

OFFICE OF THE
FIRST SELECTMAN

Telephone (203) 563-0100
Fax (203) 563-0299

Email to: lynne.vanderslice@wiltonct.org



Lynne A. Vanderslice
First Selectwoman

David K. Clune
Second Selectman

Lori A. Bufano
Selectwoman

Joshua S. Cole
Selectman

Deborah McFadden
Selectwoman

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN SPECIAL MEETING
Monday August 12, 2019 - Immediately following Public Hearing
Meeting Room B, Town Hall**

PRESENT: First Selectwoman Lynne Vanderslice, David Clune, Lori Bufano, Joshua Cole, Deborah McFadden

GUESTS: Elaine Tai-Lauria, Kim Healy and members of the Wilton Library Association, Anne Kelly-Lenz

OTHERS: Members of the Press and Members of the Public

A. Call to Order

Ms. Vanderslice called the meeting to order at 8:10pm.

Ms. Vanderslice asked for a motion to amend the agenda to add an Agenda item 7. She noted that due to a board member absence, there is a need to appoint a temporary member to the Board of Assessment Appeals for the September Motor Vehicle hearings. Motion move by Mr. Clune to add Agenda Item 7 – Appointment of Temporary Member to the Board of Assessment Appeals. Motion seconded by Ms. McFadden and carried 5-0.

NOTE: As this was a special meeting motion and vote were invalid.

B. Public Comment

Jon Ottens of Wild Duck Road commented on guardrails.

Elaine Ottens of Wild Duck Road commented on guardrails

Tom Dubin of Signal Hill Road presented, as chair of the DTC, a proposal to allow the town committees and candidate committees to determine a policy for political signs on town owned land.

C. Consent Agenda

Motion made by Ms. McFadden seconded by Ms. Bufano and carried 5-0 to approve the Consent Agenda as follows with correction under Selectman Coles comment regarding The Street Fair to show corrected date of July 20th not July 21st:

Minutes

- Board of Selectmen Regular Meeting – July 15, 2019

Gifts

- The Stroup Family Fund – Wilton Food Pantry - \$3,000
- Wilton Meadows – Social Services Senior Center - \$850.00
- Georgetown Lions Club – Parks & Recreation Gift Fund - \$401.00

Ms. Vanderslice thanked all for their donations.

D. Discussion and/or Action

1. Wilton Library 3rd Qtr Review

Elaine Tai-Lauria and Kim Healy of the Wilton Library Association provided an update on the WLA's 4th Quarter (see attached). Ms. Lauria updated the board on the various programs and Ms. Healy updated the projected favorable year-end financial results.

2. Proposed Gold Star Parents and Spouses Tax Relief Ordinance-Discussion and Possible Vote

Ms. Vanderslice once again reviewed the proposed ordinance, noted that if approved, the ordinance would be effective in 21 days. This timeframe would provide enough time for applications, which are due before the October 1, 2019 grand list date. After discussion, motion made by Mr. Cole to adopt the Gold Star Parents and Spouses Tax Relief Ordinance as presented at the Public Hearing. Motion seconded by Ms. McFadden and carried 5-0.

3. Update on TROW 2 Pimpewaug Sale Discussions: Ms. Vanderslice reported that BrightView's lawyers were not comfortable with the title search. Rather than pursue possible other avenues related to the title search, they decided to pursue another path. It is expected they will file an application with the P&Z Commission next month. She noted, she is in the process of notifying residents who contacted her or the BOS on this matter.

4. Virtual Net Metering Projects

- Project 1 – Update-Project construction is underway
- Project 2 - Authorization for Eversource Agreement. Ms. Vanderslice noted that the Town is awaiting the Eversource agreement for the one-megawatt system, which is currently on the wait list. The cap on these projects was raised in the recent legislative session and the town should be receiving the agreement soon. The agreement sets the cap on the rate and the dollar value of the credit we will receive from the project. The agreement with the developer, Citrine, will be the same as we have on the first project and allows us to backout of the agreement for any reason with a 6-month notice. After review, motion made by Ms. Bufano to authorized the First Selectwoman to execute agreement with Eversource. Motion seconded by Mr. Clune and carried 5-0.
- Project 3 - Potential Share with Another Municipality. Working through the developer, Wilton is speaking with two towns about the possibility of sharing a third project. They are waiting to receive their Eversource agreements.

5. New Pension & OPEB Investment Advisor Contract

Anne Kelly-Lenz, CFO reviewed the New Pension & OPEB Investment Advisor Contract. She noted that the Investment Committee issued an RFQ and held an interview. Four responses were received and Aon Hewitt Investment Consulting, Inc

was chosen as the best fit. Ms. Kelly-Lenz further noted that the contract needs to be executed by the First Selectwoman as the contract is with the Town. The contract has been reviewed by Legal Counsel. Looking for tentative approval for the First Selectwoman to execute the agreement once minor changes suggested by Legal Counsel has been incorporated. After review, a motion was made by Ms. McFadden to have the First Selectwoman execute the agreement subject to further legal review. Motion seconded by Ms. Bufano and carried 4-0 with Mr. Clune recusing.

6. Sustainable CT - Housing Overview

Ms. Vanderslice provided a status on obtaining Sustainable CT certification. The process was more time consuming than expected and required town employee participation, including participation by her. Ms. Vanderslice was responsible for action item 8.1.1, which requires a housing assessment and presentation, as defined. She presented the assessment (see attached memo and attachments).

7. Temporary Appointment to Board of Assessment Appeals

Ms. Vanderslice noted that Robert Zsunkan served as a temporary appointment for the April appeals and was considered an asset to the board. Motion made by Ms. McFadden to appoint Robert Zsunkan as alternate to Board, seconded by Mr. Clune and carried 5-0.

NOTE: As this was a special meeting motion and vote were invalid.

E. Selectmen's Reports

1. First Selectwoman

- Plastic and Paper Single-Use Bags-Petition for Ban and Paper Bag Fee-Meeting w folks from Go Green, who are interested in instituting both a single-use plastic bag ban and paper bag fee in Wilton to be voted upon at next May's annual town meeting.
- Guardrail Policy – Due to feedback from residents, a moratorium is in place on guardrail replacements. Chris Burney and Frank Smeriglio will provide a presentation on alternatives at the Sept 9, 2019 Board of Selectmen meeting.
- Upcoming Norwalk River Habitat Restoration at Schencks-Work has begun with initial tree removals. The equipment is noisy, hopefully completed by the start of September.
- Summer Building Projects
Ms. Vanderslice reviewed various ongoing building projects taking place and those taking place in the fall.
- E-Code online charter and ordinance is live
- Political Signs: Ms. Vanderslice noted town personnel received a number of complaints during the last election about political sign placement on town property. A discussion will be held at the Sept 9, 2019^h meeting to allow for public comment and legal clarification, provided by town counsel.
- Paving: Cider Mill parking lot completed. Currently paving approximately 2 miles of roads off of Range Road

- Revaluation: Received the final report from Vision Appraisal, which details and includes the explanation of the components of the valuation calculations. The valuation methods section of the report, is available on the Assessor's webpage. If residents would like a copy of the entire report, they should contact Assessor Sarah Scacco. The report is written with the expectation that the reader has a certain level of understanding. Sarah can help residents understand the report.
- Ms. Vanderslice noted that there appears to be a need to provide an update to members of other boards and commissions about what is happening within Town government. She plans to implement a newsletter to be distributed to the boards/commissions.
- Ms. Vanderslice noted that street scanning should be completed and will be discussed at the September 9, 2019 meeting
- Next Summer Concert Series will be September 8, 2019 at Merwin Meadows

2. Selectmen

Ms. McFadden

Ms. McFadden gave a reminder that sewer bills are due by the end of the month. She noted that the Street Fair was successful and thanked Kiwanis for supplying water at the fair and on the following day. She indicated that she attended the July 18, 2019 POCD and that public input was extended to August 1, 2019 and thanks residents for their participation. Noted Traskside's upcoming Food Truck Festival.

Mr. Cole

Mr. Cole noted that he attended and enjoyed the Summer Concert Series.

Mr. Clune

None

Ms. Bufano

Ms. Bufano inquired about the timing of discussions about amending senior tax relief. Ms. Vanderslice indicated that it would likely be discussed at the second BoS meeting in September.

F. Public Comment

None

G. Adjournment

Having no further business, Ms. Vanderslice asked for a motion to adjourn. Motion made by Mr. Clune to adjourn meeting at 9:31pm. Motion was seconded by Ms. Bufano and carried 5-0.

Next Meeting – September 9, 2019



Jacqueline Rochester
Recording Secretary
Taken from Video

Wilton Library Association
Monthly Financial Summary
June 2019

	YTD		% Change	Full Year		
	2018-2019	2017-2018		18-'19 Est.	18-19 Budget	% Change
REVENUE						
Town Grant	2,777,453	2,752,453	0.9%	2,777,453	2,752,453	0.9%
Book Sale/Other Revenue	268,406	254,656	5.4%	268,406	260,866	2.9%
Annual Appeal	258,099	239,999	7.5%	258,099	233,000	10.8%
BOS Challenge Grant	28,148	-	-	28,148	-	-
Other Donations	132,414	141,925	-6.7%	132,414	170,000	-22.1%
Fundraising Events	207,160	176,380	17.5%	207,160	190,000	9.0%
TOTAL REVENUE	3,671,680	3,565,413	3.0%	3,671,680	3,606,319	1.8%
EXPENSES						
Salaries & Benefits	2,533,043	2,524,819	-0.3%	2,533,043	2,567,150	1.3%
Building Utilities & Maint	221,291	215,379	-2.7%	221,291	226,000	2.1%
Technology & Supplies	168,849	160,186	-5.4%	168,849	163,970	-3.0%
Insurance, Audit & Other	97,482	104,701	6.9%	97,482	106,750	8.7%
Library Content & Programs	416,247	298,975	-39.2%	416,247	392,000	-6.2%
Development & Fundraising	156,235	130,486	-19.7%	156,235	136,000	-14.9%
Tech Special Projects/Reserve	4,231	65,976	93.6%	4,231	65,000	93.5%
TOTAL EXPENSES	3,597,379	3,500,522	-2.8%	3,597,379	3,656,870	1.6%
Surplus (Deficit)	74,302	64,891	14.5%	74,302	(50,551)	247.0%

FIRST SELECTWOMAN
Lynne A. Vanderslice

Telephone (203) 563-0100
Fax (203) 563-0299

Lynne.Vanderslice@wiltonct.org



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

To: Board of Selectmen Members

From: Lynne Vanderslice

Date: August 9, 2019

RE: Sustainable CT-Housing Assessment

The Sustainable CT certification process includes nine categories with various actions steps. Category eight, Healthy Diverse Housing, includes action item 8.1.1, which involves performing and presenting a housing assessment as defined by the section. The first requirement is to present the housing profile, developed by the organization Partnership for Stronger Communities, at a public meeting. That document immediately follows. The second requirement is to answer a series of questions about housing and include the document in a public meeting. That is the document following the Partnership Profile.

Providing the data at our meeting will earn the Town 10 of the 200 points required for certification. Because the data in the Partnership profile is dated, I will provide updated information as part of our discussion.

Thanks,
Lynne



Housing Data Profiles

2018



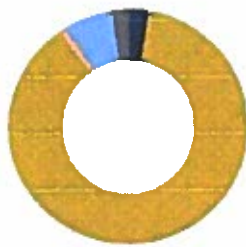
Population, Age, & Race

Source: 2011-15 American Community Survey

	2011-15	2000	% Change		2011-15	2000	% Change
Population	18,643	17,633	6%	Householders living alone	15%	15%	0%
Households	5,953	5,923	1%	Residents living in families	81%	82%	-1%
Average household size	3.09	2.91	6%	Households with someone <18	48%	48%	0%
Average family size	3.45	3.25	6%	Households with someone > 65	28%	21%	7%

Median age for those living in Wilton is 42.5 years old, 2.1 years older than CT's median age of 40.4 years old.

Race and Ethnicity: Wilton



Racial and Ethnic Groups

Hispanic or Latino (of any race)	501	3%
White	16,265	87%
Black or African American	153	1%
American Indian and Alaska Native	6	0%
Asian	1,300	7%
Hawaiian and Other Pacific Islander	0	0%
Other/Multi-Race	418	2%

Total	%
Hispanic or Latino (of any race)	501 3%
White	16,265 87%
Black or African American	153 1%
American Indian and Alaska Native	6 0%
Asian	1,300 7%
Hawaiian and Other Pacific Islander	0 0%
Other/Multi-Race	418 2%

Connecticut is becoming increasingly diverse. Between 2010 and 2015, the nonwhite population increased from 28% to 31%. In Wilton, 87% of residents are white, while 13% are nonwhite.

Source: 2011-15 American Community Survey

\$\$\$ Household Income

Median Household Income

Source: 2011-15 American Community Survey

Wilton's annual median household income in 2015 was \$172,095, 145% more than Connecticut's median household income of \$70,331. It is 104% more than Fairfield County's median household income of \$84,233. Wilton's median household income ranks 3 (1=highest, 169=lowest) among CT's 169 municipalities.

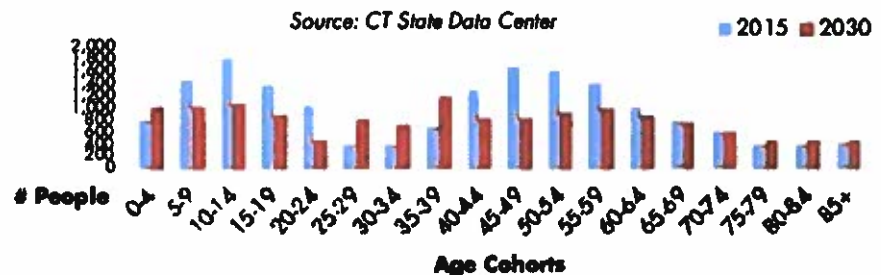
Wilton	\$172,095
Fairfield County	\$84,233
Connecticut	\$70,331



Aging of the Population

Age Cohorts - 2015, 2030 Population Projections: Wilton

Wilton is one of the 116 Connecticut municipalities projected to see a drop in their school-age population between 2020 and 2030. Many municipalities will see declines over 15%. In Wilton, the projected decrease is 28%. Meanwhile the 65+ population for Wilton is projected to increase by 1%.





Characteristics of Housing Stock

Tenure

	Wilton	Fairfield County	Connecticut
Total	6,350	363,556	1,491,786
Owner-Occupied	5,110	228,381	906,227
Renter-Occupied	843	105,939	446,356
Vacant	397	29,236	139,203

Source: 2011-15 American Community Survey

Percent of Owner-Occupied, Renter-Occupied and Vacant Housing Units



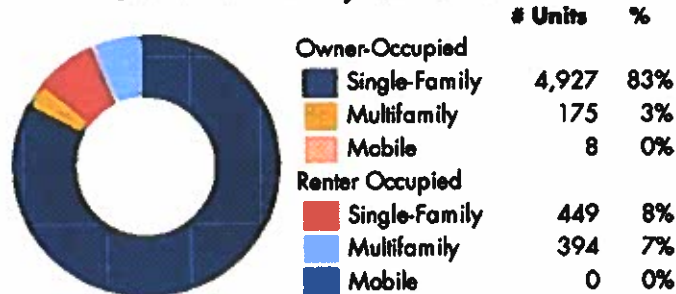
Wilton saw its number of housing units increase by 4% from 2000 to 2015. Renters live in 13% of Wilton's housing stock, compared to 29% for Fairfield County and 30% for Connecticut.

Units in Structure

Overall, 66% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Wilton, 90% of occupied homes are single-family, 10% are multifamily (2+ units in structure), and 0% are mobile homes. Renters live in 69% of Wilton's 569 multifamily homes, and owners occupy 92% of its 5,376 single-family homes.

Units in Structure by Tenure: Wilton



Source: 2011-15 American Community Survey

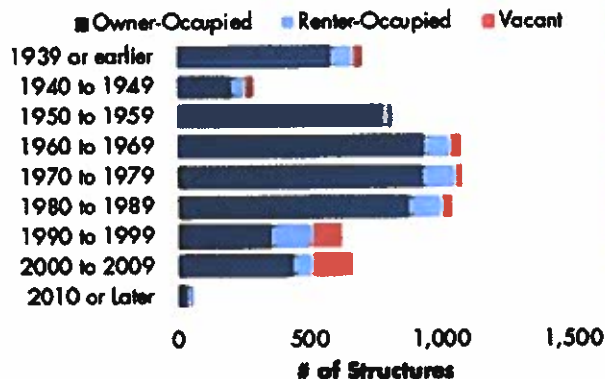
Year Built

CT's housing stock varies in age, with 22% built before 1939, 36% built from 1940 to 1969 and 42% built from 1970 on.

In Wilton, 11% of the housing stock was built prior to 1939, 34% was built between 1940 and 1969 and the remaining 55% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT's current and future residents.

Tenure by Year Structure Built: Wilton

Source: 2011-2015 American Community Survey



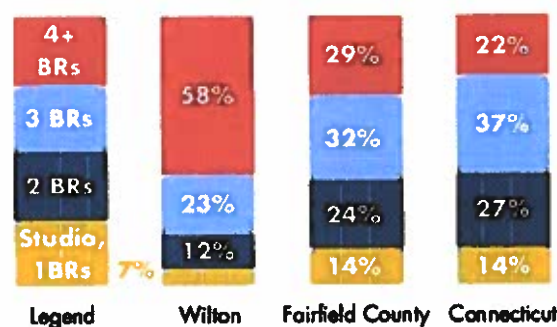
Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 81% of homes in Wilton have 3 or more bedrooms, while 19% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

Housing Units by Number of Bedrooms

Source: 2011-15 American Community Survey

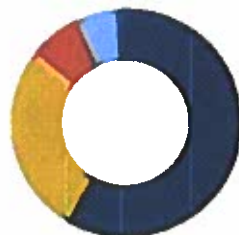




Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. In Wilton, 41% of renters spend more than 30% of their income on housing, while 32% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.



Housing Costs as a % of Household Income: Wilton

	# Units	% Total
Owner-Occupied		
Spending <30%	3,453	58%
Spending >=30%	1,642	28%
Not computed	15	0%
Renter Occupied		
Spending <30%	443	7%
Spending >=30%	343	6%
Not computed	57	1%

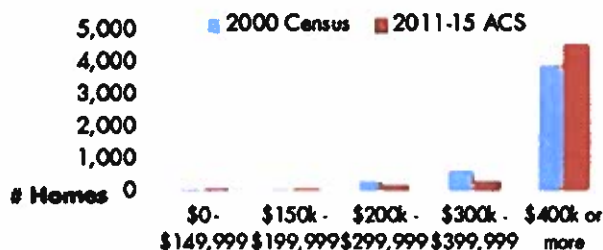
Source: 2011-15 American Community Survey

Home Value

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Wilton, 1% of homes were valued under \$150,000 in 2000, compared to 1% now. The median home value in Wilton is now \$810,700, an increase of 47% since 2000.

Self-Reported Value of Owner-Occupied Homes: Wilton

Source: Census 2000, 2011-2015 American Community Survey

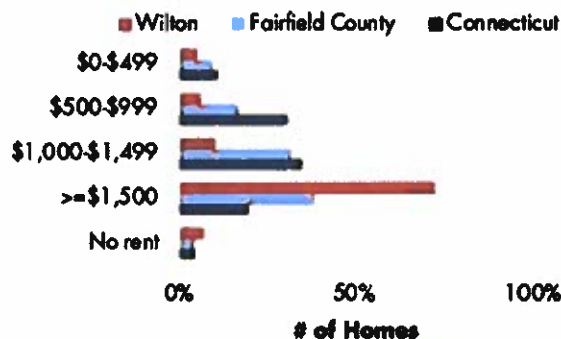


Gross Rent

According to 2011-15 American Community Survey data, 83% of Wilton's 843 rental units have a gross rent over \$1,000 per month and 9% have a gross rent under \$750 per month.

Rental Units by Gross Rent: Wilton

Source: 2011-2015 American Community Survey



Housing Costs & Income

Owner Households: Wilton

The average homeowner household in Wilton has a median income of

\$191,290

Households with a Mortgage

Median Income:

\$200,542

Median Monthly Owner Costs:

\$4,000+

Households w/out a Mortgage

Median Income:

\$128,935

Median Monthly Owner Costs:

\$1,000+

Median Income Renter Households =

\$106,125

38%
less than the median income of all households.

Renter Households: Wilton

Median Gross Rent =

\$2,510

28%
of income spent on rent.

72%
of income for all other expenses.

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. However, incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2011-2015 American Community Survey



Housing Market General Information

Housing Wage

2017 Housing Wage: Wilton



\$37.65

Wilton is included in the Stamford-Norwalk Metro Area.

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut's housing costs are typically high, ranking #8 in 2017 with a housing wage of \$24.72.

Grand List

**Real Property Grand List Values,
2008-16: Wilton**

Total Real Property 2008	\$4,661,630,430
Total Real Property 2016	\$3,916,909,550
% Change, 2008-16	-16%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mill rates, reduce services, or both.

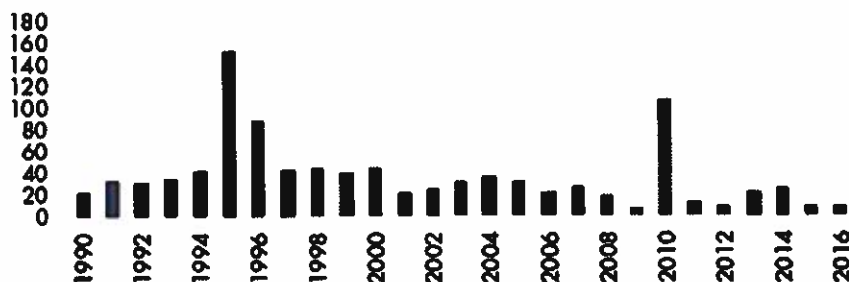
Source: CT Office of Policy and Management

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Building Permits by Year, 1990-2016: Wilton

Source: CT Department of Economic and Community Development



Affordable Housing Appeals List

Each year the CT Department Of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. The following housing units are counted as affordable in Wilton in 2016:

Assisted Units Counted in 2016 Appeals List:

Wilton

136	Governmentally Assisted Units
8	Tenant Rental Assistance
10	CHFA/USDA Mortgages
+	104 Deed Restricted Units
258	Total Assisted Units

Calculation of % of Total Units Assisted:

Wilton

258	÷	6,475	=	4.0%
Total Assisted Units		Total Units, 2010 Census		Units Assisted

Housing Data Profiles are produced by the Partnership for Strong Communities.

For more details about the information presented or to use any of the graphics in the Housing Data Profiles, please contact: Charles Patton, Senior Policy Analyst, charles@pschousing.org.



Analysis of Housing Conditions

Key Stats

Population

18,643

Households

5,953

Projected Change in Population from 2020-2030

5-19 Year Olds: -28%

65+ Year Old: 1%

Median Household Income

All Households: \$172,095

Owners: \$191,290

Renters: \$106,125

Housing Units

Total Units: 6,350

Owner-Occupied: 80%

Renter-Occupied: 13%

Vacant: 6%

Single-Family/Multifamily

Single Family: 90%

Multifamily: 10%

Median Home Value

\$810,700

Median Gross Rent

\$2,510

Households Spending 30% or More on Housing

All Households: 33%

Owners: 32%

Renters: 41%

Housing Built 1970 or Later

55%

2016 Affordable Housing Appeals List

Assisted Units: 4%

% Change in Total Real Property, 2008-2016

-16%

Wilton's Housing Data Profile: The Story Behind the Numbers

Wilton, like most of Connecticut's municipalities, has a relatively high median household income, high housing costs, few units for teachers, nurses, electricians, firefighters and town workers, and a narrow range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in Wilton relative to the median household income. Statewide, 50% of renters and 32% of homeowners spend 30% or more of their household incomes on housing. In Wilton, where the \$172,095 median household income is higher than the statewide median of \$70,331, 41% of the town's renters and 32% of its homeowners spend 30% or more of their income on housing.

Wilton is one of the many Connecticut municipalities that could see a potentially significant decline in school enrollment through 2030 because of a projected decline in school-age (5-19) population of 28% from 2020 to 2030. At the same time, its population is getting a little older, with a projected increase of 1% in the 65+ population from 2020 to 2030, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

While the number of renting households in Connecticut has increased from 30% to 35% since 2007, many towns are ill-prepared to accommodate the needs of renters. Wilton is one of 118 Connecticut municipalities with single-family homes dominating its housing stock (90%) and little modest or multifamily housing to offer (19% units are 0-2 bedrooms, compared to 42% statewide), mostly because many of those towns built the bulk of their homes after 1970 (55% in Wilton) to accommodate the needs of new Baby Boomer families then in their 20s.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns' total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2016 (latest OPM figures), 150 towns experienced negative growth in real property values, 2 had no growth and 7 had only slight growth of 2 percent or less. The total real property Grand List in Wilton declined significantly by 16% from 2008 through 2016.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Wilton, 4% of the homes are affordable, according to the state's 2016 Affordable Housing Appeals List.



Data Sources & Notes

Page 1

- ⇒ Populations, Age, & Race
 - DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
 - DP02 - Selected Social Characteristics In The United States, 2011-2015 American Community Survey 5-Year Estimates
 - DP05 - ACS Demographic And Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Note: Due to rounding throughout the profile, some results may not appear to correspond with the values in tables, charts and text.
- ⇒ Age & Income
 - Median Household Income
 - B25119 - Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Aging of Population
 - 2015-2040 Population Projections for Connecticut, August 31, 2017 edition, CT State Data Center

Page 2

- ⇒ Tenure, Units in Structure, Year Built, Bedrooms
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Tenure note: Universe is all housing units. Total housing stock includes vacant units.
- ⇒ Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

Page 3

- ⇒ Affordability
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as "Not computed."
- ⇒ Home Value
 - B25075 - Value, Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Gross Rent
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Housing Costs & Income
 - Median Household Income by Tenure
 - B25119 Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - Median Household Income for Owner-Occupied Households by Mortgage Status
 - B25099 - Mortgage Status By Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

Page 4

- ⇒ Housing Wage
 - Out of Reach 2017, 2-Bedroom Housing Wage, National Low Income Housing Coalition
- ⇒ Grand Lists
 - Total Grand Lists by Town, 2008 and 2014, CT Office of Policy and Management
- ⇒ Building Permits
 - Connecticut New Housing Authorizations in 2016, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development
- ⇒ Affordable Housing Appeals List
 - 2016 Affordable Housing Appeals List, CT Dept. of Housing

8.1.1.: Housing Data Profile Analysis Worksheet (Worksheet 2)

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

1. Overall, how do you view the age, income, racial, ethnic and other demographic indicators of your municipality? Please compare your assessment of your municipality with surrounding municipalities, your region and the state overall.
 - *Wilton exceeds the State and Fairfield County averages in the following areas: income, average age, home ownership and home prices*
 - *Wilton lags the State and Fairfield County averages in the following areas: racial and ethnic diversity, rental units, affordable units*
2. Assess whether your municipality is projected to get older, younger or stay about the same, and whether your current housing stock will be affordable and appropriate for your anticipated age groups, or whether you foresee the need to provide new housing choices.
 - *Wilton is aging*
 - *Wilton requires more housing options to allow residents to age in place including rentals, townhouses, senior living communities, which generally include independent living, assisted living and memory care*
 - *Wilton's school-age population has dropped and is forecasted to continue to drop*
3. Assess your residential grand list, whether it has grown in value, fallen in value or stayed about the same and what factors in the housing market (supply, demand, mix, those factors in surrounding municipalities) have had an impact on that grand list.
 - *Due to declines in residential single-family housing prices, Wilton's grand list declined in the 2012 and 2017 revaluations. This decline occurred despite increases in the commercial grand list.*
 - *Single home prices have fallen due to:*
 - *Reduction of and elimination of financial services jobs in CT and NY, which previously drove the growth in new home construction and the resale market*
 - *Increase in commute times (both car and train) which has reduced the pool of potential homebuyers*
 - *The change to the federal tax laws, which limited the deductibility of property taxes*
 - *Changes in preference for smaller houses and smaller lot sizes versus larger homes on larger lots*
4. Assess your municipality's residential zoning and determine whether it allows for a variety of housing choice creation, should the municipality want to add to the spectrum of choices, or whether lot size, floor area ratio and other factors limit your municipality's housing creation ability.
 - *Primarily one and two acre zoning*
 - *Cluster housing and rental units can be constructed in specific areas, including along RT 7 and in Wilton Center*

- *The recent POCD process identified areas for further planning to provide more housing options including: Wilton Center, including around the Wilton Center train station, Cannondale, including around the Cannondale train station and Georgetown*
 - *Master plans for these areas will identify zoning changes to allow for more diverse housing*
 - *Surveyed residents:*
 - *Split on whether rental housing should be encouraged*
 - *If developed, prefer one or two bedroom*
 - *Majority encourage smaller homes*
 - *Majority support more affordable housing*
 - *Strong support for rental/multi-family in Wilton Center and RT 7, with the latter decreasing as one moves north up RT 7*
5. Assess your current housing choices: how wide a spectrum of unit types (single-family detached, duplex, multifamily, mixed-use, etc.) your municipality currently has, where they are generally located, and whether a diversity of housing types could be expanded in areas of municipality.
- *90% of occupied homes are single-family*
 - *92% of which are owner occupied*
 - *8% are rentals*
 - *10% of occupied homes are multi-family*
 - *31% of which are owner occupied including townhouses and condos*
 - *69% of which are rental, including townhouses, condos*
 - *96% of Wilton's land is developed as follows:*
 - *60% residential*
 - *4% business*
 - *23% open space*
 - *3% community facilities*
 - *6% utilities and transportation*
 - *4% available for development is equivalent to 190 units*
6. From your housing data profile, determine the number and percentage of income-restricted housing units (affordable housing), their type (single-family, multifamily), their location (confined to an area of municipality, with/without access to transit, jobs, healthcare, shopping, recreation) and whether there are locations where such housing could be created. How do your municipality's numbers/percentage compare to surrounding municipalities, the region/county, and the state as a whole?
- *2018 Data:*
 - *Affordable units total 259 or 4% of all household per 2010 census*
 - *Government Assisted: 158*
 - *Senior housing multi-family rentals*
 - *Location: Currently located on RT 7, convenient to services. Availability for more*
 - *Tenant Rental Assistance: 5*

- *Single-family CHFA or USHA Mortgage: 14*
 - *Deed Restricted: 82*
 - *Unrestricted apartments, single-family, senior and disabled restricted apartments*
 - *Location: Currently Wilton Center, RT 7, residential zoned area. Availability for more. All but residential, conveniently located to services*
 - *4% of housing stock is affordable. This is one-third of the City of Norwalk, but exceeds Wilton's neighboring towns as follows:*
 - *Darien 3.56%*
 - *Westport 3.37%*
 - *New Canaan 3.44%*
 - *Weston .19%*
 - *Redding .37%*
 - *Ridgefield 2.96%*
 - *At 4%, Wilton does not meet the state requirement of 10%*
7. From your housing data profile, determine the median household income overall, for homeowners, and for renters, the median sales price and median gross rent, and how many households (renters and owners) are burdened by their housing costs (spending more than 30% of their income on housing).
- *Based on the data prepared by the Partnership for Strong Communities dated 2/2018:*
 - *Median household income is \$172,095, with homeowners at \$191,290 and renters at \$106,125*
 - *The median sales price was \$810,700 and median gross rent was \$2,510 per month*
 - *33% of households are spending 30% or more on housing, including 32% of homeowners and 42% of renters*
 - *Note these simple general calculations, do not necessarily reflect what is happening in Wilton for the following reasons*
 - *More than 40% of Wilton's federal taxpayers had a 2016 AGI greater than \$200,000, with an average AGI of more than \$700,000 for those taxpayers. Therefore median income is not a reflection of the community's buying power.*
 - *The median sales price from one year does not reflect what most residents paid for their home. Roughly 200 to 300 homes were sold per year in the last 10+ years, meaning less than one half of homes have turned over. Many residents are long-term.*