

Municipal Affordable Housing Stock (2010-2017)

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Issue

In 2010-2017, what percent of each municipality's housing stock was affordable, as defined in [CGS § 8-30g](#) (i.e., the Affordable Housing Land Use Appeals Procedure)?

This report updates [OLR Report 2017-R-0090](#).

Summary

By law, the Department of Housing (DOH) must promulgate annually a list identifying the housing stock in each municipality that qualifies as affordable housing under the Affordable Housing Land Use Appeals Procedure ([CGS §§ 8-30g\(k\)](#) (2018 Supp.) & [8-37qqq\(a\)\(2\)\(D\)](#) (2018 Supp.)). (For information on the procedure, see [OLR Issue Brief 2017-R-0158](#).)

Based on these lists, Table 1 shows the percent of each municipality's housing stock that qualified as affordable in 2010-2017. The lists, which include a breakdown of affordable housing stock by housing type, are available on [DOH's website](#). As the table shows, between 2010 and 2017, the percentage of housing stock that is affordable increased in 103 municipalities, decreased in 65, and remained unchanged in one (Clinton). Over this period, the three largest percentage point increases were in Canaan (5.16 percentage points (“*pp*”)), Franklin (4.11 *pp*), and Brookfield (3.29 *pp*). The largest decreases were in Mansfield (5.06 *pp*), Plainfield (2.34 *pp*), and East Windsor (2.14 *pp*).

The Affordable Housing Land Use Appeals Procedure requires planning and zoning commissions to defend their decisions to deny affordable housing developments or approve them with certain

conditions. But municipalities in which at least 10% of housing stock is deemed affordable are generally exempt from the law’s appeals procedure. As the table shows, the same municipalities that were exempt in 2010 were also exempt in 2017, except for Mansfield, which is no longer exempt. The 30 exempt municipalities appear in boldface.

Table 1: Municipalities’ Affordable Housing Stock (2010-2017)

Municipality	Percent Affordable								Difference between 2010 and 2017 (measured in pp)
	2010	2011	2012	2013	2014	2015	2016	2017	
Andover	3.84	3.42	3.57	4.10	4.33	4.18	3.04	3.19	-0.65
Ansonia	14.59	14.56	14.56	15.32	13.92	14.22	13.72	14.36	-0.23
Ashford	4.06	3.57	3.73	4.31	4.41	4.15	3.52	3.42	-0.64
Avon	2.52	3.60	3.65	3.79	3.76	3.83	3.83	3.88	1.36
Barkhamsted	1.04	0.88	0.82	1.01	1.07	1.26	1.26	1.45	0.41
Beacon Falls	1.57	1.24	1.24	1.47	1.32	1.63	1.47	1.59	0.02
Berlin	8.41	7.20	7.19	8.40	8.59	8.83	8.78	8.96	0.55
Bethany	0.11	0.05	0.10	0.15	0.15	0.34	0.49	0.59	0.48
Bethel	5.79	5.18	5.20	5.32	5.43	5.06	4.66	4.98	-0.81
Bethlehem	1.73	1.52	1.59	1.65	1.59	1.65	1.78	1.84	0.11
Bloomfield	12.17	11.38	11.38	11.59	11.65	11.19	10.82	10.66	-1.51
Bolton	0.76	0.89	0.94	1.14	1.29	1.24	0.99	1.39	0.63
Bozrah	1.96	1.89	2.17	3.12	3.40	3.12	3.12	3.40	1.44
Branford	3.36	3.24	3.26	3.38	3.42	3.46	3.23	3.24	-0.12
Bridgeport	18.33	18.08	17.69	18.51	18.78	19.89	19.82	20.14	1.81
Bridgewater	0.26	0.23	0.23	0.23	0.23	0.45	0.45	0.34	0.08
Bristol	13.56	13.24	13.25	13.45	13.04	14.22	13.66	13.96	0.40
Brookfield	1.85	2.00	2.12	2.44	2.44	3.37	3.90	5.14	3.29
Brooklyn	11.41	9.43	10.02	11.68	11.68	11.07	10.70	10.54	-0.87
Burlington	1.83	1.56	1.68	2.04	1.80	1.95	2.12	1.86	0.03
Canaan	1.64	4.49	4.49	4.62	7.57	6.93	7.19	6.80	5.16
Canterbury	5.96	5.29	5.73	7.15	7.59	6.80	6.80	7.00	1.04
Canton	8.68	7.26	7.31	7.49	7.56	7.56	7.01	7.12	-1.56
Chaplin	2.90	2.43	2.43	2.83	3.64	3.24	3.34	3.54	0.64
Cheshire	3.48	3.16	3.18	3.23	3.68	3.79	3.50	3.56	0.08
Chester	2.11	1.77	1.82	1.98	1.98	2.08	2.08	2.08	-0.03

Table 1 (continued)

Municipality	Percent Affordable								Difference between 2010 and 2017 (measured in pp)
	2010	2011	2012	2013	2014	2015	2016	2017	
Clinton	2.31	2.16	2.18	2.26	2.31	2.36	2.21	2.31	0.00
Colchester	8.76	7.67	7.89	8.41	8.78	8.59	8.48	8.70	-0.06
Colebrook	0.91	1.11	1.11	1.25	1.52	1.25	1.11	1.11	0.20
Columbia	3.37	2.82	2.99	3.73	3.90	4.51	4.25	4.42	1.05
Cornwall	2.06	1.79	1.99	2.38	2.28	3.38	3.28	3.38	1.32
Coventry	5.48	4.80	5.12	6.02	5.88	5.86	4.88	5.04	-0.44
Cromwell	8.01	6.95	6.95	6.97	7.13	7.53	6.33	6.50	-1.51
Danbury	10.68	10.03	10.51	10.93	10.05	10.29	10.52	10.90	0.22
Darien	2.53	2.62	2.59	2.62	3.38	3.36	3.41	3.52	0.99
Deep River	2.67	2.48	2.58	2.77	3.63	2.58	2.34	2.62	-0.05
Derby	11.19	10.72	10.75	10.84	11.25	11.52	11.39	11.57	0.38
Durham	1.92	1.67	1.74	2.08	2.00	1.93	1.71	1.89	-0.03
East Granby	5.57	4.79	5.02	5.25	5.07	5.25	5.11	5.11	-0.46
East Haddam	2.52	2.31	2.31	2.57	2.71	2.53	2.20	2.60	0.08
East Hampton	3.88	3.01	3.21	3.65	3.61	3.70	3.21	3.25	-0.63
East Hartford	14.82	15.57	16.45	16.65	17.38	16.33	15.66	15.75	0.93
East Haven	7.20	7.73	6.73	6.84	7.90	8.14	7.56	7.70	0.50
East Lyme	5.99	5.81	5.31	5.59	6.15	6.31	6.01	6.11	0.12
East Windsor	16.39	13.70	14.29	14.83	14.57	14.59	13.99	14.25	-2.14
Eastford	2.27	2.02	2.40	3.15	3.03	2.90	2.27	2.02	-0.25
Easton	0.44	1.62	0.41	0.41	0.41	0.55	0.59	0.63	0.19
Ellington	6.37	5.03	5.27	5.90	5.63	5.73	5.43	5.46	-0.91
Enfield	12.25	12.01	12.01	12.21	12.18	12.50	11.98	12.27	0.02
Essex	1.51	1.47	1.56	1.69	1.63	1.53	1.50	2.27	0.76
Fairfield	2.69	2.63	2.62	2.64	2.24	2.32	2.22	2.25	-0.44
Farmington	8.59	7.54	7.55	7.73	7.96	8.11	7.66	7.78	-0.81
Franklin	2.25	2.08	2.20	2.72	5.58	6.23	6.36	6.36	4.11
Glastonbury	5.99	5.51	5.51	5.53	5.46	5.56	5.32	5.37	-0.62
Goshen	0.54	0.42	0.36	0.48	0.60	0.54	0.42	0.36	-0.18
Granby	3.29	2.87	3.07	3.49	3.17	3.26	3.03	3.10	-0.19

Table 1 (continued)

Municipality	Percent Affordable								Difference between 2010 and 2017 (measured in pp)
	2010	2011	2012	2013	2014	2015	2016	2017	
Greenwich	5.10	4.88	5.13	5.13	4.79	5.32	4.91	5.02	-0.08
Griswold	7.51	6.21	6.57	8.13	8.93	8.42	7.42	7.58	0.07
Groton	21.76	20.41	20.39	20.53	22.49	22.67	22.39	22.50	0.74
Guilford	2.30	2.09	2.12	2.25	2.29	2.43	2.34	2.38	0.08
Haddam	1.38	1.06	1.08	1.26	1.34	1.20	1.48	1.40	0.02
Hamden	6.93	6.57	6.61	6.73	7.68	7.92	7.99	8.19	1.26
Hampton	2.45	2.02	2.27	4.04	5.55	4.67	3.53	3.28	0.83
Hartford	37.24	35.57	37.14	37.80	37.89	40.23	38.28	38.35	1.11
Hartland	0.92	0.70	0.93	1.40	1.29	1.05	0.58	0.58	-0.34
Harwinton	2.23	1.97	2.10	2.50	2.54	2.59	2.41	2.41	0.18
Hebron	2.89	2.58	2.75	3.03	3.00	2.92	2.64	2.78	-0.11
Kent	3.62	4.62	3.12	1.68	3.60	3.66	3.72	3.84	0.22
Killingly	13.11	11.92	12.63	14.94	14.36	13.83	12.24	12.29	-0.82
Killingworth	0.44	0.42	0.46	0.65	0.62	0.77	0.89	1.08	0.64
Lebanon	2.73	2.50	2.75	3.49	3.81	3.49	3.33	3.65	0.92
Ledyard	3.72	3.29	3.44	4.41	4.03	4.34	3.77	4.09	0.37
Lisbon	2.43	2.14	2.60	3.82	3.41	3.47	2.95	3.29	0.86
Litchfield	5.07	4.58	4.58	4.68	5.08	4.93	4.73	4.81	-0.26
Lyme	0.71	0.74	0.82	0.82	0.82	0.82	0.82	0.82	0.11
Madison	1.71	1.58	1.59	1.62	1.62	1.62	1.62	1.62	-0.09
Manchester	14.66	14.40	14.64	14.88	14.50	14.48	13.85	14.06	-0.60
Mansfield	11.97	10.87	10.94	11.30	10.99	10.82	10.65	6.91	-5.06
Marlborough	1.80	1.67	1.84	2.22	2.05	2.09	2.01	2.05	0.25
Meriden	15.33	14.57	14.71	14.80	15.97	16.48	15.75	16.06	0.73
Middlebury	3.85	3.28	3.46	3.73	3.98	4.01	3.94	4.22	0.37
Middlefield	2.36	2.20	2.25	2.36	2.47	2.52	2.47	2.58	0.22
Middletown	21.79	22.26	20.81	23.39	21.96	23.29	21.32	21.55	-0.24
Milford	6.50	6.08	6.05	6.18	5.48	5.49	5.25	5.35	-1.15
Monroe	0.85	0.80	0.81	0.85	0.85	0.94	1.00	1.16	0.31
Montville	4.32	3.89	4.21	5.04	4.71	5.06	4.71	5.10	0.78

Table 1 (continued)

Municipality	Percent Affordable								Difference between 2010 and 2017 (measured in pp)
	2010	2011	2012	2013	2014	2015	2016	2017	
Morris	1.69	1.67	1.67	1.75	1.90	1.90	1.90	2.21	0.52
Naugatuck	8.76	8.16	8.31	8.40	9.31	8.68	8.04	8.49	-0.27
New Britain	17.60	19.82	20.32	20.71	21.13	20.11	18.22	18.46	0.86
New Canaan	2.52	2.42	2.42	2.71	2.71	2.64	2.66	2.73	0.21
New Fairfield	0.70	0.63	0.68	0.88	0.72	0.93	1.29	1.39	0.69
New Hartford	2.79	2.16	2.26	2.39	2.67	2.70	2.74	2.81	0.02
New Haven	29.00	29.00	29.14	29.63	29.08	30.24	29.89	31.77	2.77
New London	21.40	19.87	19.90	20.11	24.86	23.45	22.95	23.09	1.69
New Milford	3.28	4.92	5.38	5.80	3.91	4.25	3.72	3.71	0.43
Newington	7.39	7.01	7.17	7.35	8.54	8.64	8.13	8.29	0.90
Newtown	1.99	1.72	1.73	1.85	1.80	1.94	2.17	2.32	0.33
Norfolk	3.56	3.21	3.21	3.21	4.03	3.83	3.72	3.72	0.16
North Branford	2.44	2.17	2.20	2.33	2.38	2.42	2.24	2.29	-0.15
North Canaan	7.48	6.81	6.81	6.87	9.26	9.39	9.20	9.33	1.85
North Haven	5.12	4.71	4.70	4.72	4.80	4.99	4.92	5.08	-0.04
North Stonington	0.88	0.78	0.95	1.26	1.04	1.34	1.47	1.52	0.64
Norwalk	11.56	11.37	11.43	11.62	11.83	12.32	12.71	12.72	1.16
Norwich	18.98	16.77	16.89	17.42	18.14	19.17	18.72	18.83	-0.15
Old Lyme	1.47	1.37	1.41	1.49	1.55	1.49	1.45	1.57	0.10
Old Saybrook	1.23	1.27	1.29	1.64	1.71	1.73	1.64	2.37	1.14
Orange	1.21	1.10	1.10	1.23	1.27	1.33	1.33	1.37	0.16
Oxford	1.40	0.95	0.95	1.07	1.07	1.22	1.43	1.50	0.10
Plainfield	14.99	13.87	14.42	15.86	16.10	15.07	13.44	12.65	-2.34
Plainville	7.97	7.47	7.08	7.44	7.39	7.66	6.50	6.70	-1.27
Plymouth	7.04	6.38	6.58	7.11	8.22	7.79	7.36	7.50	0.46
Pomfret	3.13	2.67	3.03	3.68	3.62	3.27	2.85	2.97	-0.16
Portland	9.07	7.95	8.05	8.31	8.12	8.36	8.22	8.29	-0.78
Preston	3.95	3.81	3.96	4.51	4.41	4.46	4.21	4.36	0.41
Prospect	0.90	0.75	0.83	1.09	1.21	1.21	1.30	1.47	0.57
Putnam	13.86	12.75	13.70	15.40	15.35	14.38	13.07	13.17	-0.69

Table 1 (continued)

Municipality	Percent Affordable								Difference between 2010 and 2017 (measured in pp)
	2010	2011	2012	2013	2014	2015	2016	2017	
Redding	0.00	0.00	0.00	0.00	0.00	0.03	0.24	0.31	0.31
Ridgefield	2.15	2.20	2.34	2.44	2.52	2.72	2.86	2.93	0.78
Rocky Hill	5.55	4.89	4.95	5.02	5.02	5.13	4.68	4.86	-0.69
Roxbury	1.96	1.71	1.71	1.80	1.71	1.80	1.89	1.89	-0.07
Salem	1.45	1.59	1.77	2.14	2.14	1.96	1.71	1.77	0.32
Salisbury	1.12	1.16	1.23	1.31	1.43	1.35	1.20	1.27	0.15
Scotland	1.56	1.32	1.62	2.35	1.91	2.50	2.50	3.09	1.53
Seymour	5.68	5.31	5.27	5.47	5.41	5.68	5.48	5.71	0.03
Sharon	1.55	1.41	1.35	1.35	1.46	1.46	2.08	2.03	0.48
Shelton	2.96	2.69	2.73	2.75	3.39	3.54	2.91	2.99	0.03
Sherman	0.12	0.11	0.11	0.22	0.27	0.33	0.44	0.55	0.43
Simsbury	3.62	3.41	3.40	3.44	3.53	3.72	4.48	4.64	1.02
Somers	2.56	2.21	2.27	5.23	5.43	5.43	5.26	5.23	2.67
South Windsor	7.97	6.98	6.99	7.03	6.98	7.20	6.46	6.62	-1.35
Southbury	1.33	1.13	1.15	1.25	1.23	1.33	1.37	1.39	0.06
Southington	6.32	5.63	5.63	5.71	5.86	6.27	4.98	5.27	-1.05
Sprague	4.98	4.73	4.81	5.13	6.41	5.77	5.61	5.77	0.79
Stafford	7.21	6.44	6.81	7.55	8.24	9.21	7.90	8.02	0.81
Stamford	14.34	15.41	15.48	16.05	16.24	16.81	16.02	16.28	1.94
Sterling	2.01	2.18	2.38	4.10	4.43	3.31	2.65	2.65	0.64
Stonington	4.25	3.81	3.86	4.00	4.05	4.98	4.84	5.69	1.44
Stratford	5.70	5.60	5.65	5.74	5.77	5.97	5.97	6.21	0.51
Suffield	5.67	4.90	5.10	5.43	5.38	5.43	5.05	5.10	-0.57
Thomaston	6.04	5.83	6.11	6.90	6.81	6.90	5.68	5.98	-0.06
Thompson	5.63	5.18	5.90	7.74	7.41	6.57	5.90	5.78	0.15
Tolland	3.71	3.14	3.30	3.87	3.60	3.50	2.95	3.16	-0.55
Torrington	12.53	12.00	11.97	12.67	12.20	12.61	10.80	10.82	-1.71
Trumbull	5.30	4.84	5.14	5.15	5.19	4.47	4.55	4.82	-0.48
Union	1.81	1.55	2.32	4.12	3.09	2.58	1.03	1.03	-0.78
Vernon	17.46	16.33	16.43	16.59	15.57	16.29	15.69	16.39	-1.07

Table 1 (continued)

Municipality	Percent Affordable								Difference between 2010 and 2017 (measured in pp)
	2010	2011	2012	2013	2014	2015	2016	2017	
Voluntown	4.12	3.82	3.99	4.70	5.50	4.79	4.35	4.35	0.23
Wallingford	5.61	5.05	5.04	5.10	4.97	5.11	4.00	4.13	-1.48
Warren	0.46	0.25	0.49	0.99	0.62	0.62	0.12	0.12	-0.34
Washington	2.10	1.74	1.74	1.79	2.35	2.17	2.45	2.26	0.16
Waterbury	22.07	22.02	22.09	23.31	22.71	23.06	21.25	21.56	-0.51
Waterford	4.12	3.80	4.03	4.52	4.42	4.67	4.19	4.37	0.25
Watertown	4.45	3.95	4.00	4.12	4.05	4.33	4.25	4.55	0.10
West Hartford	7.30	7.84	7.86	8.09	7.79	7.50	7.30	7.54	0.24
West Haven	12.11	12.56	13.11	13.66	12.94	13.05	12.97	13.19	1.08
Westbrook	5.26	4.67	4.70	4.75	4.78	4.78	4.95	5.03	-0.23
Weston	0.03	0.03	0.03	0.03	0.03	0.08	0.08	0.11	0.08
Westport	2.31	2.71	2.71	2.75	3.01	3.07	3.12	3.57	1.26
Wethersfield	8.14	8.29	8.29	8.42	8.39	8.47	8.09	9.44	1.30
Willington	8.11	7.43	7.55	8.04	7.85	7.89	7.47	7.55	-0.56
Wilton	2.70	2.55	3.64	3.81	3.86	3.92	3.98	3.97	1.27
Winchester	13.82	12.11	12.60	13.09	17.44	12.88	11.69	12.08	-1.74
Windham	28.99	27.99	26.92	29.00	31.12	31.26	28.96	29.18	0.19
Windsor	6.76	6.61	7.15	7.32	7.46	7.00	6.54	6.77	0.01
Windsor Locks	9.06	8.62	9.15	9.25	8.79	8.95	8.47	9.01	-0.05
Wolcott	8.03	6.96	6.95	7.11	7.14	7.50	7.06	7.23	-0.80
Woodbridge	1.29	1.18	1.12	1.12	1.18	1.18	1.18	1.21	-0.08
Woodbury	2.07	1.82	1.82	1.95	1.88	1.93	1.84	1.88	-0.19
Woodstock	2.17	1.84	2.21	3.18	2.76	2.74	2.07	2.01	-0.16

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