


Demographics
Housing
Economics
Fiscal
Zoning

# South Windsor

## Plan of Conservation and Development Conditions and Trends Analysis January 10, 2012



31 Energy Drive, Avon, CT 06001 800-677-5267

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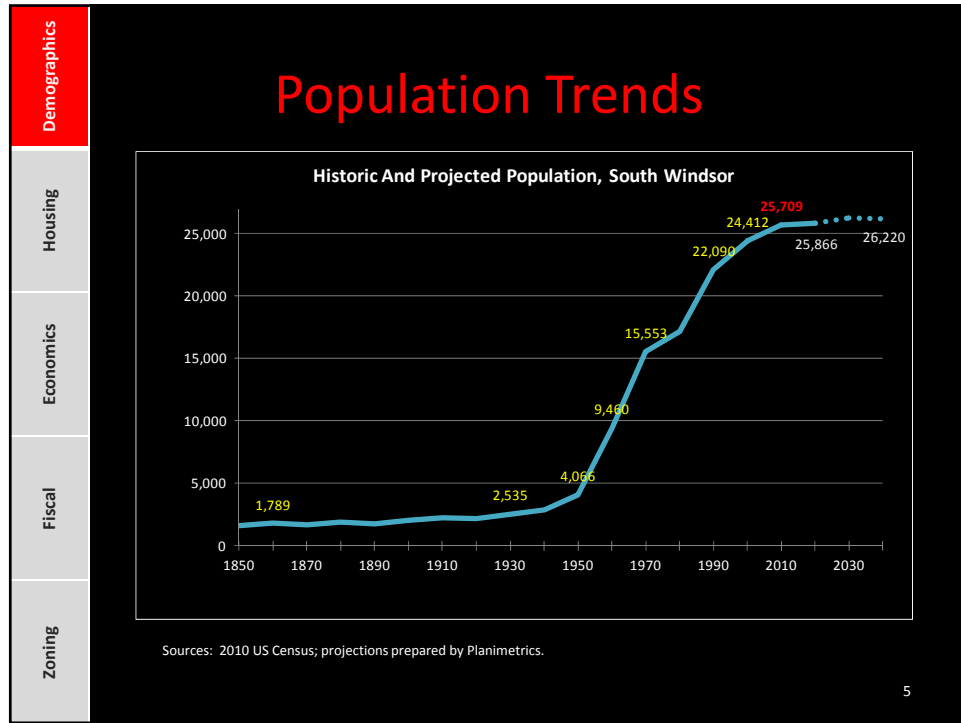
## C&T Overview

Demographics	Housing	Economics	Fiscal	Zoning
<ul style="list-style-type: none"> <li>Population Trends and Projections</li> <li>Age Changes</li> <li>School Enrollment</li> <li>Migration</li> <li>Diversity</li> </ul>	<ul style="list-style-type: none"> <li>Housing Units</li> <li>Prices and Affordability</li> </ul>	<ul style="list-style-type: none"> <li>Workforce (residents)</li> <li>Jobs (in Town)</li> </ul>	<ul style="list-style-type: none"> <li>Expenditures</li> <li>Revenue</li> <li>Grand List</li> </ul>	<ul style="list-style-type: none"> <li>Existing Zoning</li> </ul>

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Demographics	<h2 style="color: red;">Demographics</h2>  <p style="text-align: right;">3</p>
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Demographics	<h2 style="color: red;">Key Findings</h2> <ul style="list-style-type: none"> <li>• Growth has moderated</li> <li>• Aging, but losing empty nesters</li> <li>• Losing young adults</li> </ul> <p style="text-align: right;">4</p>
Housing	
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Demographics

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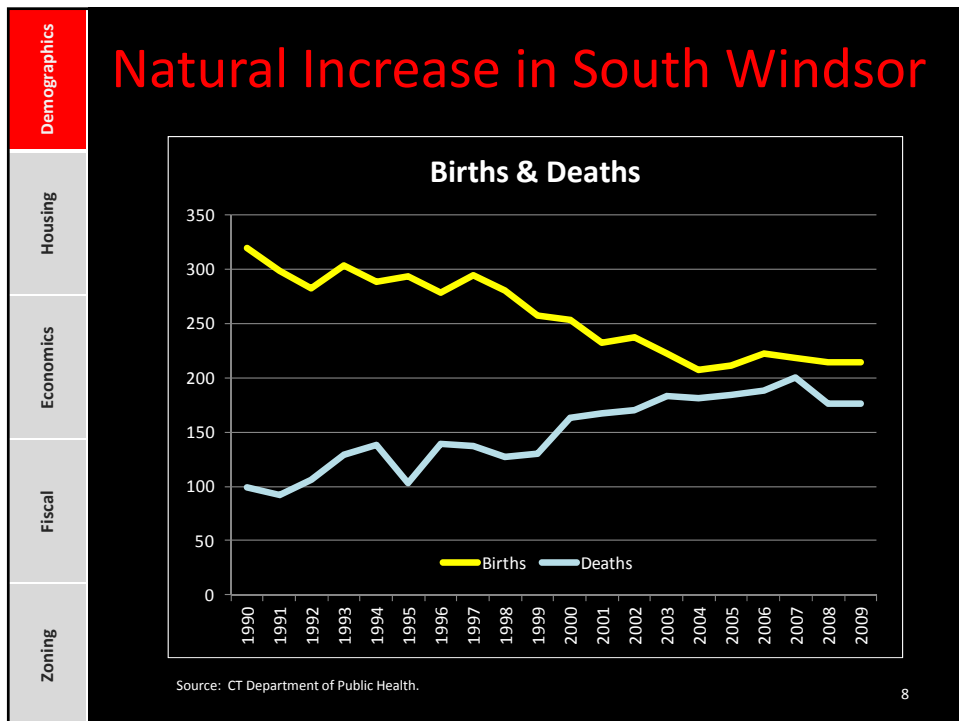
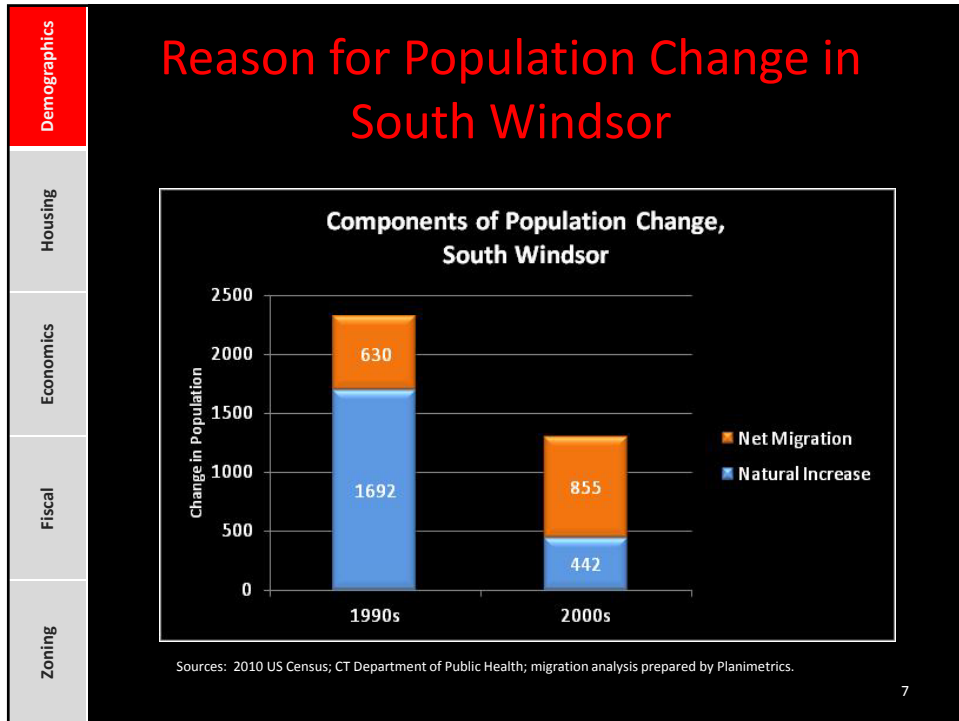
Zoning

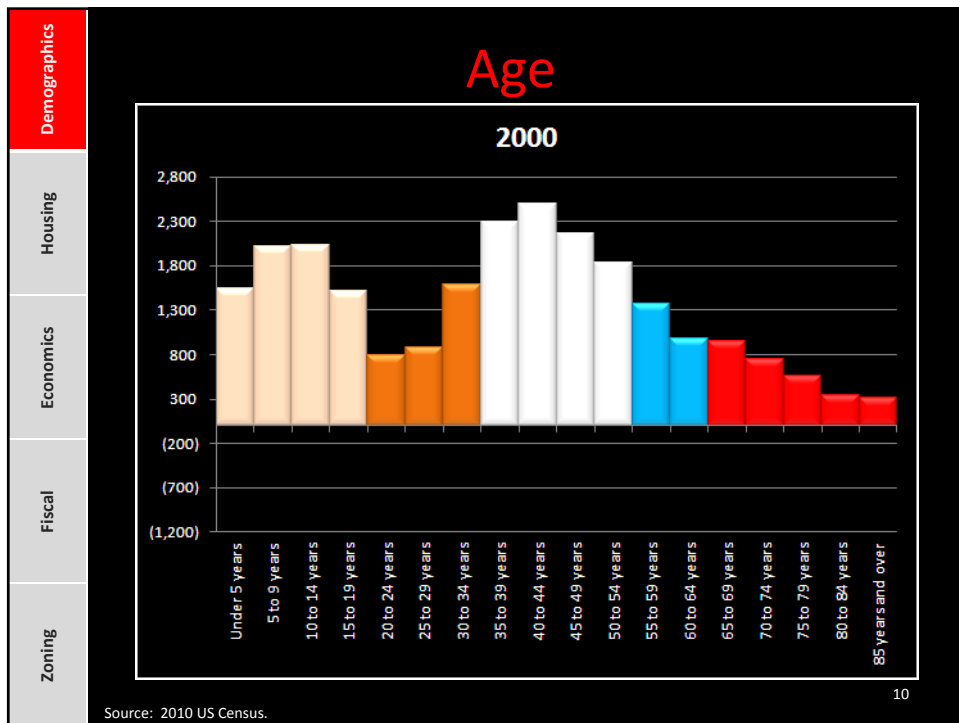
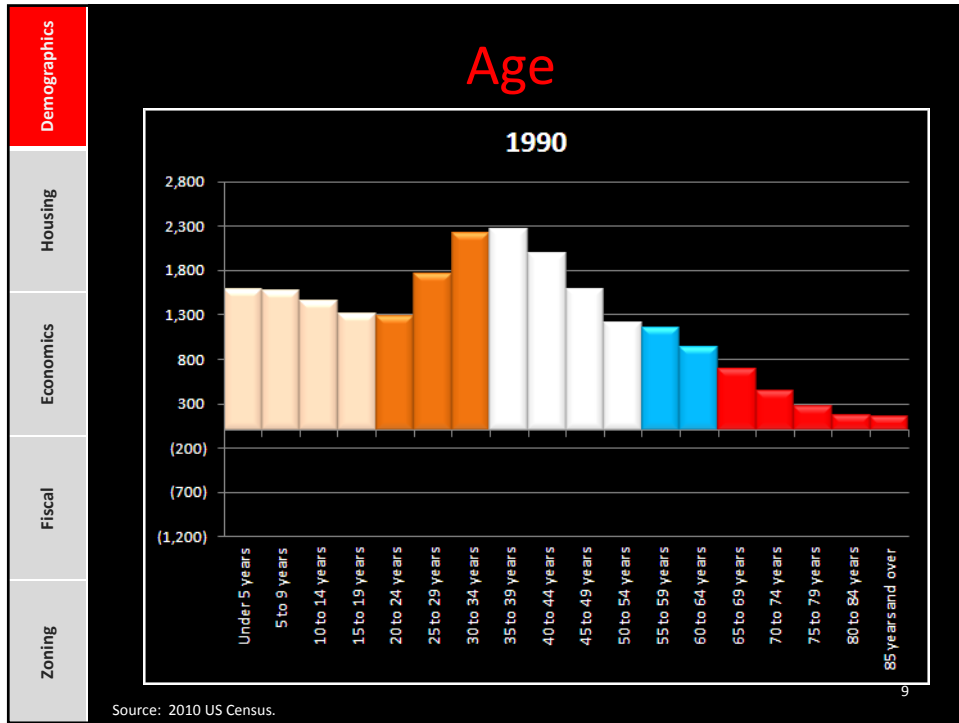
## Population Trends

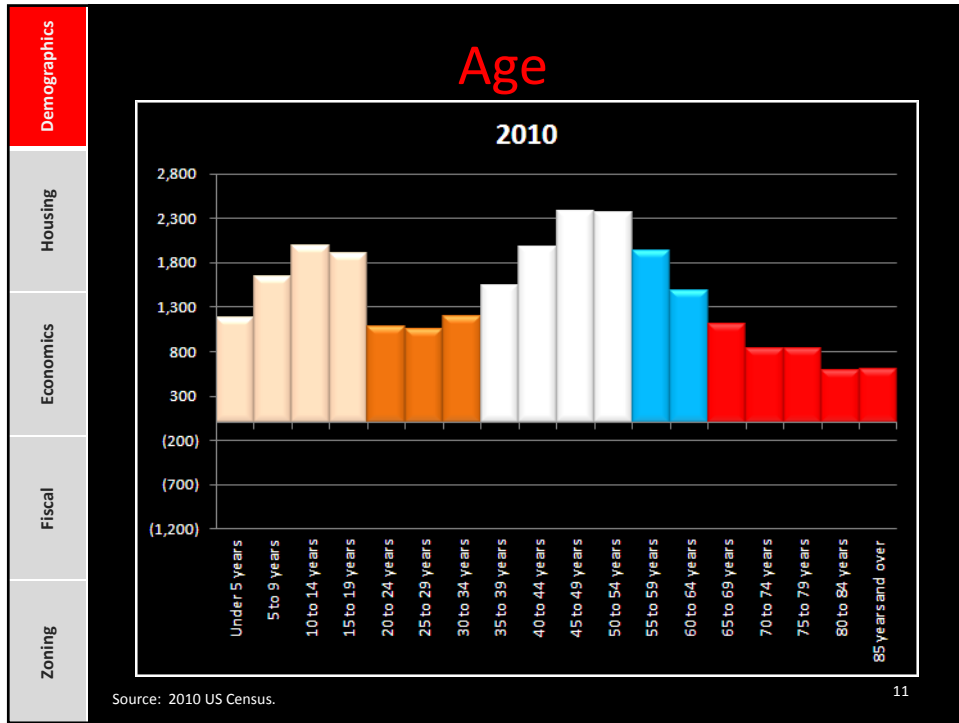
	% Change	
Decade	South Windsor	Connecticut
1990 to 2000	11%	4%
2000 to 2010	5%	5%

Source: 2010 US Census.

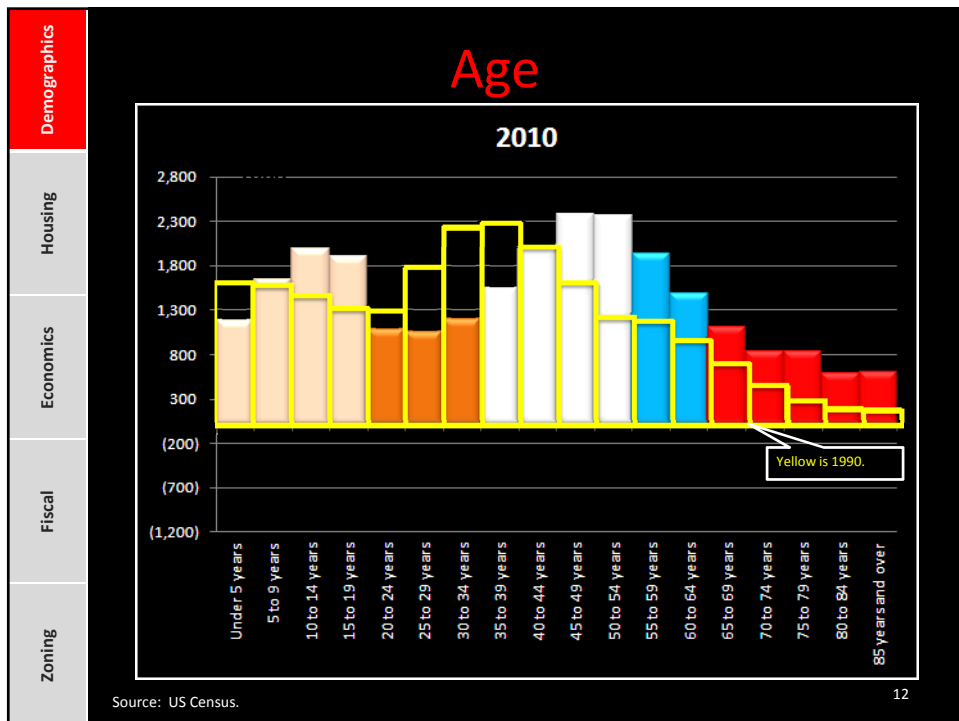
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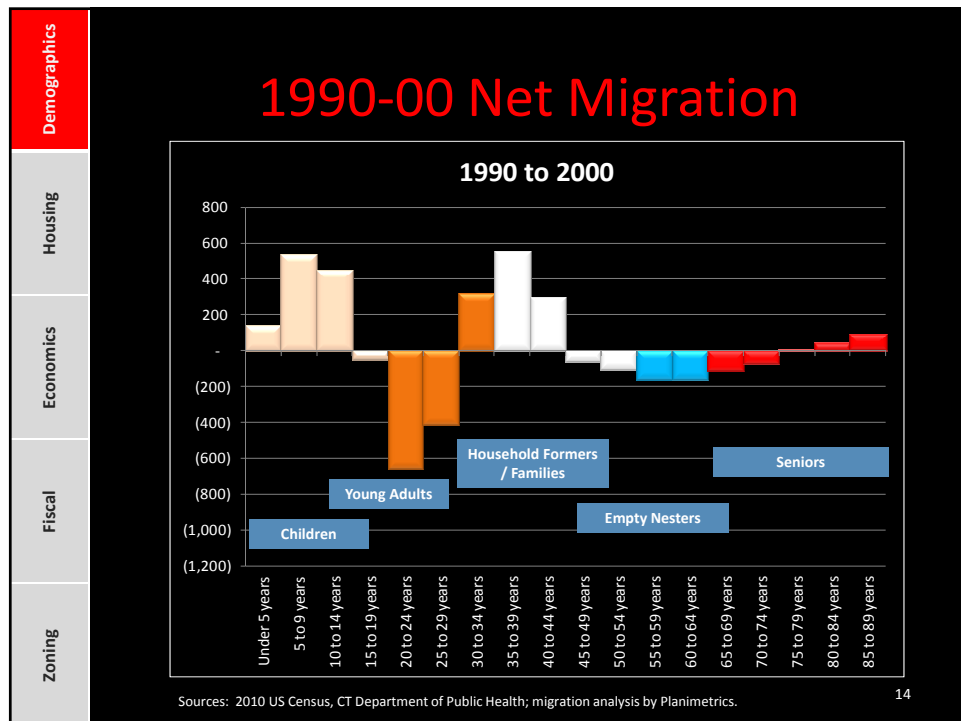
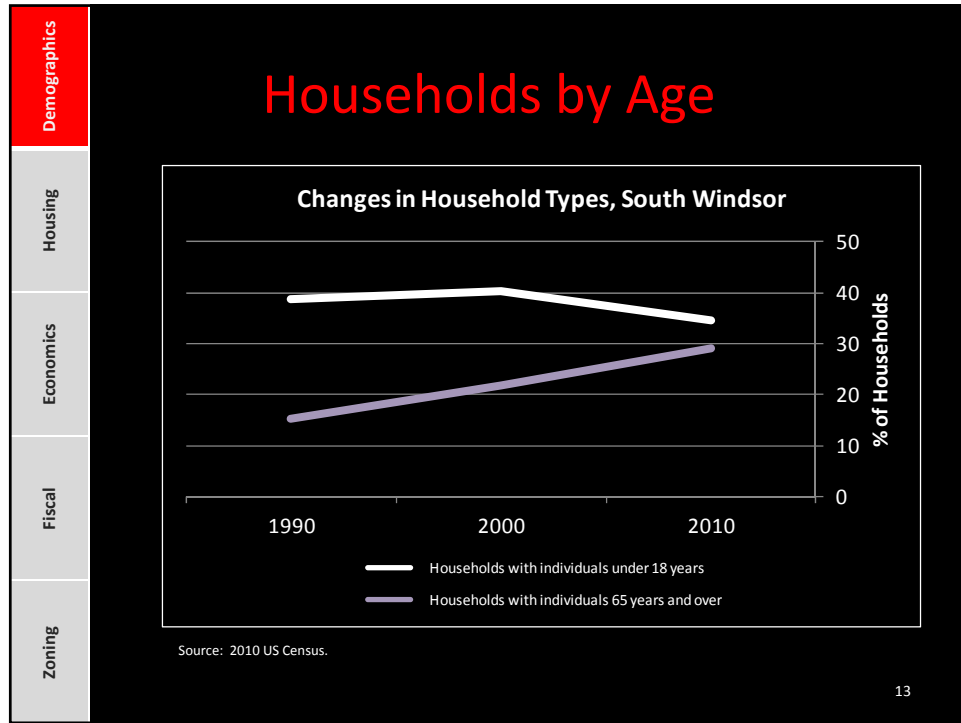


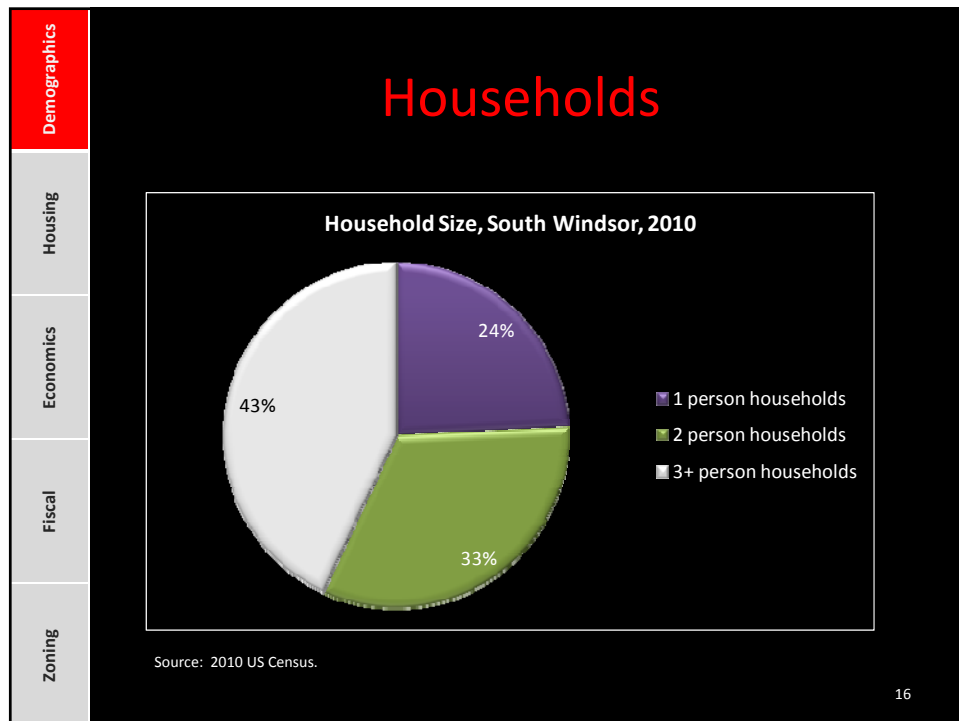
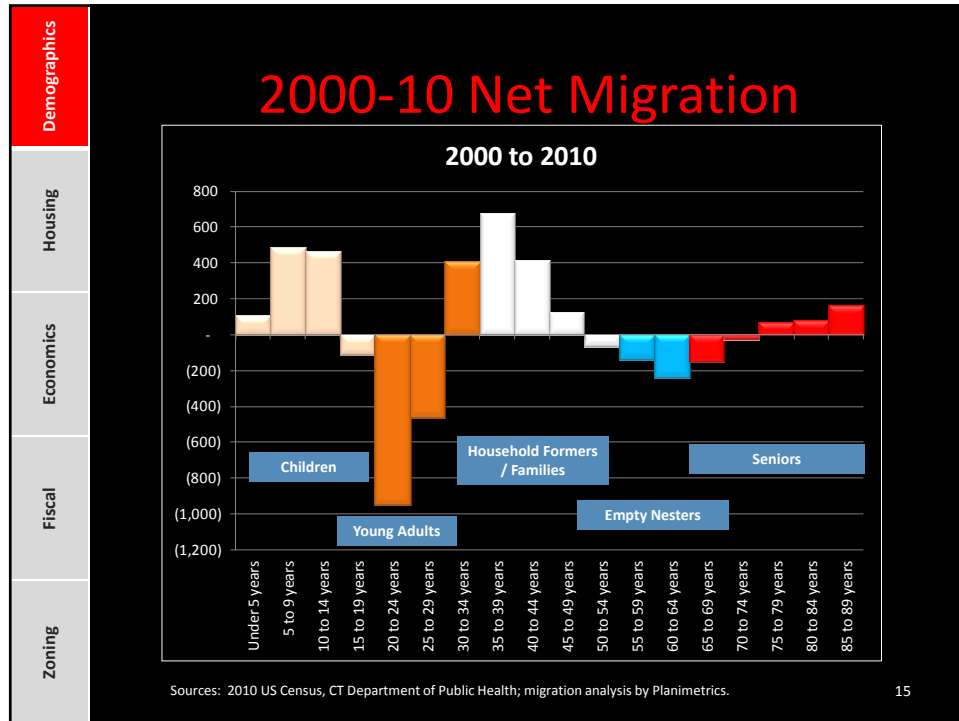


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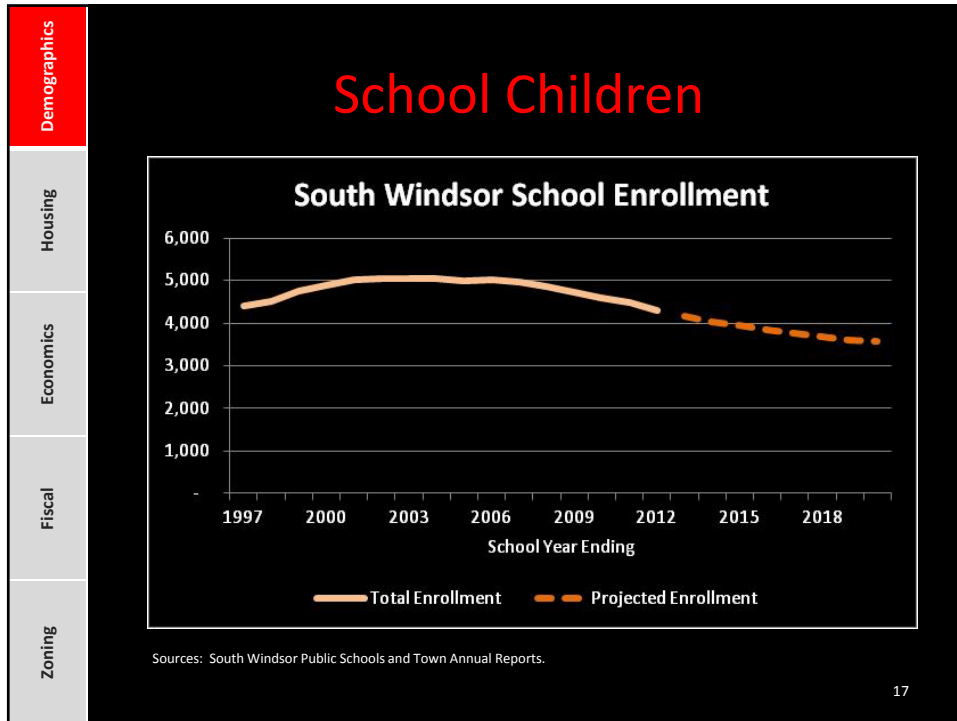


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**Demographics**

**Race\***

	South Windsor	Connecticut
White	86%	80%
Black or African American	5%	11%
American Indian or Alaska Native	< 1%	1%
Asian	9%	4%
Other	2%	7%

\*"Race alone or in combination with one or more races."  
Source: 2010 US Census.

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Demographics	Other Characteristics		
Housing		South Windsor	Connecticut
Economics	% of Adults with Bachelor Degree or higher	43%	35%
	Median Household Income (2005/2009)	\$88,643	\$67,721
	Per capita Income	\$38,659	\$36,468
Fiscal	Residents below poverty level	2%	9%
Zoning	Source: American Community Survey, 2005-2009.		

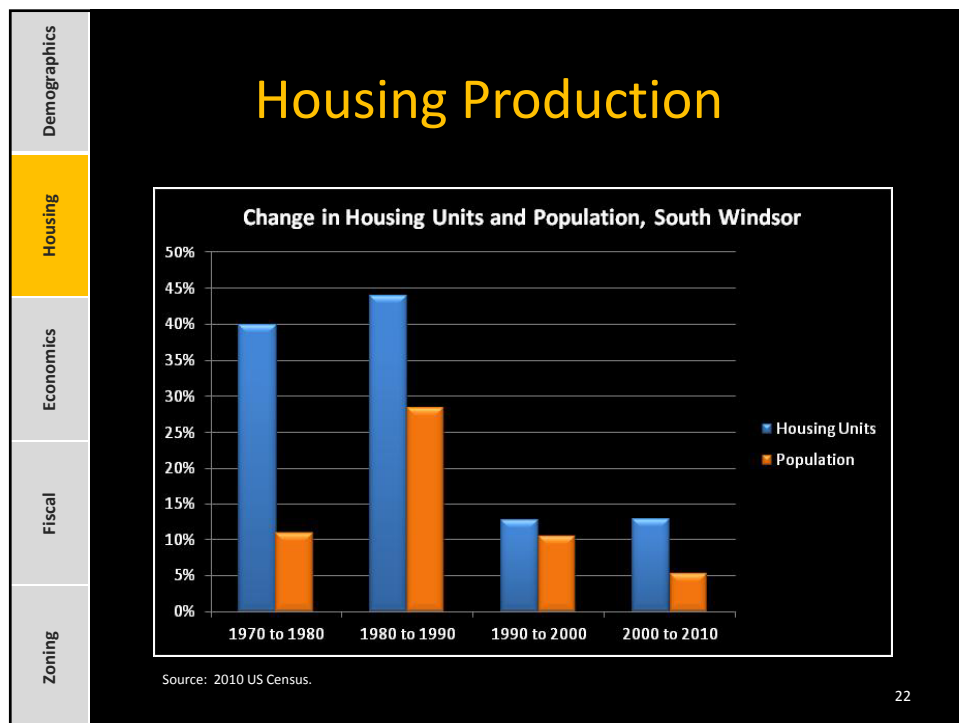
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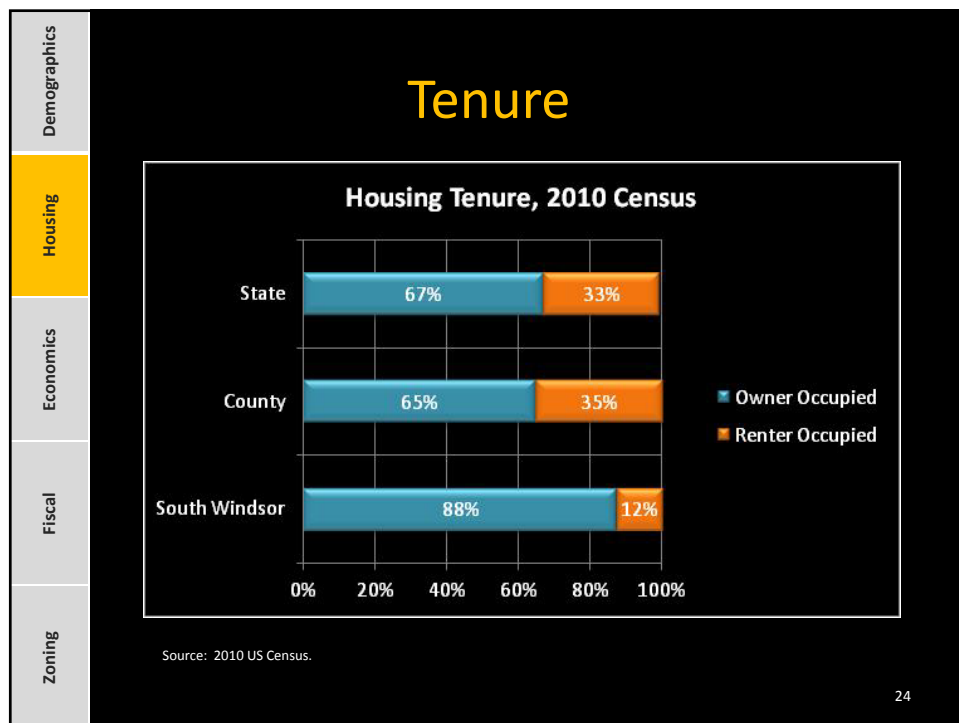
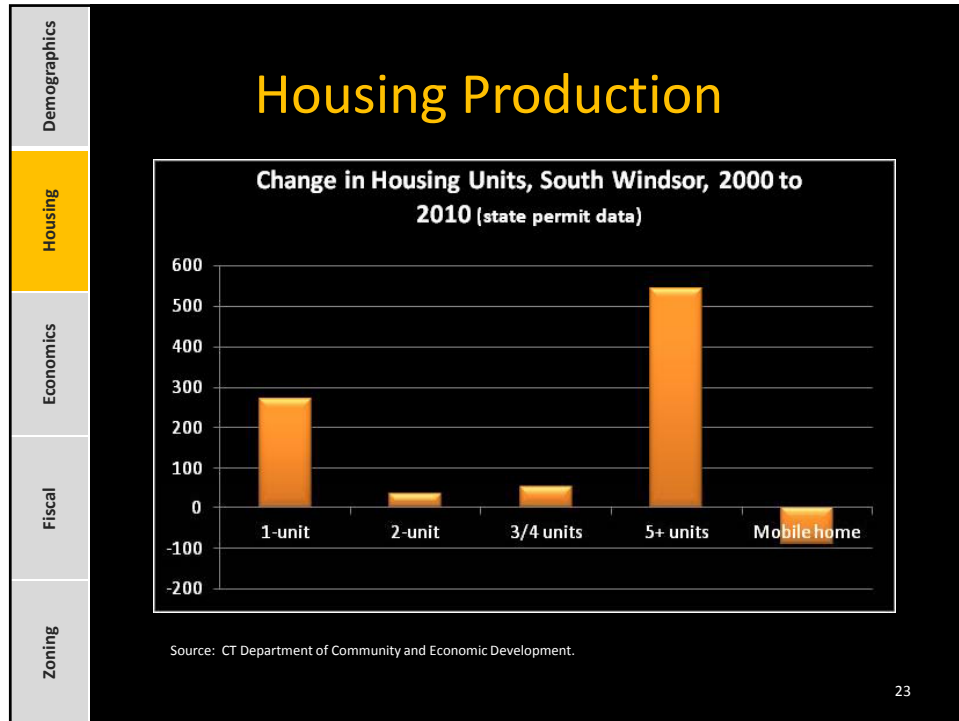
Demographics	Housing	
Housing		
Economics		
Fiscal		
Zoning		

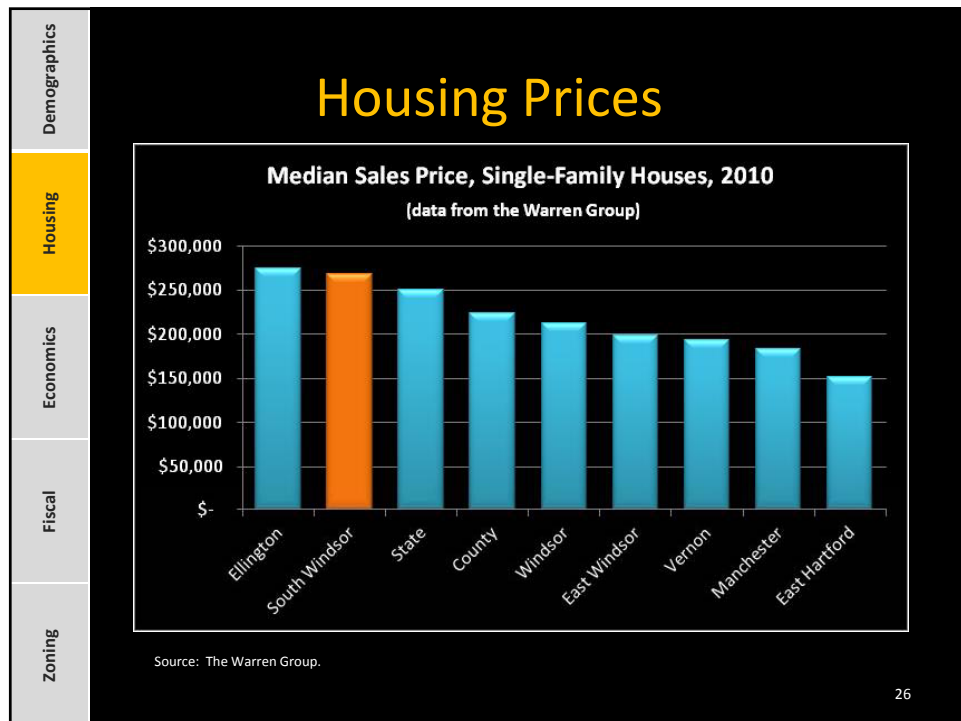
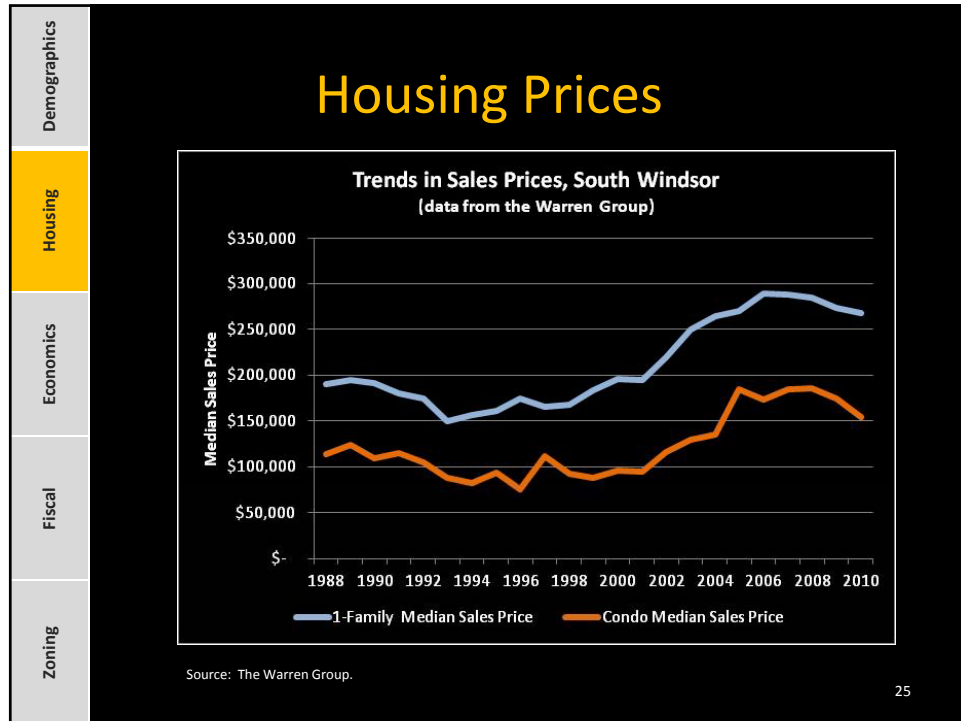
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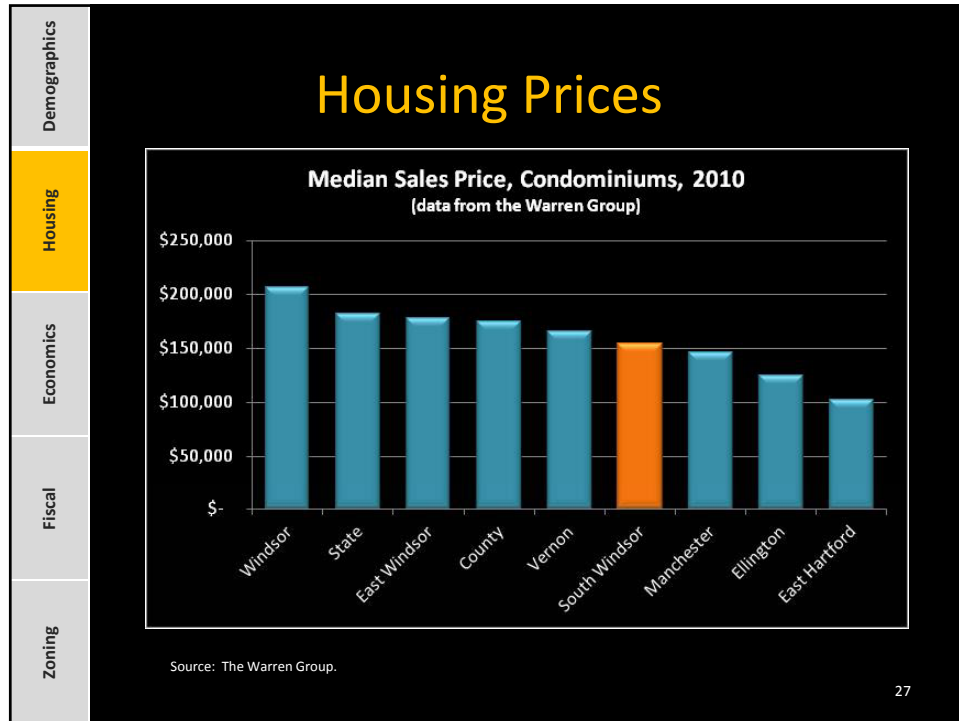
Demographics	<h2 style="text-align: center;">Key Findings</h2> <ul style="list-style-type: none"> <li>• Growth has slowed</li> <li>• Most new housing has been multi-family / planned residential</li> <li>• At risk of losing “affordable” units</li> </ul>
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## Affordable Housing

### Affordable Housing Definition

When 10% of a community's housing stock is affordable, it is exempt from an affordable housing appeals procedure that shifts the burden of proof to the community to show that threats to public health or safety outweigh the need for affordable housing.

An affordable unit under CGS 8-30g must be:

- assisted (funded under a state or federal program);
- CHFA-financed (financed under a program for income-qualifying persons or families); or,
- deed restricted to be affordable to low- or moderate-income persons or families for at least 40 years.

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Demographics	<h2 style="color: yellow;">Affordable Housing</h2> <ul style="list-style-type: none"> <li>• In South Windsor:             <ul style="list-style-type: none"> <li>– 7.06% of units are “affordable” (using 2010 Census housing counts) – “Assisted” and “CHFA Mortgages”</li> <li>– To reach 10%, need 185 more units (though each new market rate unit increases this number)</li> <li>– Achievable!</li> <li>– But....over dependence on CHFA mortgages: out of 723 “affordable units”, 249 or 34% are CHFA mortgages, which can “leave” the community if the owner moves out of town.</li> </ul> </li> </ul>
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Demographics	<h2 style="color: green;">Economics</h2> 
Housing	
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Demographics	<h2 style="color: #008000;">Key Findings</h2> <ul style="list-style-type: none"> <li>• Compared to nearby communities:             <ul style="list-style-type: none"> <li>– South Windsor’s residents earn more, but...</li> <li>– Jobs in town offer lower wages</li> </ul> </li> <li>• Strength in manufacturing</li> </ul>
Housing	
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Demographics	<h2 style="color: #008000;">Labor Force (residents)</h2> <table border="1" style="margin: 10px auto;"> <thead> <tr> <th colspan="2">Residents in Labor Force, 2010</th></tr> </thead> <tbody> <tr> <td>South Windsor</td><td>59%</td></tr> <tr> <td>Hartford County</td><td>52%</td></tr> <tr> <td>Connecticut</td><td>53%</td></tr> </tbody> </table> <p style="font-size: small;">Sources: CT Department of Labor; US Census.</p> <p>Lowest % - 41% (Hartford)</p> <p>Highest % - 69% (Hampton)</p> <p>Average – 55%</p> <p>Median – 56%</p>	Residents in Labor Force, 2010		South Windsor	59%	Hartford County	52%	Connecticut	53%
Residents in Labor Force, 2010									
South Windsor		59%							
Hartford County		52%							
Connecticut		53%							
Housing									
Economics									
Fiscal									
Zoning									

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Demographics	<h1>Unemployment Rates* (residents)</h1>														
Housing															
Economics	<table><tr><th></th><th>South Windsor</th><th>CT</th></tr><tr><td>2000</td><td>1.8%</td><td>2.3%</td></tr><tr><td>2005</td><td>3.6%</td><td>4.9%</td></tr><tr><td>2010</td><td>7.0%</td><td>9.1%</td></tr></table>				South Windsor	CT	2000	1.8%	2.3%	2005	3.6%	4.9%	2010	7.0%	9.1%
	South Windsor	CT													
2000	1.8%	2.3%													
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Fiscal															
Zoning															

\*Annual averages.  
Source: CT Department of Labor.

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Income (residents)

	Per Capita Income	Median Household Income
South Windsor	\$37,108	\$88,768
State	\$36,412	\$67,067
County	\$32,939	\$61,871

Source: American Community Survey, 2008-2010.

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Demographics	<h2>How Residents Commute to Work</h2> <table border="1"> <thead> <tr> <th>South Windsor</th> <th>% of Workers Age 16 or Older</th> </tr> </thead> <tbody> <tr> <td>Drove Alone</td> <td>87%</td> </tr> <tr> <td>Car Pooled</td> <td>7%</td> </tr> <tr> <td>Public Transportation</td> <td>1%</td> </tr> <tr> <td>Walked</td> <td>0.3%</td> </tr> <tr> <td>Worked at Home</td> <td>5%</td> </tr> </tbody> </table> <p>Source: 2008-2010 American Community Survey.</p>	South Windsor	% of Workers Age 16 or Older	Drove Alone	87%	Car Pooled	7%	Public Transportation	1%	Walked	0.3%	Worked at Home	5%
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Demographics	<h2>Jobs in South Windsor</h2> <table border="1"> <thead> <tr> <th></th> <th>#</th> <th>% Change</th> </tr> </thead> <tbody> <tr> <td>1980</td> <td>8,120</td> <td>--</td> </tr> <tr> <td>1990</td> <td>12,070</td> <td>+49%</td> </tr> <tr> <td>2000</td> <td>11,741</td> <td>-3%</td> </tr> <tr> <td>2010</td> <td>11,785</td> <td>+0.4%</td> </tr> </tbody> </table> <p>Source: CT Department of Labor.</p> <p>County: -4% State: -5%</p> <ul style="list-style-type: none"> <li>0.78 jobs in South Windsor for every 1 resident in the labor force</li> </ul>		#	% Change	1980	8,120	--	1990	12,070	+49%	2000	11,741	-3%	2010	11,785	+0.4%
		#	% Change													
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2010	11,785	+0.4%														
Housing																
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Demographics	<h2>Types of Jobs in South Windsor</h2> <ul style="list-style-type: none"> <li>• Total Jobs in 2010 – 11,785:             <ul style="list-style-type: none"> <li>– 33% Goods Producing                 <ul style="list-style-type: none"> <li>• 3,135 in Manufacturing (or 27% of all jobs)</li> </ul> </li> <li>– 57% Services                 <ul style="list-style-type: none"> <li>• Retail and wholesale trade top 2 services</li> </ul> </li> <li>– 10% Government</li> </ul> </li> </ul>
Housing	
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Demographics	<h2>Jobs in South Windsor Concentration Relative to State (Location Quotient)</h2> <h3>Higher Concentration Than State</h3> <table border="1"> <thead> <tr> <th></th> <th>2010</th> <th>2000</th> <th>Trend</th> </tr> </thead> <tbody> <tr> <td>Wholesale Trade</td> <td>2.83</td> <td>3.49</td> <td>↓</td> </tr> <tr> <td>Manufacturing</td> <td>2.56</td> <td>1.68</td> <td>↑</td> </tr> <tr> <td>Construction</td> <td>2.07</td> <td>2.40</td> <td>↓</td> </tr> <tr> <td>Transportation, Warehousing</td> <td>1.86</td> <td>3.89</td> <td>↓</td> </tr> <tr> <td>Agriculture, Forestry, Fishing, Hunting</td> <td>1.46</td> <td>2.69</td> <td>↓</td> </tr> </tbody> </table> <p>A location quotient compares the concentration of jobs in a location to a larger area. In this case South Windsor was compared to the State. Generally quotients of 0.75 to 1.25 means that the town is on par with the state. A higher quotient indicates that the town has a higher concentration of jobs and a smaller quotient means that the town has a lesser concentration. Source: CT DOL, 2000 and 2010 data.</p>		2010	2000	Trend	Wholesale Trade	2.83	3.49	↓	Manufacturing	2.56	1.68	↑	Construction	2.07	2.40	↓	Transportation, Warehousing	1.86	3.89	↓	Agriculture, Forestry, Fishing, Hunting	1.46	2.69	↓
		2010	2000	Trend																					
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On Par with State

	2010	2000	Trend
Other Services	1.01	0.80	↑
Administrative, Support, Waste Management	0.95	2.02	↓
Retail Trade	0.94	0.45	↑
Accommodation, Food Services	0.93	0.51	↑
Arts, Entertainment, Recreation	0.87	0.33	↑

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Demographics	<i>Lesser Concentration Than State</i>			
Housing		2010	2000	Trend
	Professional, Scientific, Technical Services	0.52	0.53	--
	Management of Companies and Enterprises	0.47	n/a	--
Economics	Health Care, Social Assistance	0.47	0.48	--
	Finance and Insurance	0.41	0.24	↑
	Real Estate, Rental, Leasing	0.26	0.35	↓
Fiscal	Information	0.17	0.03	↑
	Educational Services	0.08	n/a	--
Zoning				

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Demographics	<h2>Manufacturing Comparisons</h2> <table border="1"> <thead> <tr> <th></th> <th>% of Jobs in Manufacturing</th> </tr> </thead> <tbody> <tr> <td><b>South Windsor</b></td> <td><b>27%</b></td> </tr> <tr> <td>Windsor</td> <td>18%</td> </tr> <tr> <td>Ellington</td> <td>16%</td> </tr> <tr> <td>County</td> <td>11%</td> </tr> <tr> <td>State</td> <td>10%</td> </tr> <tr> <td>Manchester</td> <td>9%</td> </tr> <tr> <td>East Windsor</td> <td>8%</td> </tr> <tr> <td>Vernon</td> <td>3%</td> </tr> </tbody> </table> <p>Data not available for East Hartford due to confidentiality. Source: CT DOL, 2010 data.</p>		% of Jobs in Manufacturing	<b>South Windsor</b>	<b>27%</b>	Windsor	18%	Ellington	16%	County	11%	State	10%	Manchester	9%	East Windsor	8%	Vernon	3%
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Demographics	<h2>Wages for Jobs in South Windsor</h2> <table border="1"> <thead> <tr> <th></th> <th>Average Annual Wages for all Job Sectors</th> </tr> </thead> <tbody> <tr> <td>Windsor</td> <td>\$ 68,000</td> </tr> <tr> <td>East Hartford</td> <td>\$ 65,513</td> </tr> <tr> <td>State</td> <td>\$ 59,463</td> </tr> <tr> <td>County</td> <td>\$ 58,001</td> </tr> <tr> <td><b>South Windsor</b></td> <td><b>\$ 48,916</b></td> </tr> <tr> <td>Manchester</td> <td>\$ 41,836</td> </tr> <tr> <td>East Windsor</td> <td>\$ 40,234</td> </tr> <tr> <td>Ellington</td> <td>\$ 39,485</td> </tr> <tr> <td>Vernon</td> <td>\$ 37,373</td> </tr> </tbody> </table> <p>Source: CT DOL, 2010 data.</p>		Average Annual Wages for all Job Sectors	Windsor	\$ 68,000	East Hartford	\$ 65,513	State	\$ 59,463	County	\$ 58,001	<b>South Windsor</b>	<b>\$ 48,916</b>	Manchester	\$ 41,836	East Windsor	\$ 40,234	Ellington	\$ 39,485	Vernon	\$ 37,373
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Detailed Data on Jobs and Wages in South Windsor

Industry	Establishments	Annual Average Employment	Annual Average Wage
Total - All Industries	927	11,785	\$48,916
<i>Agriculture, Forestry, Fishing and Hunting</i>	7	50	\$26,498
<i>Mining</i>	*	*	*
<i>Utilities</i>	*	*	*
<i>Construction</i>	115	765	\$56,922
<i>Manufacturing</i>	93	3,135	\$62,478
<i>Wholesale Trade</i>	117	1,313	\$63,966
<i>Retail Trade</i>	105	1,231	\$25,715
<i>Transportation and Warehousing</i>	29	530	\$41,549
<i>Information</i>	4	41	\$91,511
<i>Finance and Insurance</i>	48	350	\$76,705
<i>Real Estate and Rental and Leasing</i>	16	36	\$50,179
<i>Professional, Scientific, and Technical Services</i>	72	327	\$63,906
<i>Management of Companies and Enterprises</i>	5	97	\$88,323
<i>Administrative and Support and Waste Management and Remediation Services</i>	56	543	\$30,557
<i>Educational Services</i>	9	30	\$19,662
<i>Health Care and Social Assistance</i>	71	858	\$37,850
<i>Arts, Entertainment, and Recreation</i>	15	151	\$15,029
<i>Accommodation and Food Services</i>	47	752	\$15,295
<i>Other Services (except Public Administration)</i>	95	421	\$29,824
<i>Unclassifiable/unknown industry</i>	*	*	*
Federal Government	3	52	\$53,338
State Government	1	23	\$45,464
Local/Municipal Government	16	1,055	\$51,069

Italicized industries are goods-producing. Data for 2010, from CT Department of Labor.  
Items with \* are not reported by State due to confidentiality.

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Demographics	<h2>Fiscal</h2>			
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Demographics	<h2 style="color: #00AEEF;">Key Findings</h2> <ul style="list-style-type: none"> <li>• Reliance on property taxes, particularly residential</li> </ul>
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Demographics	<h2 style="color: #00AEEF;">South Windsor Costs</h2> <table border="1" style="margin: 20px auto;"> <thead> <tr> <th></th> <th>% of Total Town Costs</th> </tr> </thead> <tbody> <tr> <td>General Government</td> <td>5%</td> </tr> <tr> <td>Public Safety</td> <td>10%</td> </tr> <tr> <td>Public Works</td> <td>12%</td> </tr> <tr> <td>Human Services</td> <td>1%</td> </tr> <tr> <td>Culture &amp; Recreation</td> <td>4%</td> </tr> <tr> <td>Education</td> <td>66%</td> </tr> <tr> <td>Debt Service</td> <td>1%</td> </tr> </tbody> </table> <p style="font-size: small;">Source: Town of South Windsor Financial Statements, June 30, 2010.</p>		% of Total Town Costs	General Government	5%	Public Safety	10%	Public Works	12%	Human Services	1%	Culture & Recreation	4%	Education	66%	Debt Service	1%
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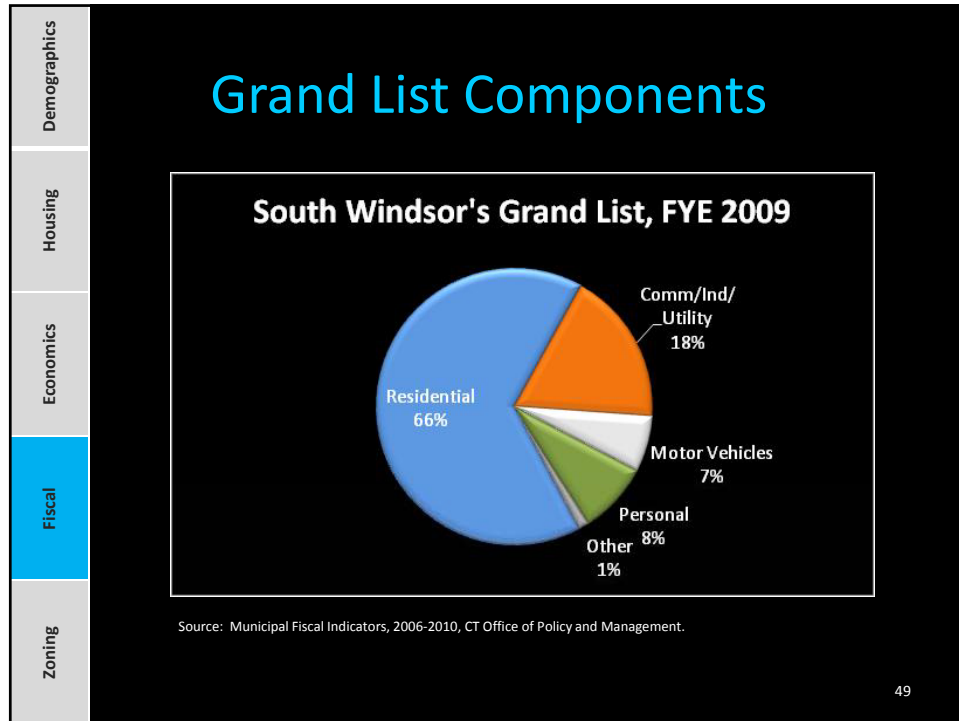
Demographics	<h2>South Windsor Expenditures</h2> <ul style="list-style-type: none"> <li>• Debt Per Capita: <ul style="list-style-type: none"> <li>– South Windsor: \$1,204</li> <li>– State Median: \$1,654</li> </ul> </li> <li>• Net Education Expenditure Per Pupil: <ul style="list-style-type: none"> <li>– South Windsor: \$12,774</li> <li>– State Median: \$13,102</li> </ul> </li> </ul>
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Zoning	

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Demographics	<h2>Revenue Source Comparison</h2> <table border="1"> <thead> <tr> <th></th> <th>% of Revenues from Property Taxes</th> </tr> </thead> <tbody> <tr> <td>South Windsor</td> <td>78%</td> </tr> <tr> <td>Windsor</td> <td>77%</td> </tr> <tr> <td>State Median</td> <td>76%</td> </tr> <tr> <td>East Windsor</td> <td>74%</td> </tr> <tr> <td>Manchester</td> <td>71%</td> </tr> <tr> <td>Ellington</td> <td>67%</td> </tr> <tr> <td>Vernon</td> <td>67%</td> </tr> <tr> <td>East Hartford</td> <td>63%</td> </tr> </tbody> </table> <p>Source: Town of South Windsor Financial Statements, June 30, 2010.</p>		% of Revenues from Property Taxes	South Windsor	78%	Windsor	77%	State Median	76%	East Windsor	74%	Manchester	71%	Ellington	67%	Vernon	67%	East Hartford	63%
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Housing																			
Economics																			
Fiscal																			
Zoning																			

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Demographics

Housing

Economics

**Fiscal**

Zoning

## Grand List Comparison

	% from Commercial, Industrial, Utility
Manchester	30%
Windsor	28%
East Windsor	27%
Vernon	21%
East Hartford	23%
<b>South Windsor</b>	<b>18%</b>
State (all towns)	17%
Ellington	11%

Source: Municipal Fiscal Indicators, 2006-2010, CT Office of Policy and Management.

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Demographics

Housing

Economics

Fiscal

Zoning

South Windsor  
Top 10 - Grand List

	Taxes Levied 2010 (rounded)
CT Light & Power	\$1,574,900
Evergreen Walk Lifestyle Ctr	\$1,089,200
Federated Retail Holdings (Macy's Warehouse)	\$591,700
Town Center of SW	\$463,300
Evergreen Walk LLC	\$395,600
DST Realty	\$350,600
Benchmark GPT Windsor LLC (Village at Buckland Court)	\$334,800
Target Corp.	\$329,300
Ventas Realty LP	\$322,500
Lowes Home Centers Inc.	\$317,900

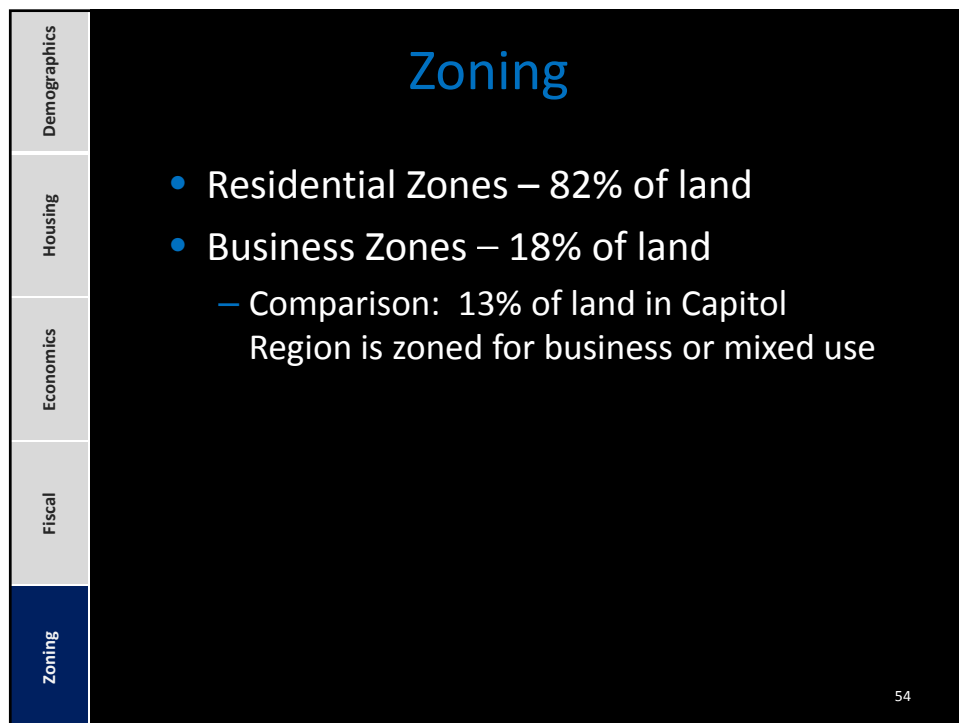
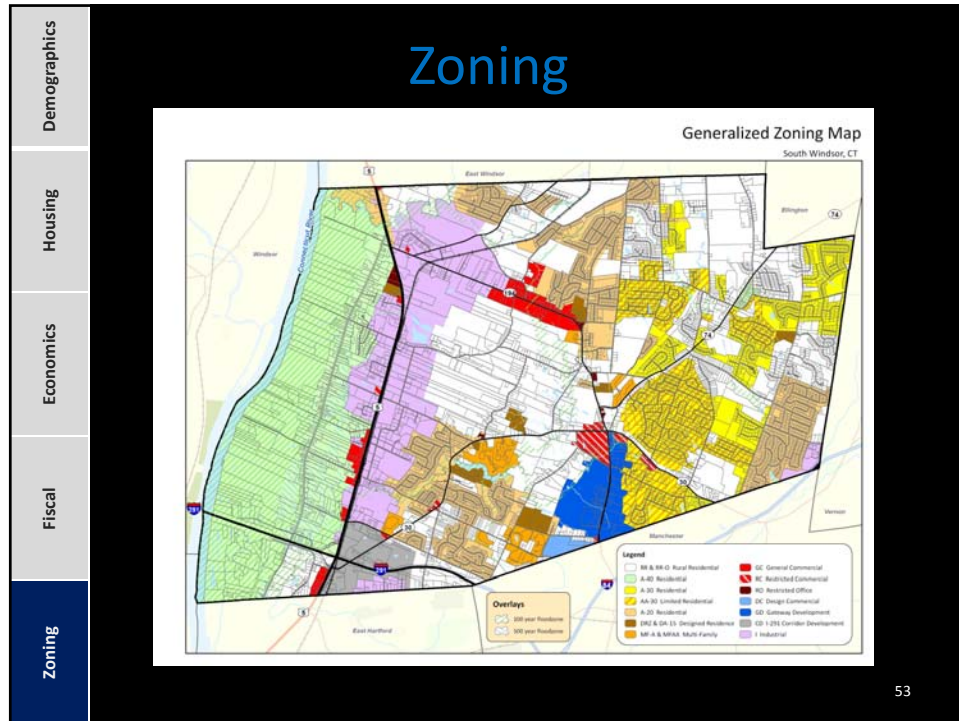
Source: Town of South Windsor.

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Demographics	<h2 style="text-align: center;">Grand List Growth</h2>																			
Housing																				
Economics																				
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Zoning																				
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Demographics	<h1>Land Use</h1> <p>Coming soon....</p> <p>55</p>
Housing	
Economics	
Fiscal	
Zoning	

Demographics	<h1>QUESTIONS?</h1>  <p>56</p>
Housing	
Economics	
Fiscal	
Zoning	