gap

For households earning at or below 50% of AMI, there is a shortage of 993 housing units in the conventional lending scenario, and a shortage of 1,504 units in the FHA lending scenario.

For units valued between 50-100% of AMI there is a net surplus of 2,802 units in the FHA scenario, and 4,126 units in the conventional lending scenario, indicating higher income households are likely buying down in Hamden’s market since overall vacancy for homeowner units is relatively healthy.

For units valued more than 100% of AMI, there is a deficit of 1,298 units in the FHA scenario and a deficit of 3,133 units in the conventional lending scenario. This indicates a potential market for new higher priced housing that could ease the competition for high-to-moderate income units.

Figure 34 FHA Lending Housing Supply/Demand Equilibrium by HUD Income Threshold

Source: ACS 5-Year Estimates, HUD, RKG Associates

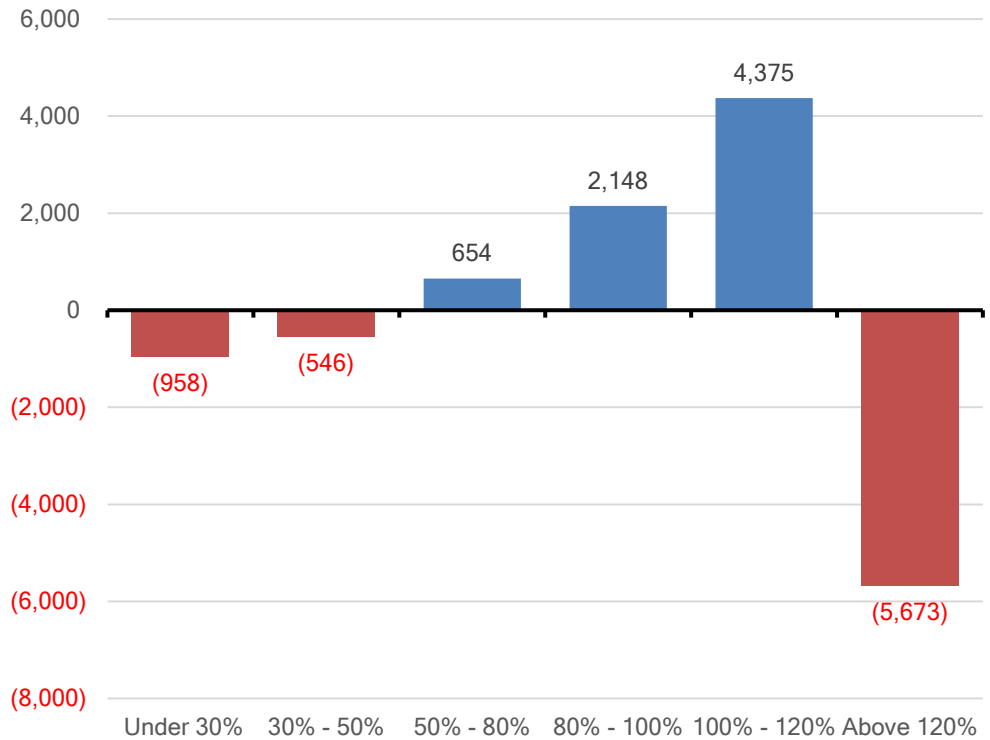
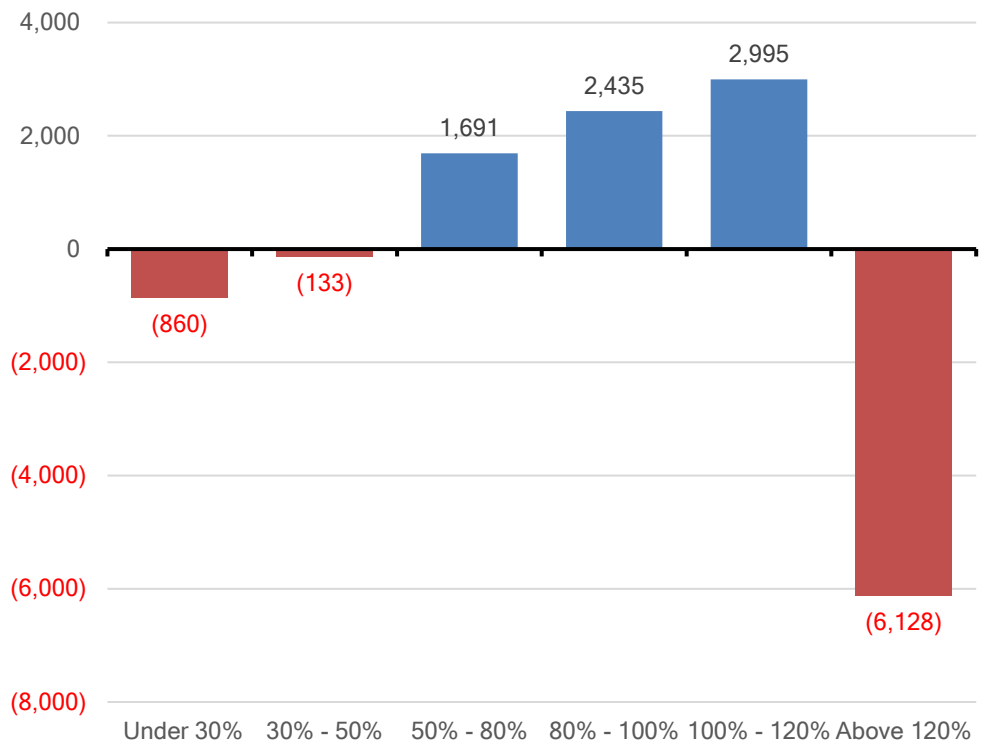


Figure 35 Conventional Lending Housing Supply/Demand Equilibrium by HUD Income Threshold

Source: ACS 5-Year Estimates, HUD, RKG Associates



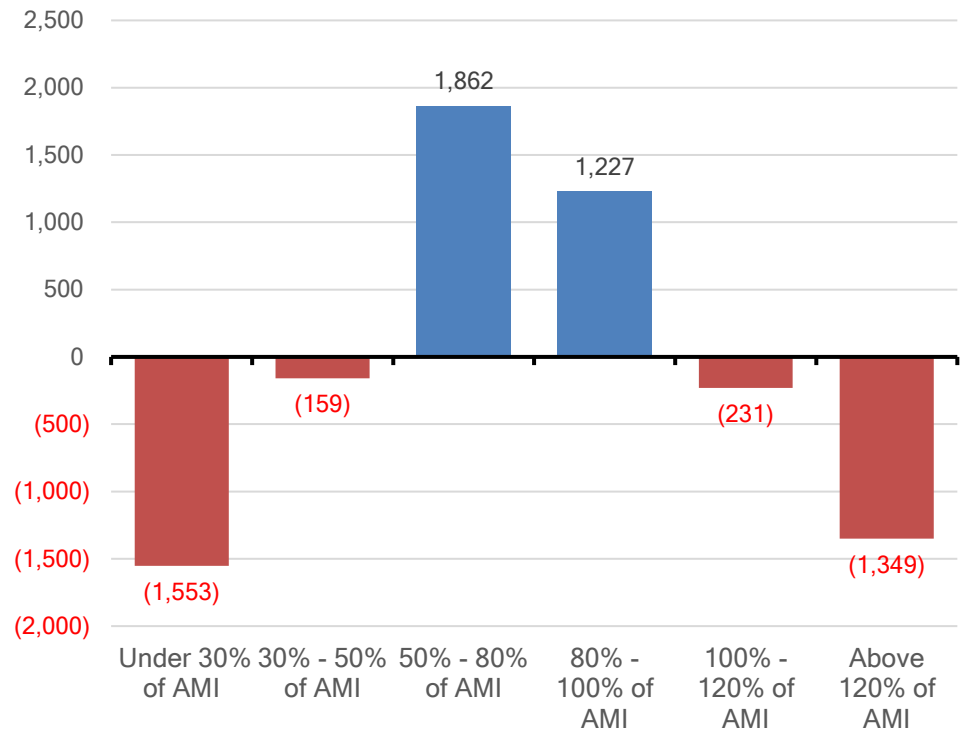
Supply and Demand Gap for Rental Units

For extremely low-income renter households, the supply of affordable and available units is tight. There are 1,553 more households earning less than 30% of AMI than available affordably priced units with monthly gross rents at or below \$605.

Units priced between 50-100% of AMI account for a surplus of 3,089 units that are likely rented by households with lower incomes who are likely spending more than they should on housing costs.

Figure 36 Rental Housing Supply/Demand Equilibrium by HUD Income Threshold

Source: ACS 5-Year Estimates, HUD, RKG Associates



The gap between demand and supply for households above 100% AMI is 1,580 units. The lack of higher priced rental units in Hamden puts downward pressure on the supply of housing priced for lower income households. Higher income households have more choices in the housing market and are likely renting units at a lower price point than they could otherwise afford.

SURVEY RESULTS DISCUSSION

Based on the SCRCOG Housing Survey (Appendix 1), the majority of Hamden respondents live and work in Hamden or commute to New Haven and elsewhere in CT outside of New Haven County. Another significant proportion of residents do not commute to work which suggests that they are retired residents. There was a fairly representative proportion of survey respondents from all ages, races and ethnicities, income brackets and household size although across tenure the majority of respondents were homeowners. The majority of respondents indicated that there is not enough supply of rental housing particularly senior/age restricted, and affordable/workforce types. Similarly, respondents indicated that there was a strong demand for those same types as well as for 1 - 3-bedroom rental unit types. In terms of public sentiment of rental impacts in Hamden, the majority of residents indicated that rental housing would have a positive impact on the level of public services, the community, public finances and create a boost in sales for local businesses. Unsurprisingly, the public indicated concern for an increase in traffic levels from an increase in rental units.

On the ownership side, residents responded that there was ample supply for all housing types except senior/age restricted and affordable/workforce. On the demand side, respondents indicated that there is a strong demand for the aforementioned types as well as a moderate-strong demand for condos, townhouses, 1-3-bedroom homes. Similar to public opinion on rental options, survey respondents indicated that an increase in ownership option would have a positive impact on local businesses, public services, finances and prices but were concerned that it would have negative impacts on traffic.

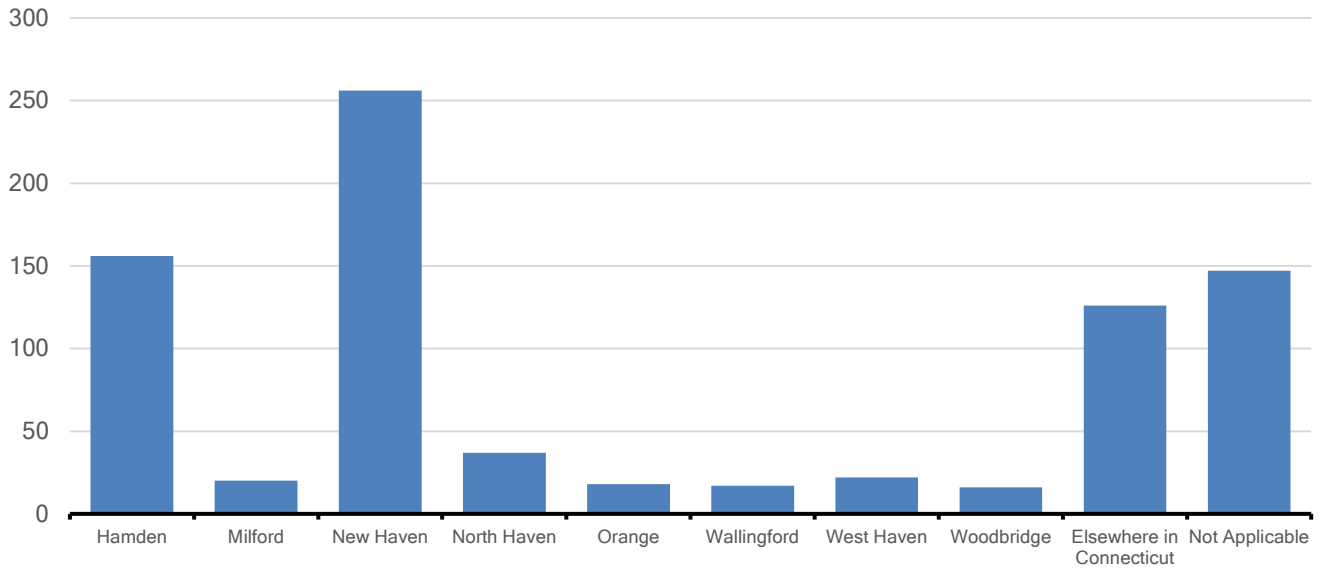
Over 80% of Hamden survey respondents feel that having new workers, families and children would have a positive impact on the community and feel that new housing construction should be built near transit stops, or other residential areas. Surprisingly, the majority of residents also feel that the primary barriers to creating new price appropriate housing would most likely be challenged by community opposition. In total, 60% of Hamden survey respondents believe that the town has a responsibility to create housing options for individuals and families that would like to live in your community but cannot afford the current cost of housing.

APPENDIX 1: HAMDEN SURVEY ANALYSIS

Survey Demographics

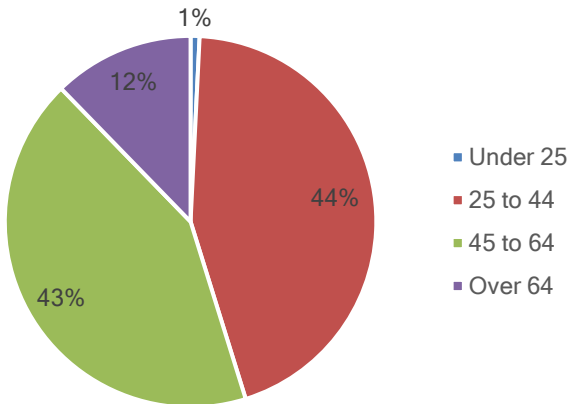
If you commute to work, which town or city do you commute to? (Top 10)

Source: SCRCOG Survey (n = 897)



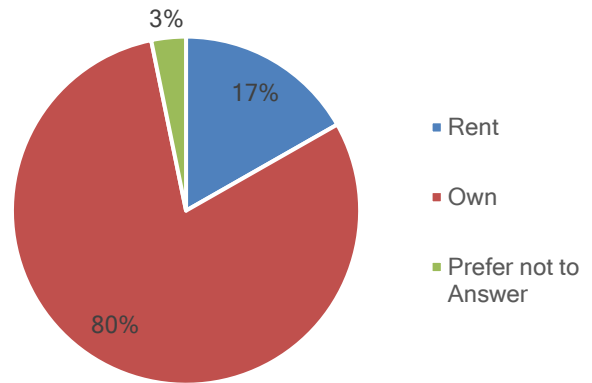
Respondents Age

Source: SCRCOG Survey (n = 897)

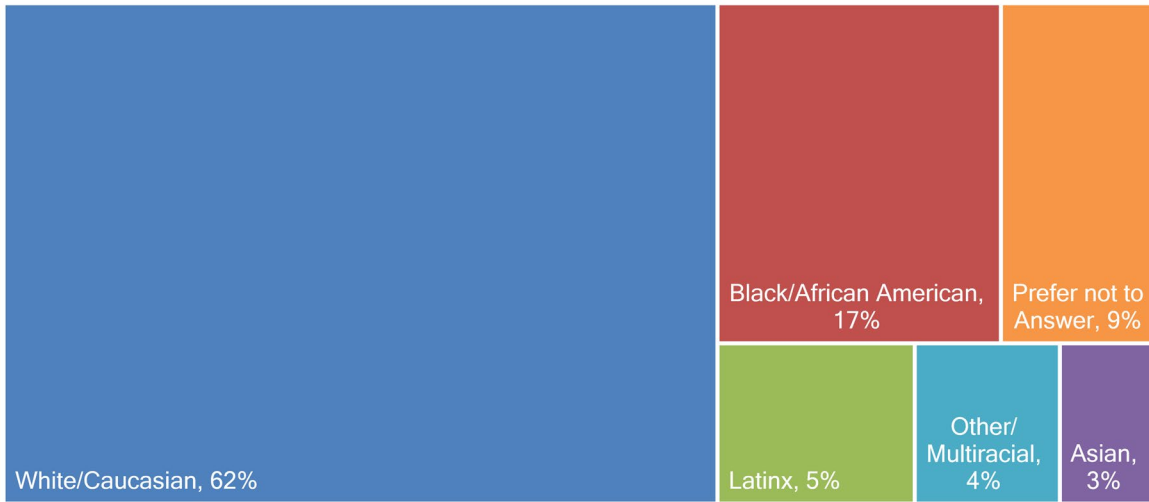


Respondents' Housing Tenure

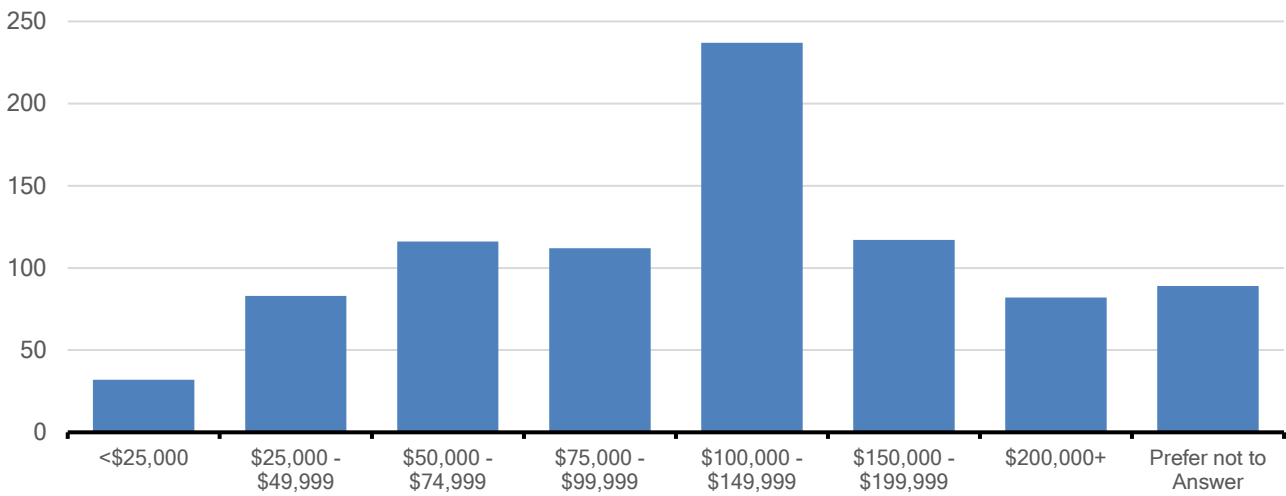
Source: SCRCOG Survey (n = 897)



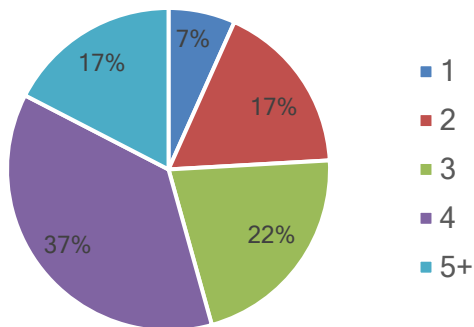
Respondents Race
Source: SCRCOG Survey (n = 897)



Respondents Income Distribution
Source: SCRCOG Survey (n = 897)

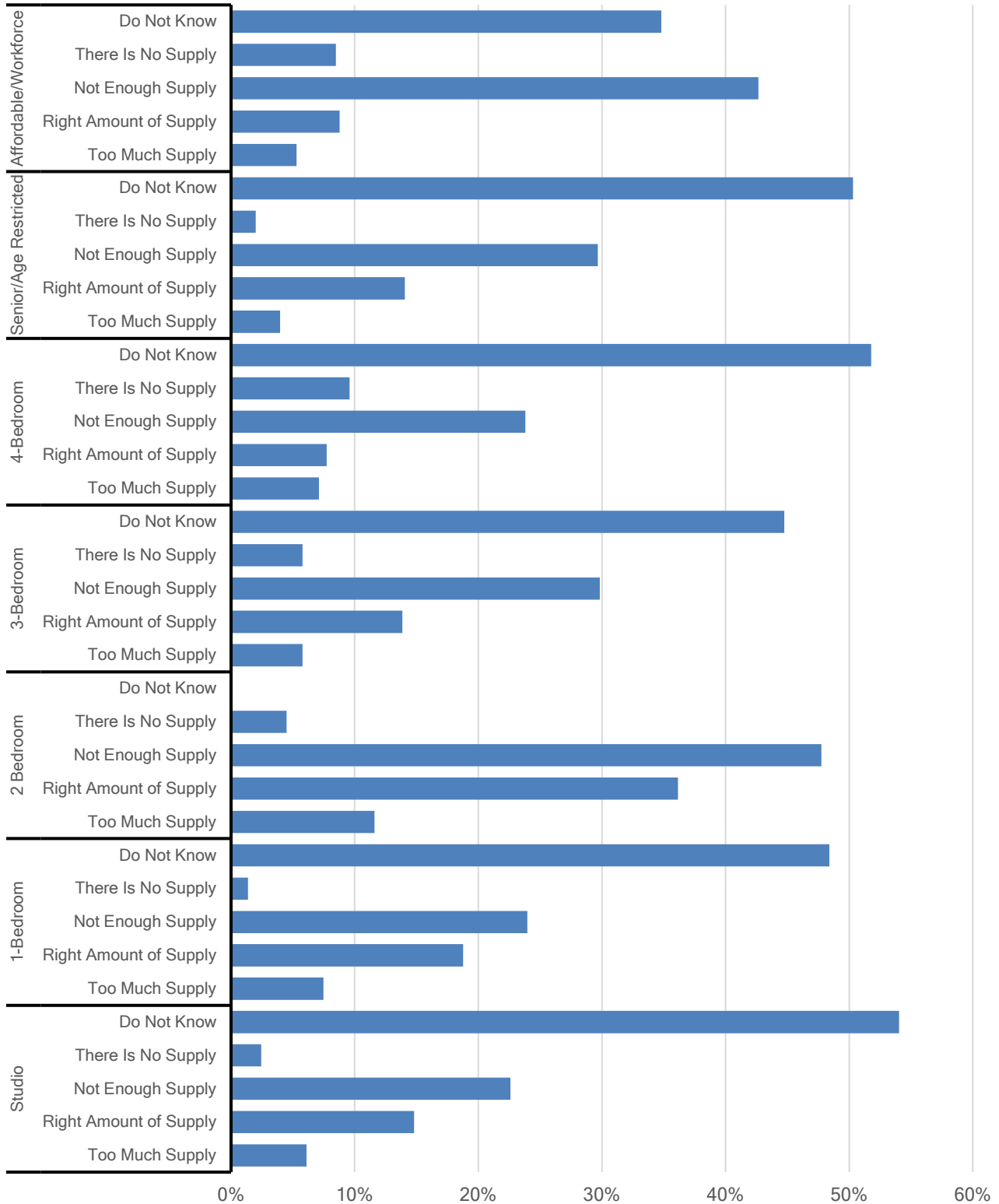


Respondents Household Size
Source: SCRCOG Survey (n = 897)

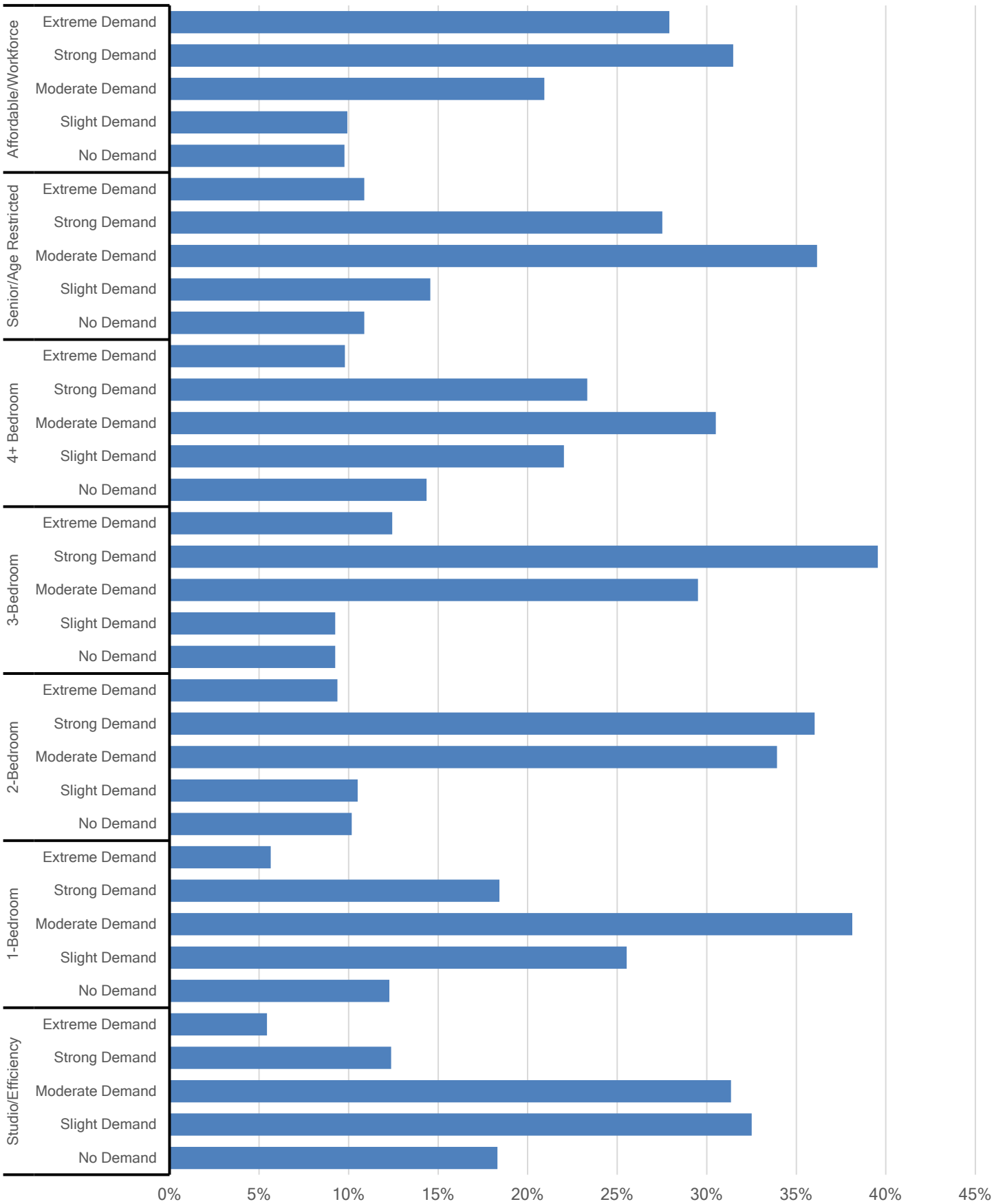


Rental Supply/Demand & Impact

Perception of how much supply exists for following rental housing types



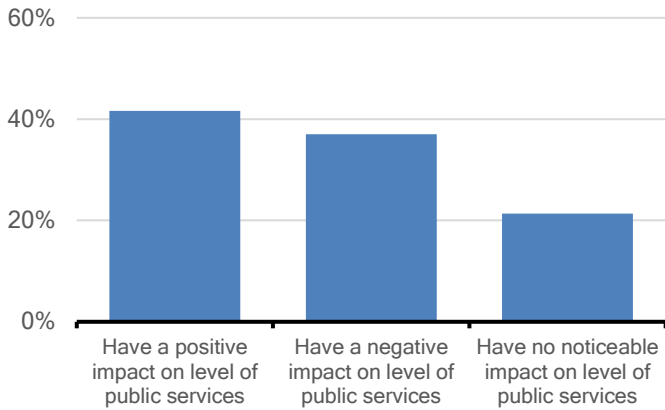
What types of rental housing is there a demand for in your community?



What types of impacts will increase rental options have?

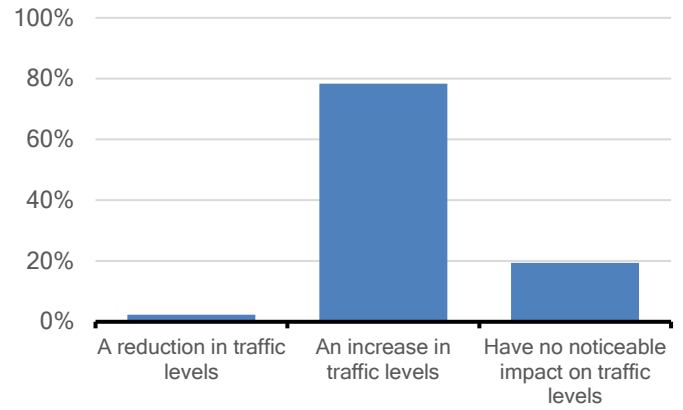
Impact of additional Rental Housing on Public Services?

Source: SCRCOG Survey (n=897)



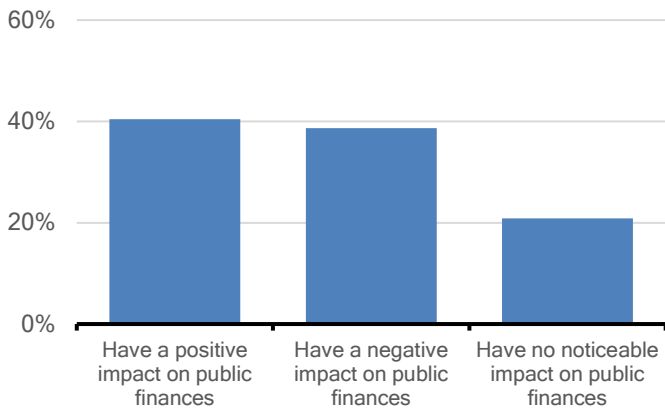
Impact of additional Rental Housing on Traffic?

Source: SCRCOG Survey (n=897)



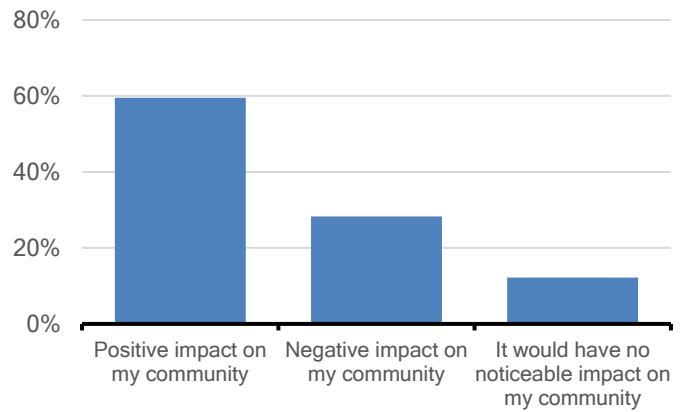
Impacts of Additional Rental Housing on Public Finances?

Source: SCRCOG Survey (n=897)



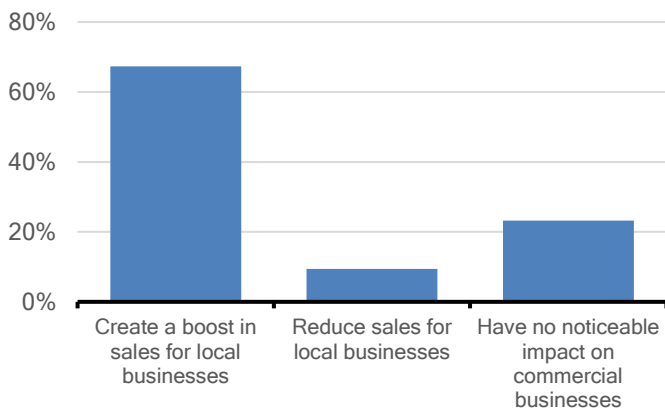
Impact of additional Rental Housing on Rental Prices?

Source: SCRCOG Survey (n=897)



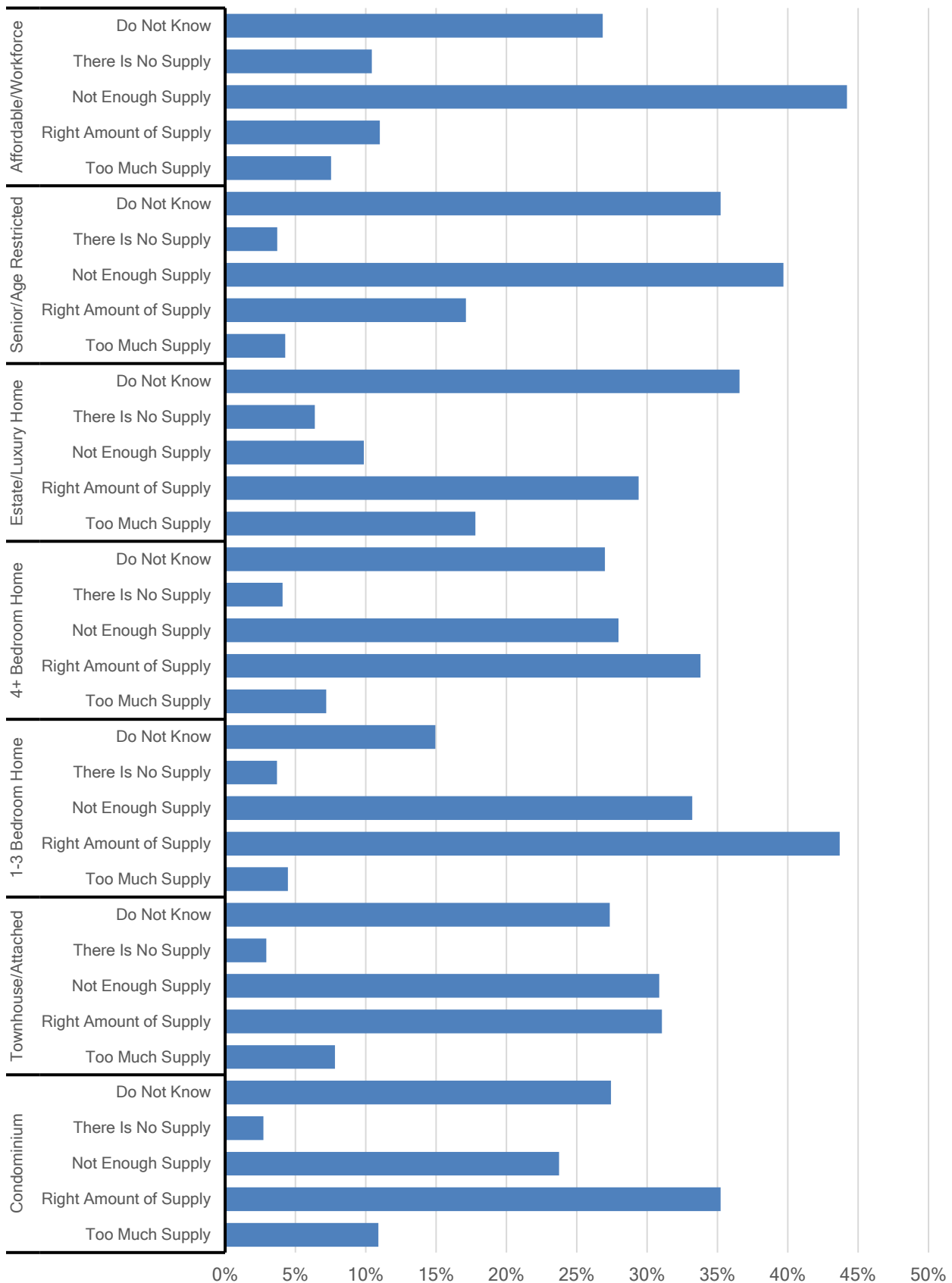
Impact of additional Rental Housing on Commercial Business?

Source: SCRCOG Survey (n = 897)

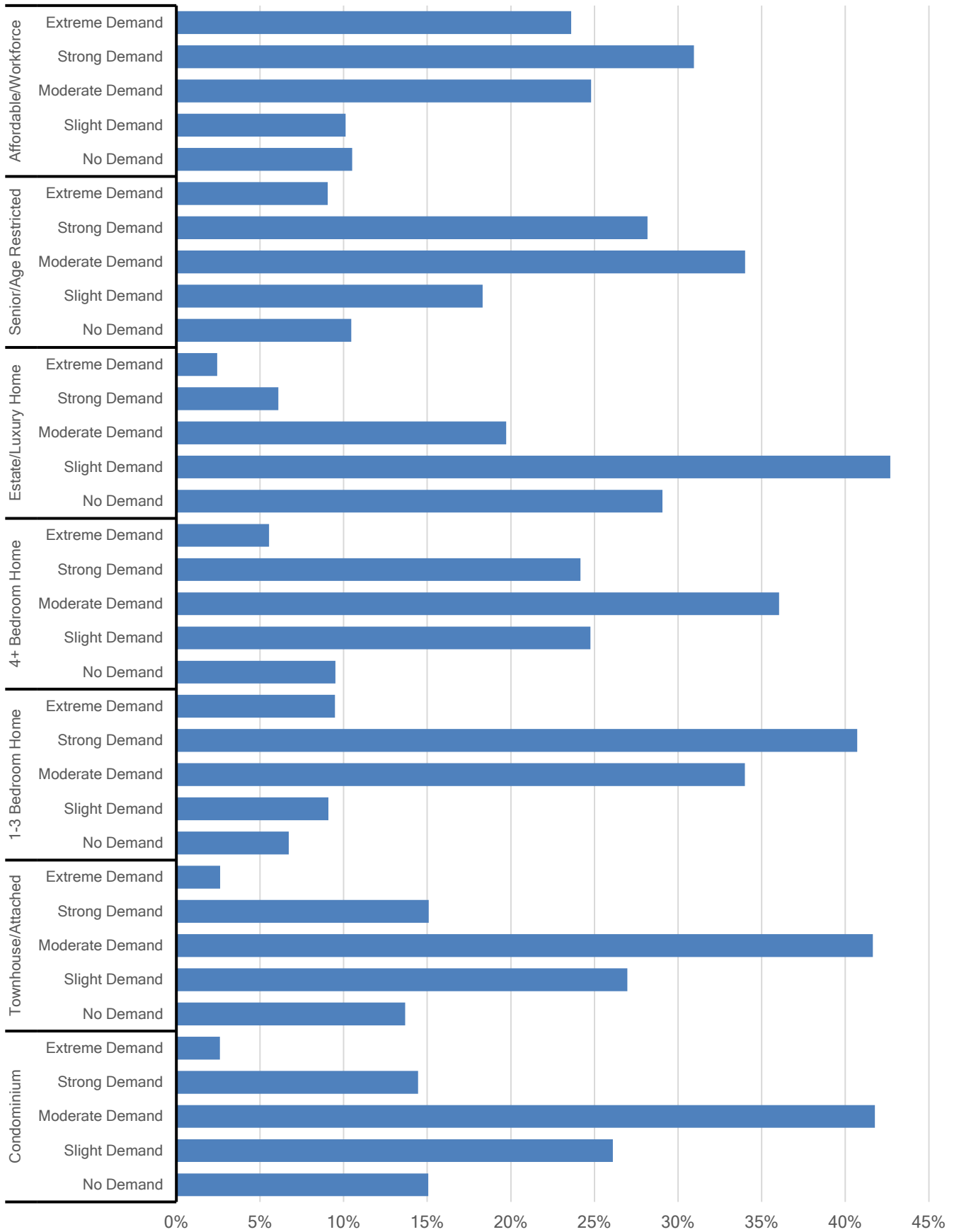


Ownership Supply/Demand & Impact

Perception of how much supply exists for following ownership housing types



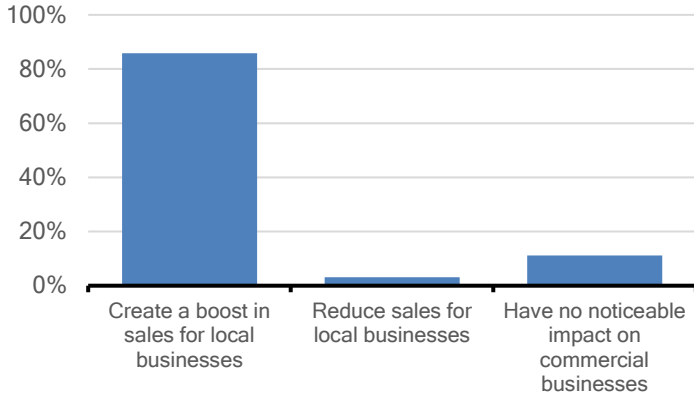
What types of home ownership units is there a demand for in your community?



What types of Impacts will home ownership options have?

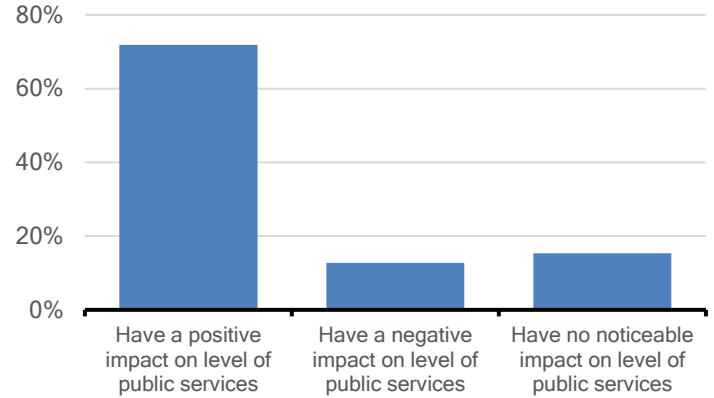
Impact of additional homeownership types on Commercial Business?

Source: SCRCOG Survey (n = 897)



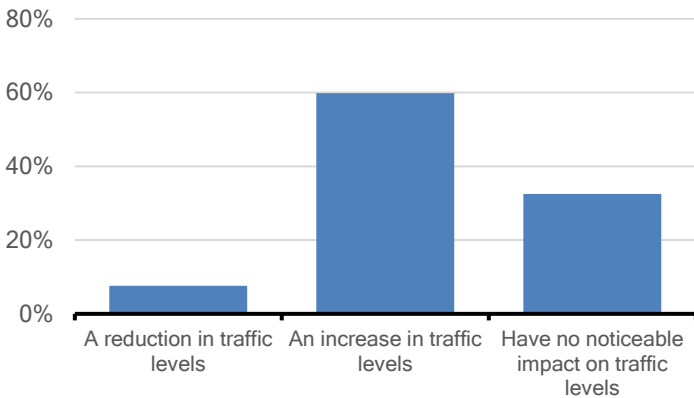
Impact of additional homeownership types on Public Services?

Source: SCRCOG Survey (n = 897)



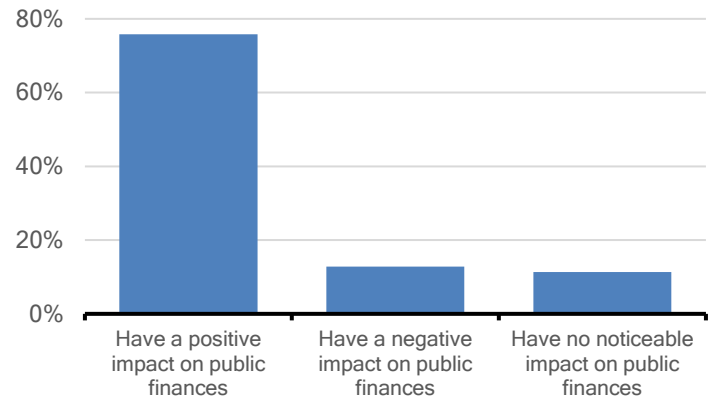
Impact of additional homeownership types on Traffic?

Source: SCRCOG Survey (n = 897)



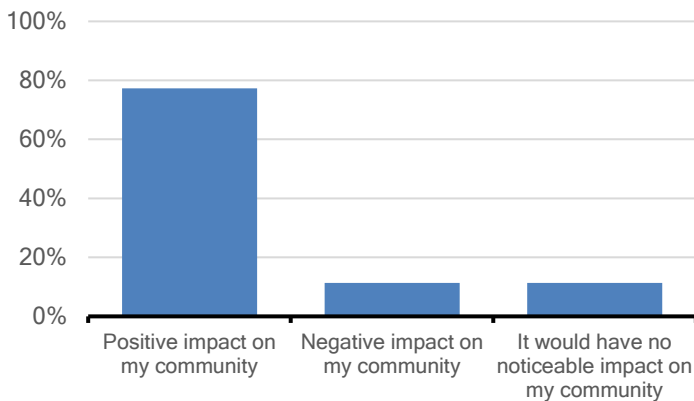
Impact of additional homeownership types on Public Finances?

Source: SCRCOG Survey (n = 897)



Impact of additional homeownership types on Homeownership Prices?

Source: SCRCOG Survey (n = 897)

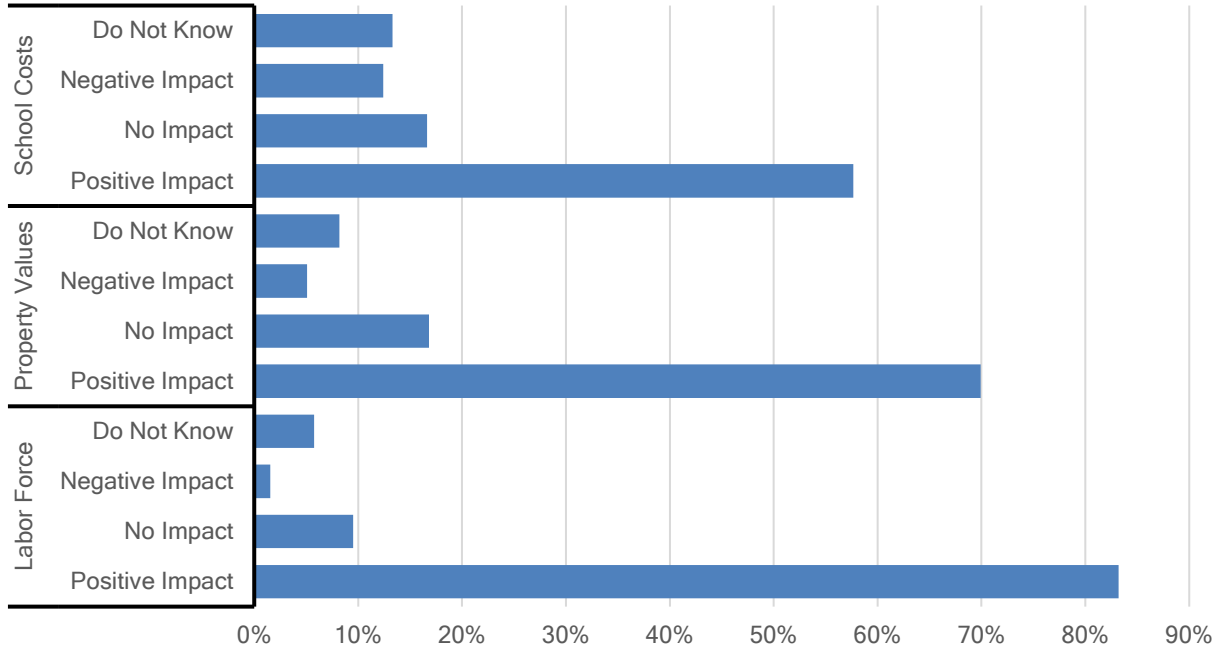


Community Impact

What type of impact would having new workers, families, and children in your community?

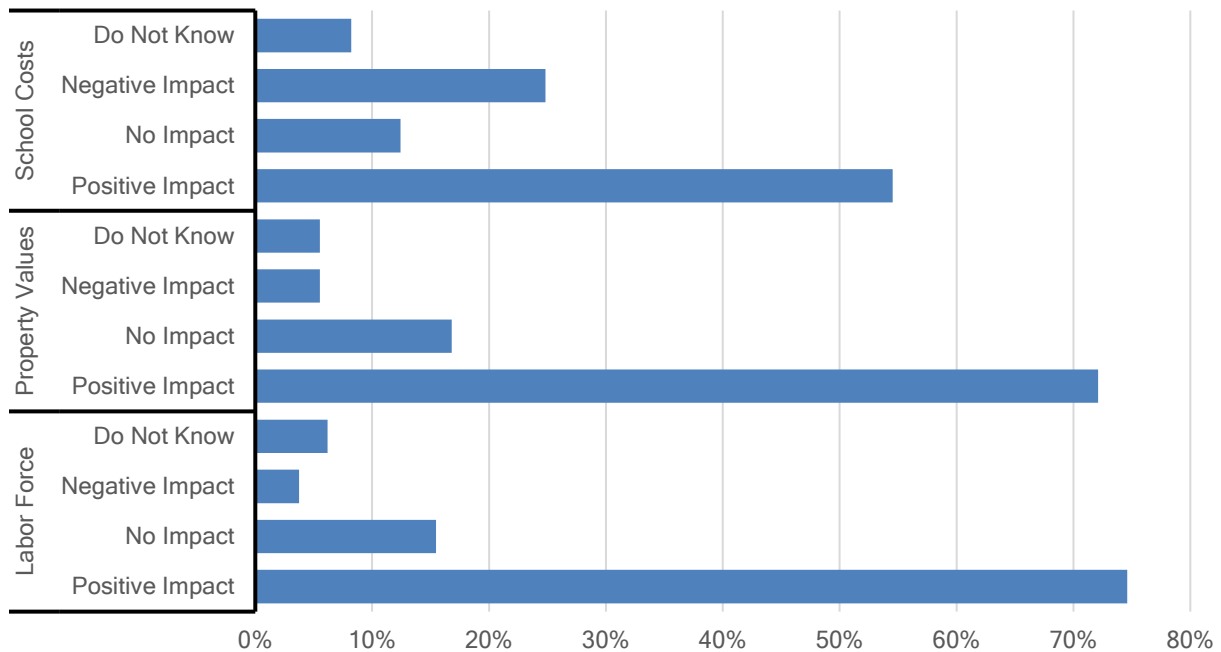
Impact on professional and service workers living in community?

Source: SCRCOG Survey (n=897)



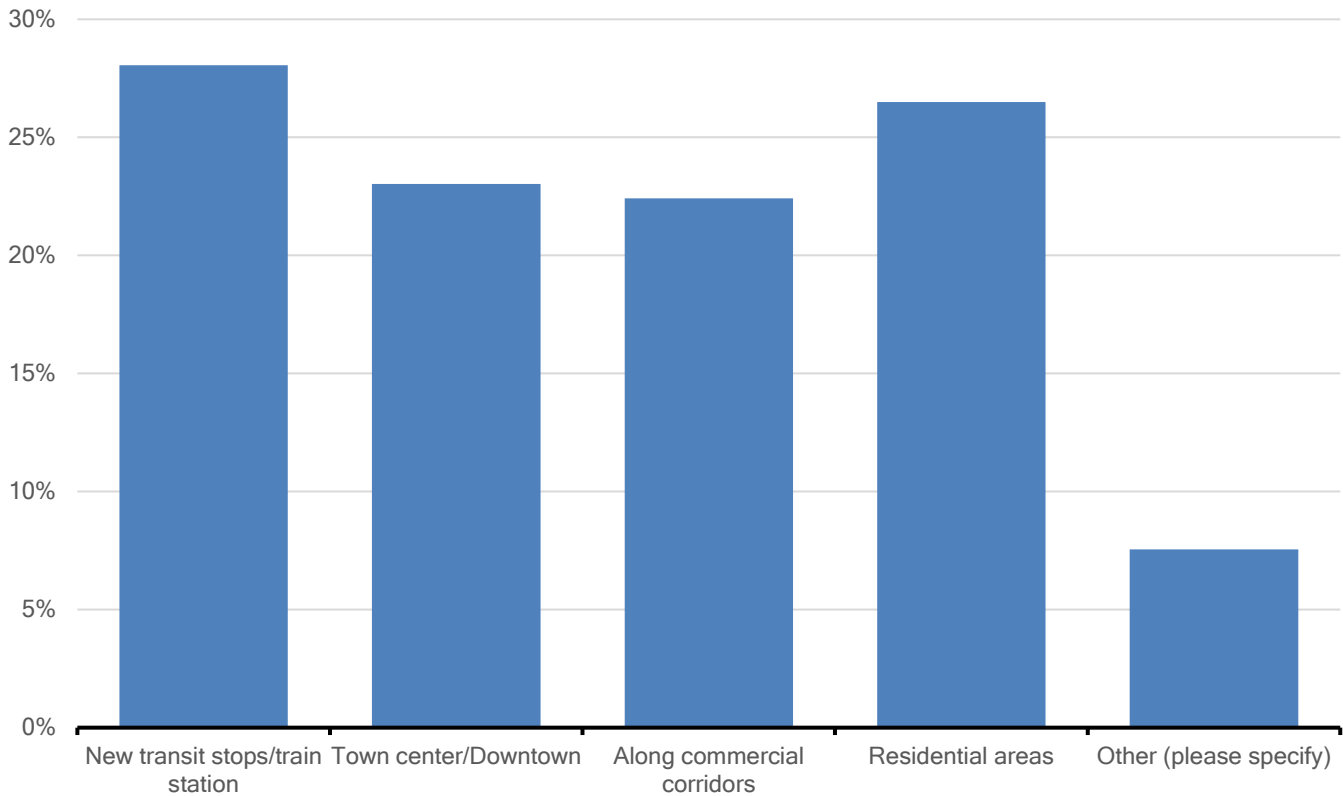
Impact of having individuals and families with children living in community?

Source: SCRCOG Survey (n=897)

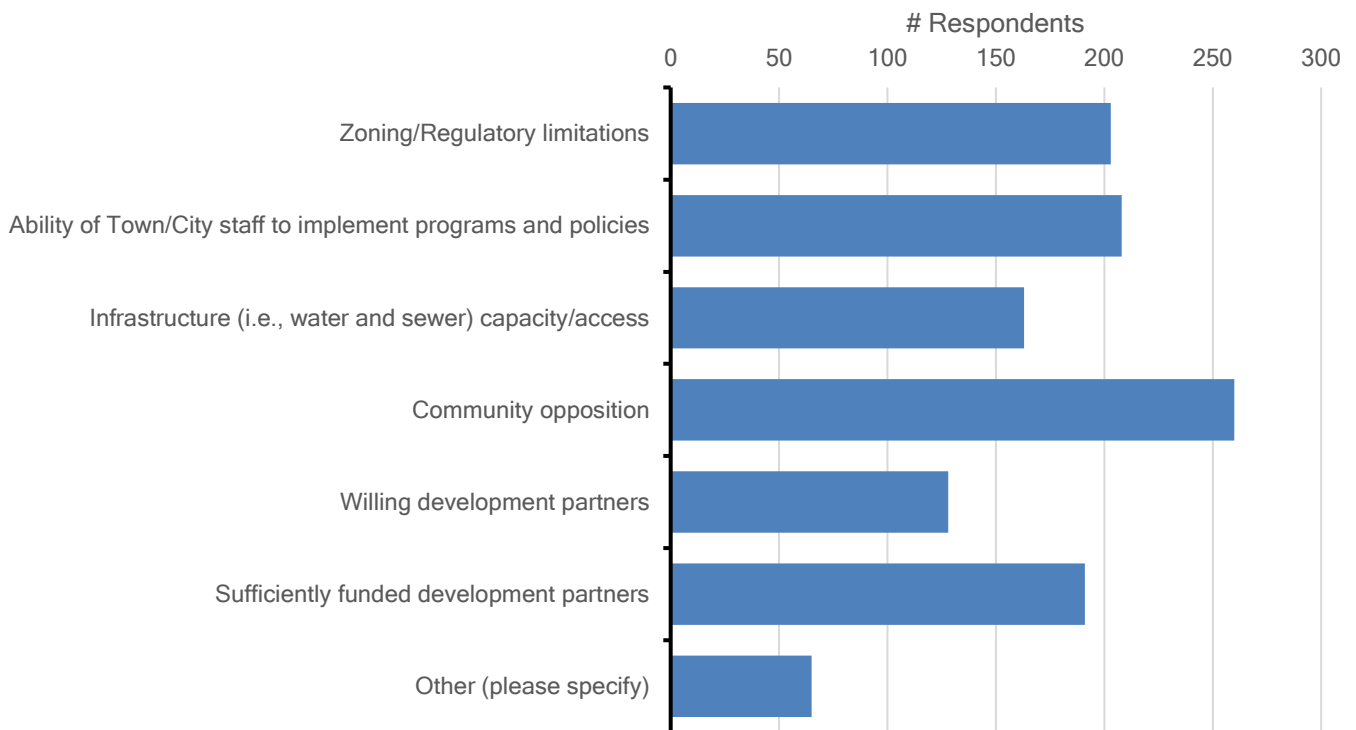


Priority housing locations and barriers to creating affordable pricing.

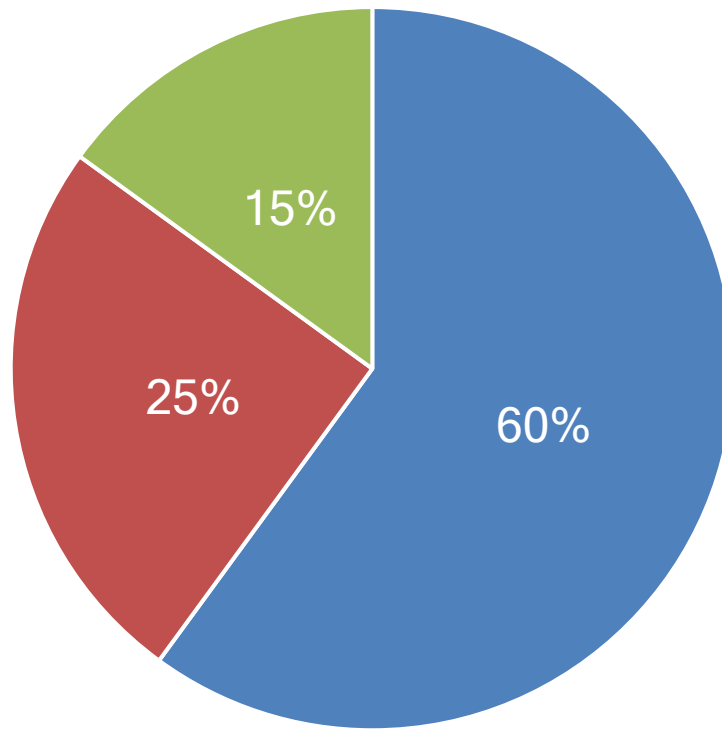
If new housing was constructed, what are priority locations in your community?
 Source: SCRCOG Survey (n=897)



Do you feel there are any challenges to creating price appropriate housing for existing residents in your community?
 Source: SCRCOG Survey (n=897)



In general, do you believe that your community has a responsibility to create housing options for individuals and families that you would like to live in your community, but cannot afford the current cost of housing?
Source: SCRCOG Survey (n=897)



- I believe my community has an obligation to create an opportunity for others that may not be able to afford to live in my community
- I do not believe my community has an obligation to create an opportunity for others that may not be able to afford to live in my community
- I am not sure