



Town of Berlin

**2023 Plan of Conservation and Development
Housing Meeting
6/22/22**



Agenda

1. Introduction to the Plan of Conservation and Development and overview of the planning process (5 min.)
2. Review of findings from work to date (15 min.)
3. Discussion

Plan of Conservation and Development (POCD)

- The State of Connecticut requires municipalities to update their POCD at least once every ten years.
- Berlin's plan was last updated in 2013
- POCD's are required to address the following issues:
 - Physical and economic development
 - Transportation facilities
 - Land use
 - Population density
 - Housing including housing choice and affordable housing
 - Protection of drinking water supplies
 - Other requirements...



Town of Berlin

Plan of Conservation
and Development

Adopted by
The Berlin Planning
and Zoning Commission

Effective Date: September 1, 2013

The 2023 POCD will build upon other relevant and preceding plans

- State of CT Conservation & Development Plan (2013-2018 effective; 2018-2023 draft)
- 2014-2024 CRCOG Regional Plan of Conservation and Development
- 2013 Berlin POCD
- Kensington TOD studies



Plan Development

- The Plan is being guided by the Planning and Zoning Department and a committee comprised of Planning and Zoning Commission members.
- The Planning and Zoning Commission is responsible for adopting the Plan and the Town Council will review the Plan prior to adoption.

Planning and Zoning Commission

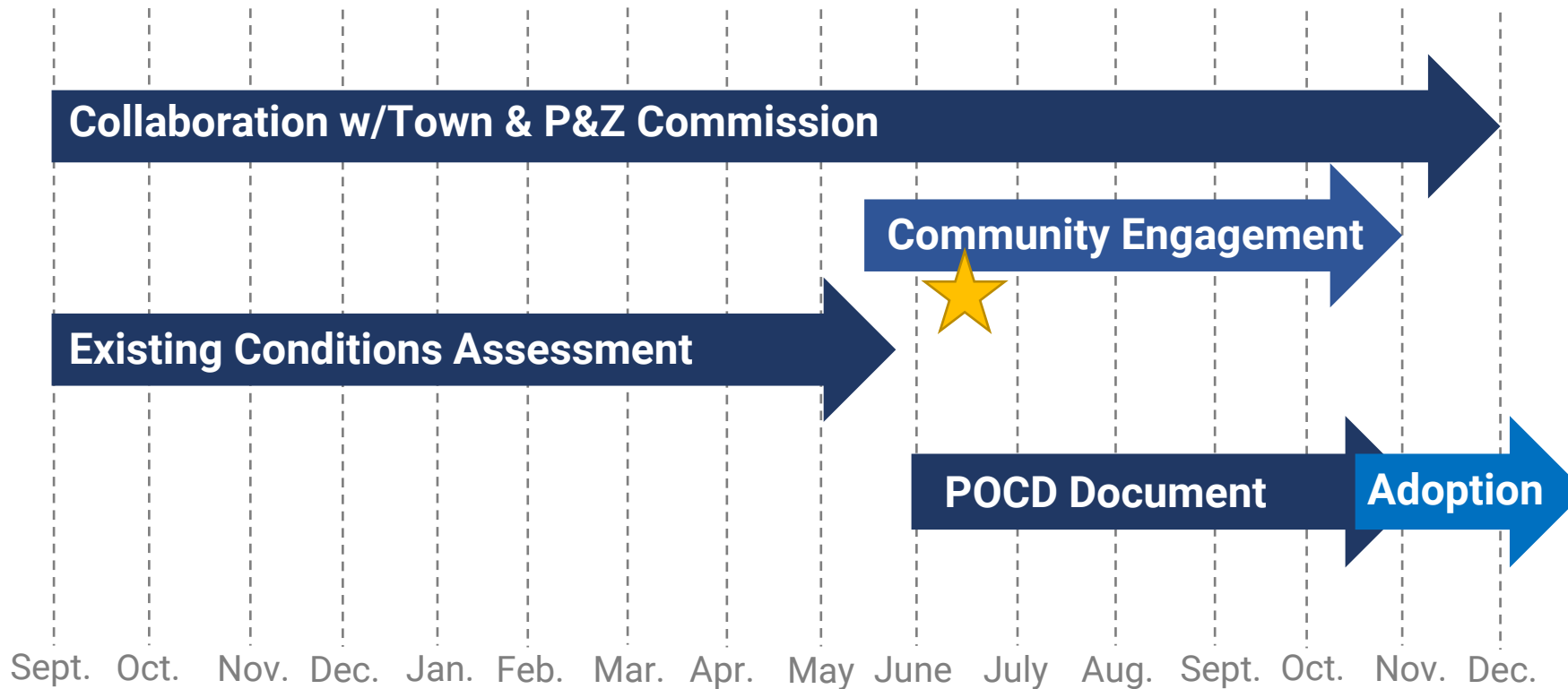
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The Planning and Zoning Commission consists of seven regular members and three alternates for five year terms.

- [Planning and Zoning Commission Membership - OnBoard](#)
- [Planning & Zoning Commission - Updated Membership 2022](#)

Project Schedule

15 months (concluding by end of 2022)



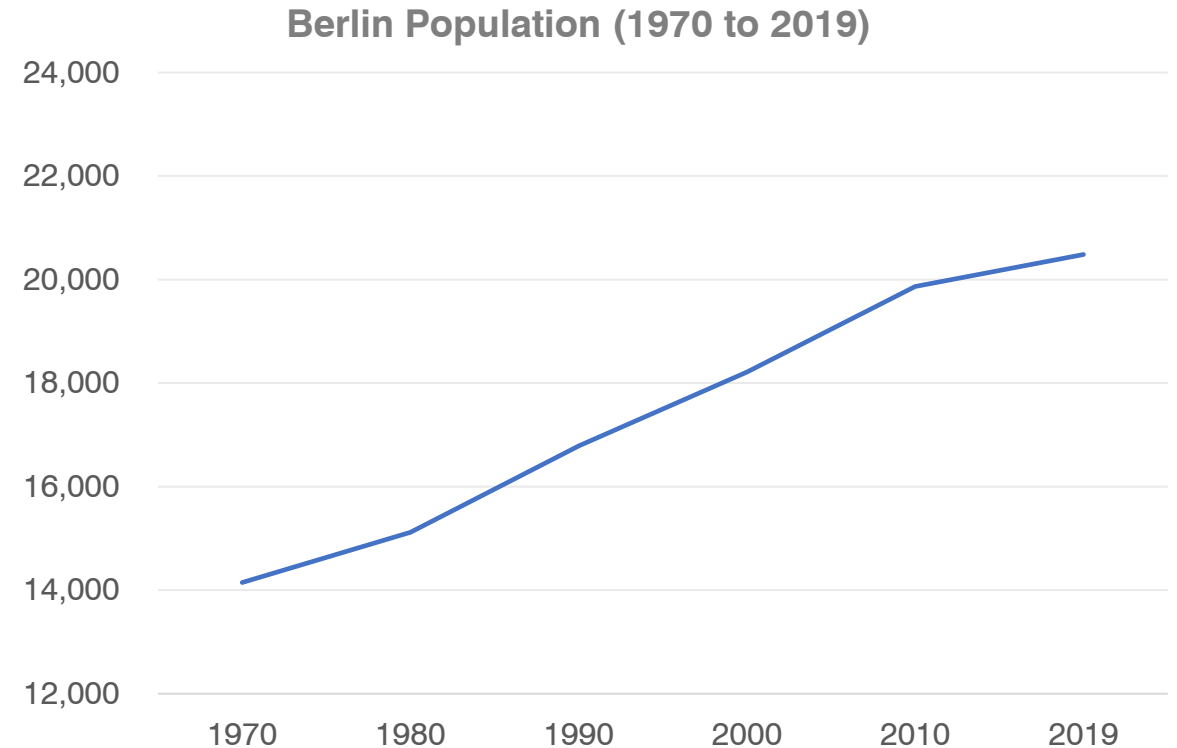
Population Trends and Characteristics



Image Credit: Berlin Fair

Population Change

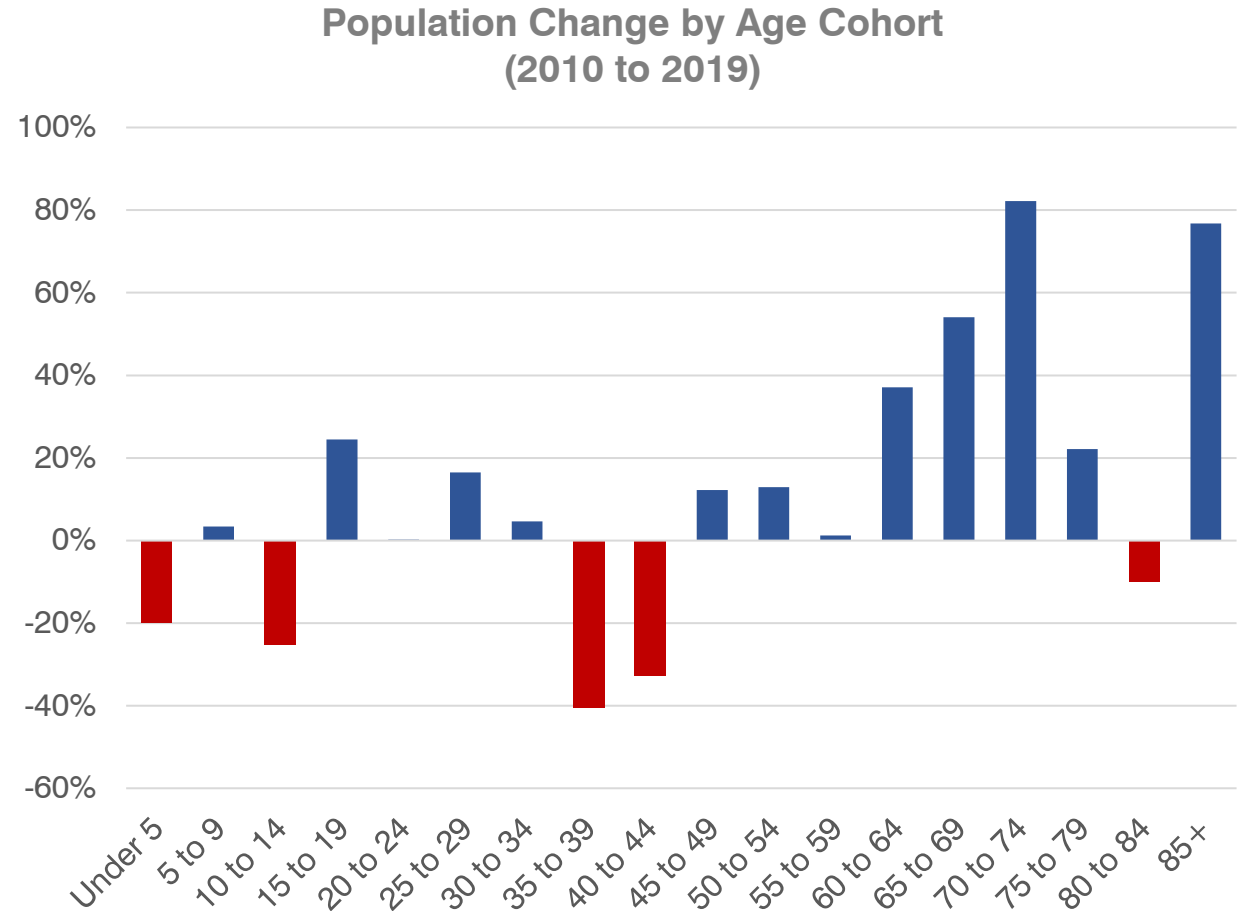
- Berlin's population grew at a steady rate in the 30 years between 1980 and 2010.
- Growth has slowed since 2010



Source: US Census and American Community Survey

Population Change

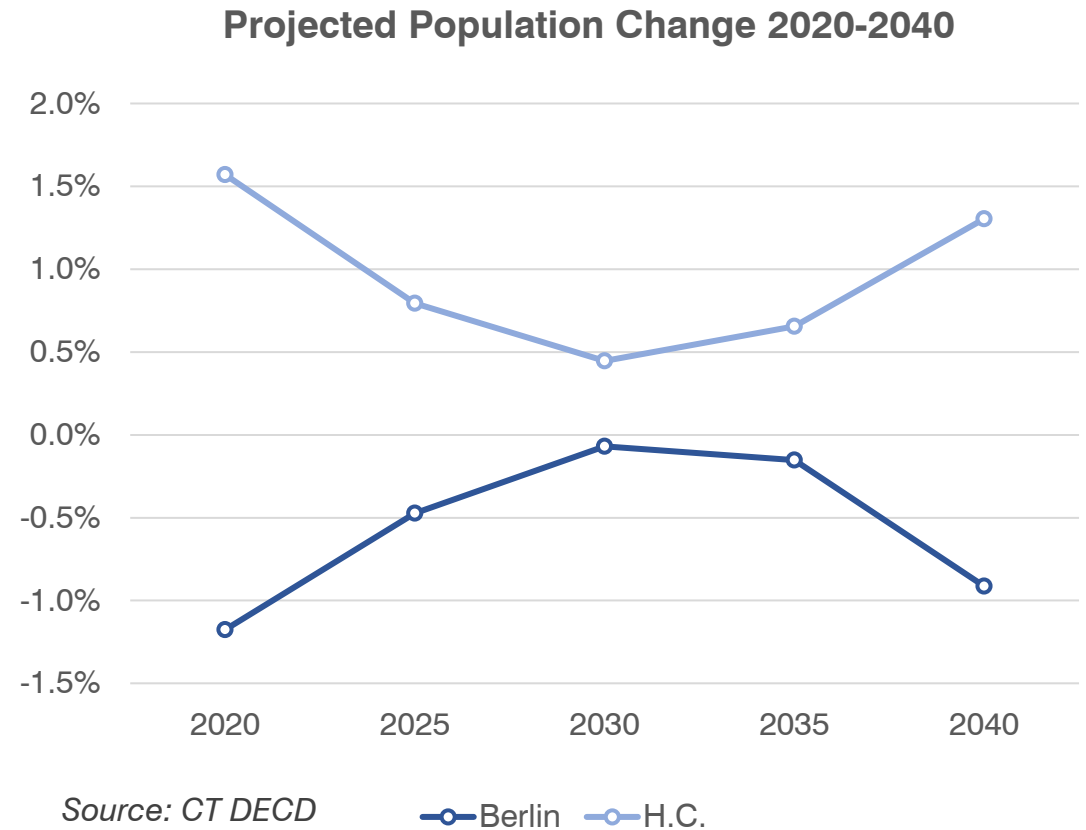
- Berlin's population is growing in those age 45 and older with exception of ages 80-84.
- Population shrunk or grew at a slower rate in those below the age of 45.



Source: US Census and American Community Survey

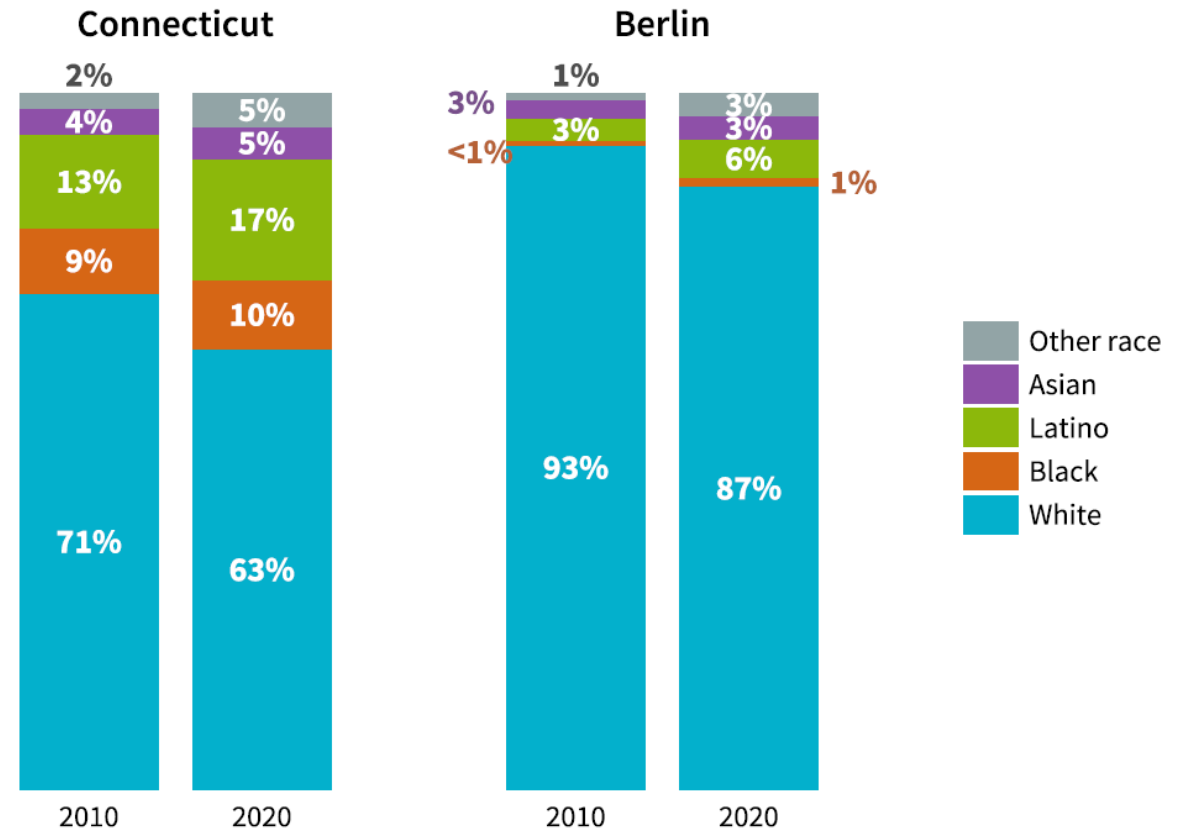
Population Projections

- Berlin's population change is expected to be negative through 2040.
- Berlin's population change is directly inverse of Hartford County's, which will remain positive through 2040.
- *Projections were conducted in 2017 and may not reflect recent demographic shifts and recent multi-family project approvals and permits.*



Population Race/Ethnicity

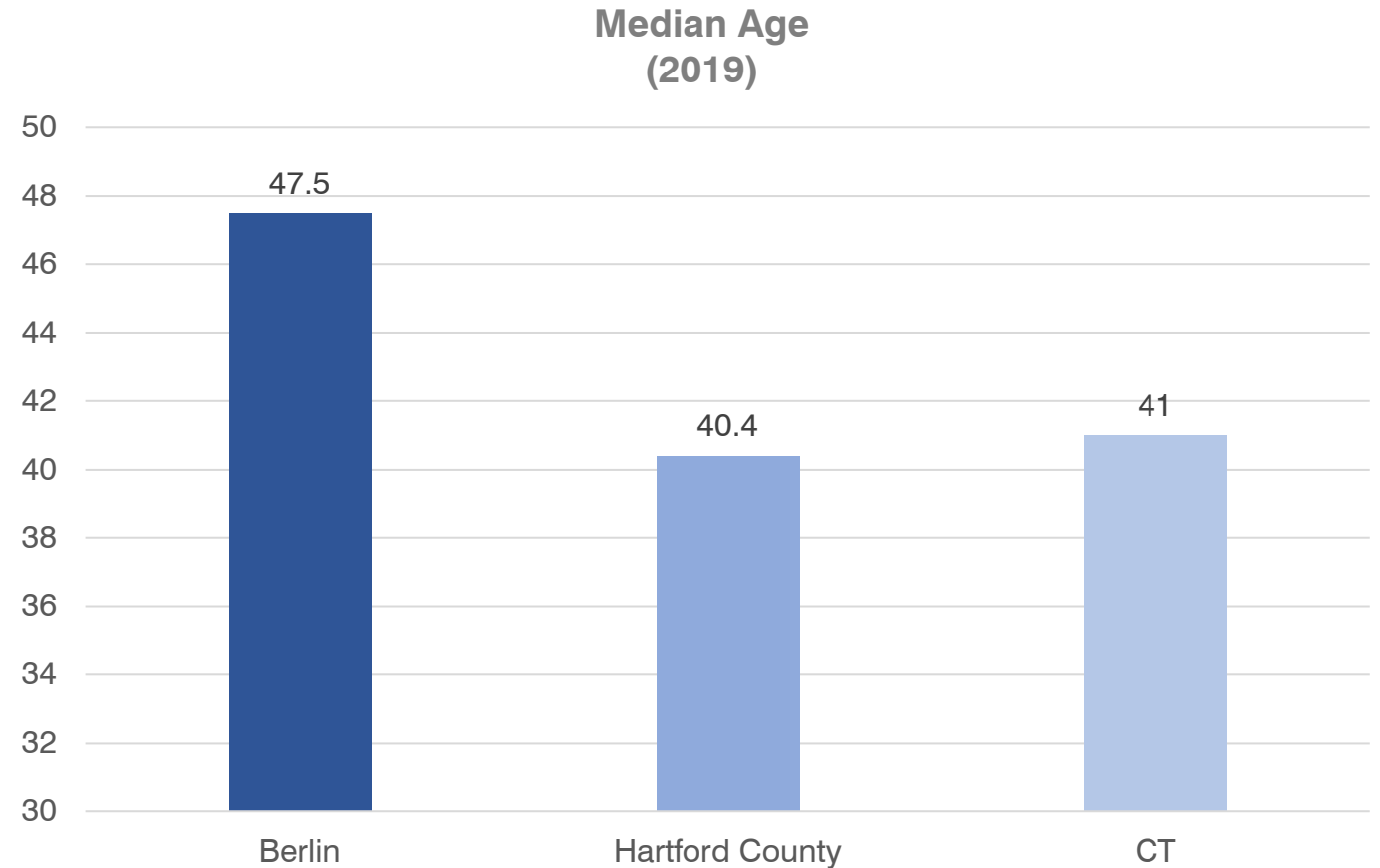
- Berlin is more racially and ethnically diverse now than it was in 2010.
- Connecticut experienced a greater shift in diversity over the same period.



Data Source: American Community Survey

Resident Age

- Berlin's population is significantly older than both Hartford County's and the State's.



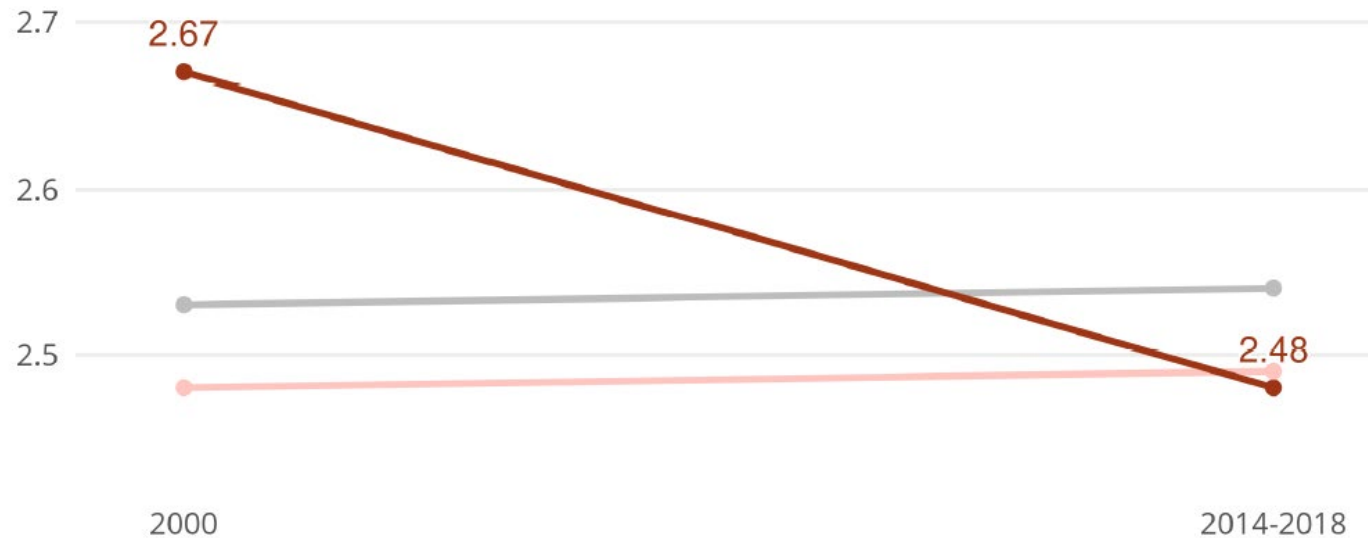
Source: American Community Survey

Household Characteristics



Household Size

- The average household size in Berlin declined from 2.67 to 2.48 between 2000 and 2018



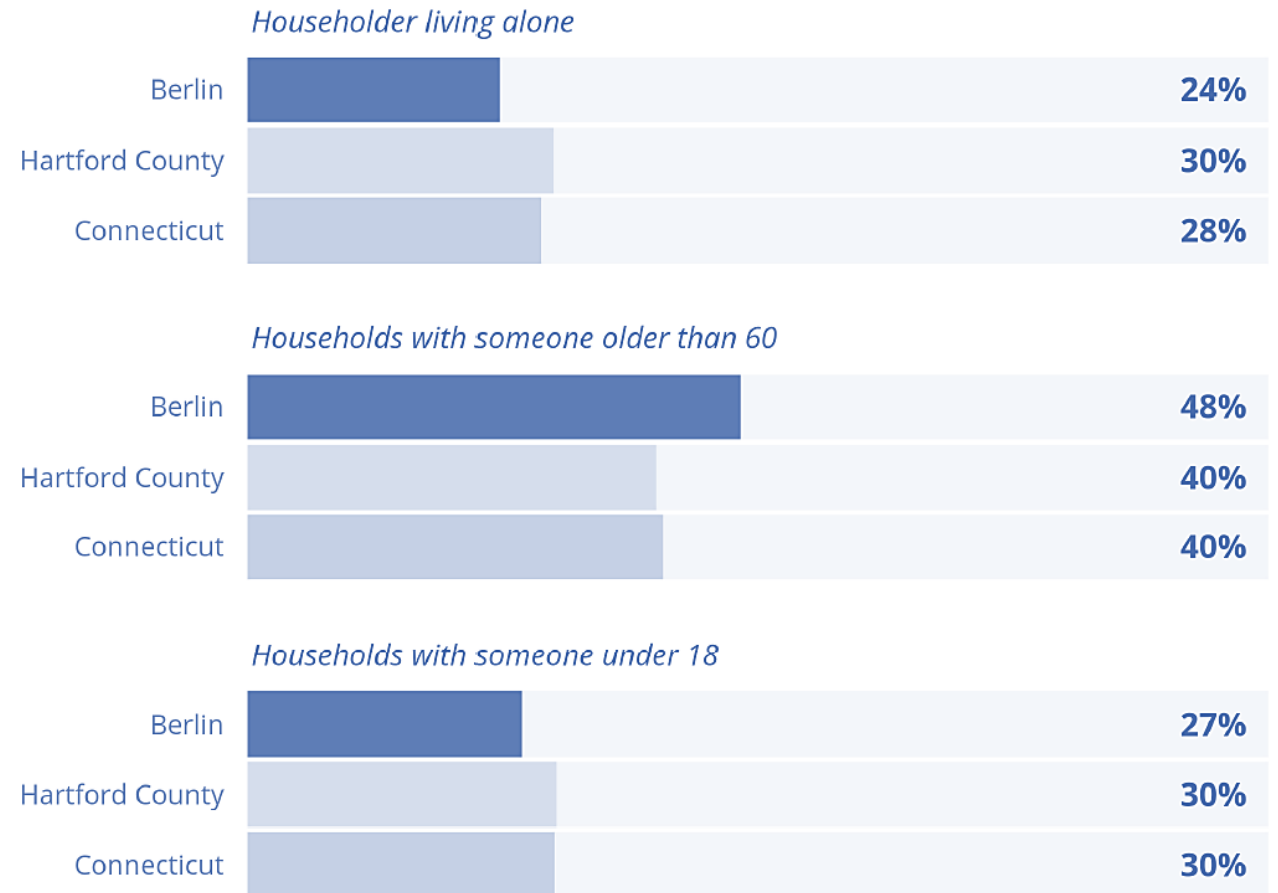
Source: US Census and American Community Survey

● Berlin ● Hartford County ● Connecticut

Household Type

- Berlin has fewer householders living alone than Hartford County and the State.
- Berlin has a greater share of households with someone older than 60 years old than Hartford County and the State.
- Berlin has fewer households with someone under 18 than the County or the State.

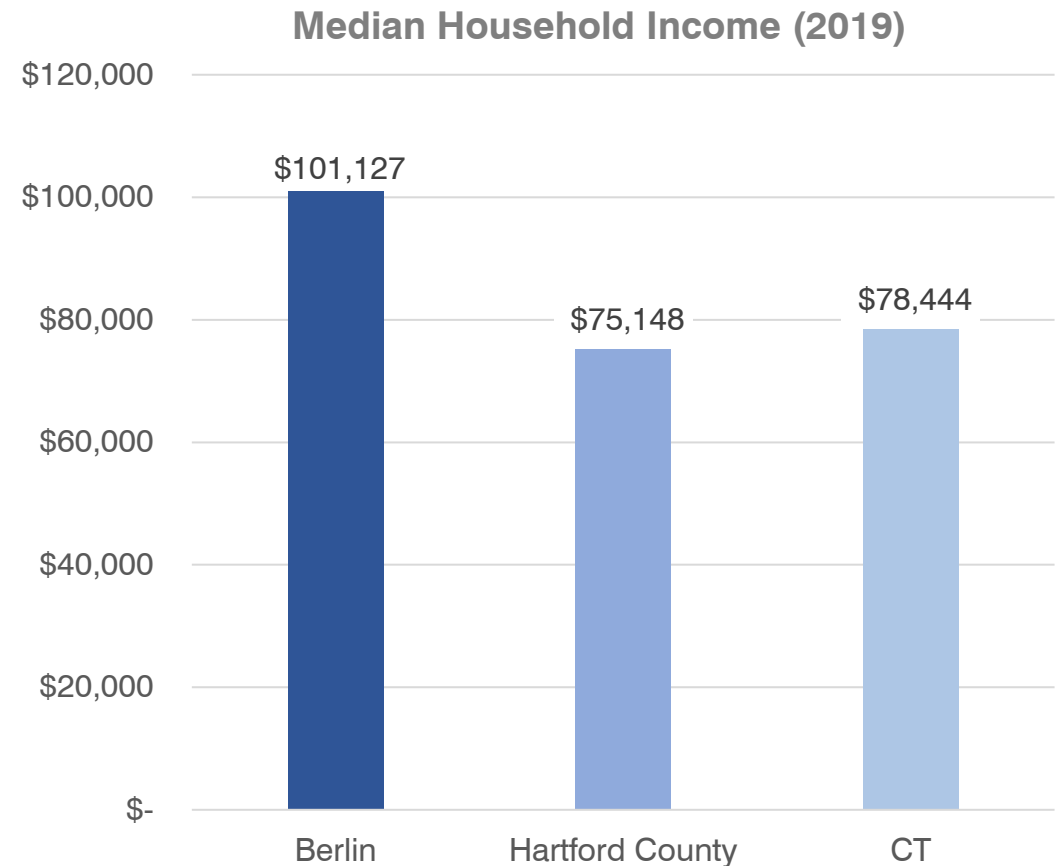
Household Types as a Percent of Total (2019)



Source: American Community Survey

Median Household Income

- Berlin's median household income is higher than both Hartford County's and the State's.
- 35% higher than Hartford County
- 29% higher than Connecticut



Source: American Community Survey

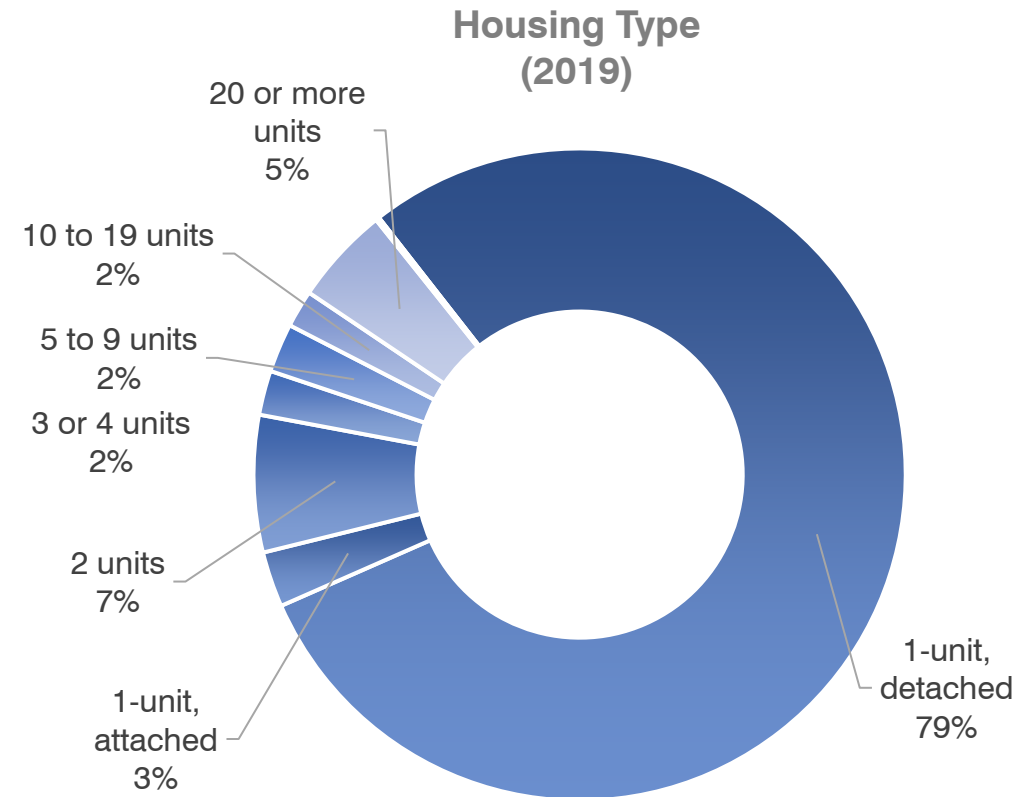
Housing Characteristics



Image Credit: SmartMLS

Housing Supply

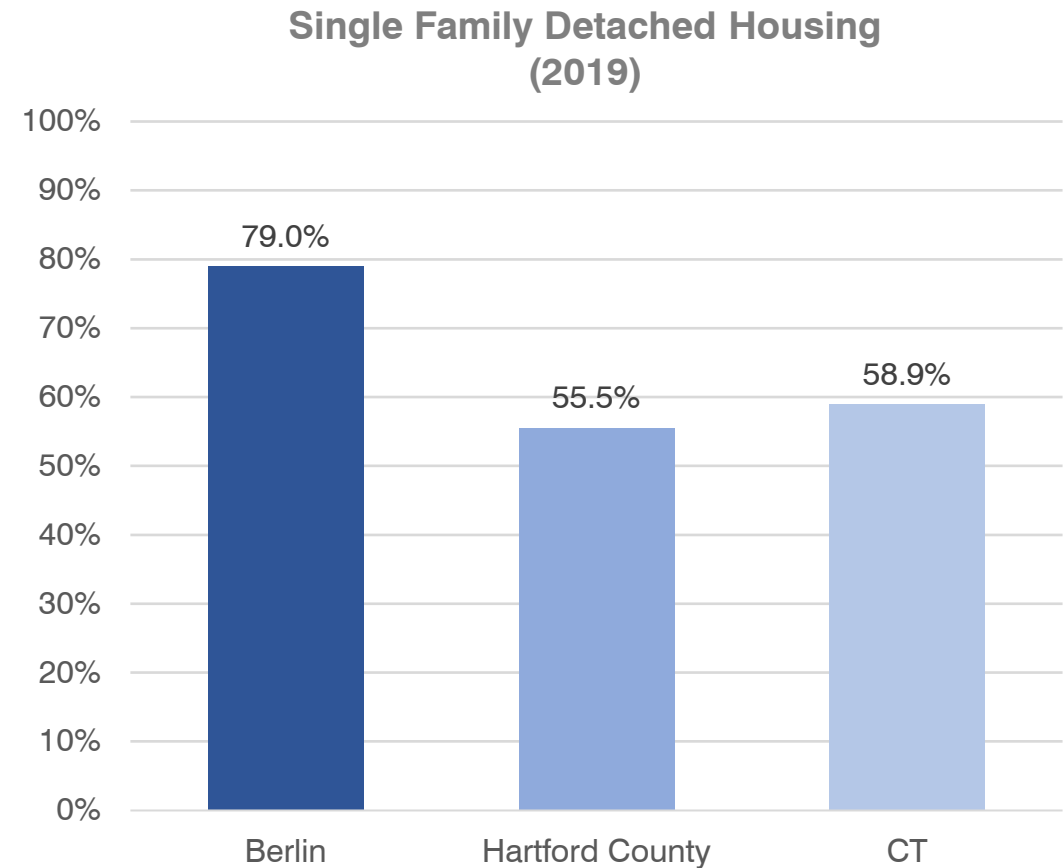
- Most (79%) of Berlin's housing is single-family detached housing
- Housing with 20 or more units comprises 5% of the town's housing.



Source: American Community Survey

Housing Supply

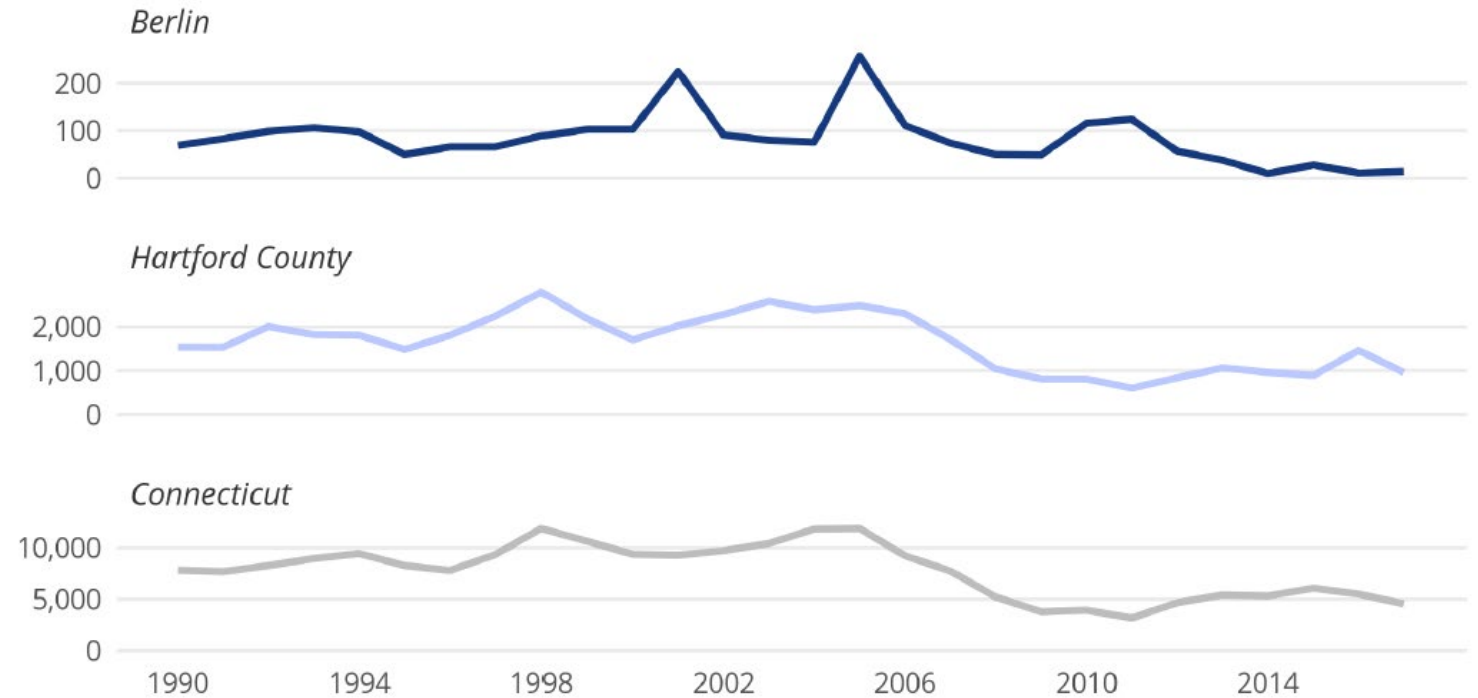
- Berlin's housing supply is oriented more towards single family housing than Hartford County or the State.



Source: American Community Survey

Housing Permit Activity 1990-2017

- Housing permit activity in Berlin followed similar trends as both Hartford County and the State between 1990 and 2017.
- Housing permit activity in Berlin has been relatively low since 2010.



Source: Connecticut Department of Economic and Community Development

Housing Permit Activity 1990-2020

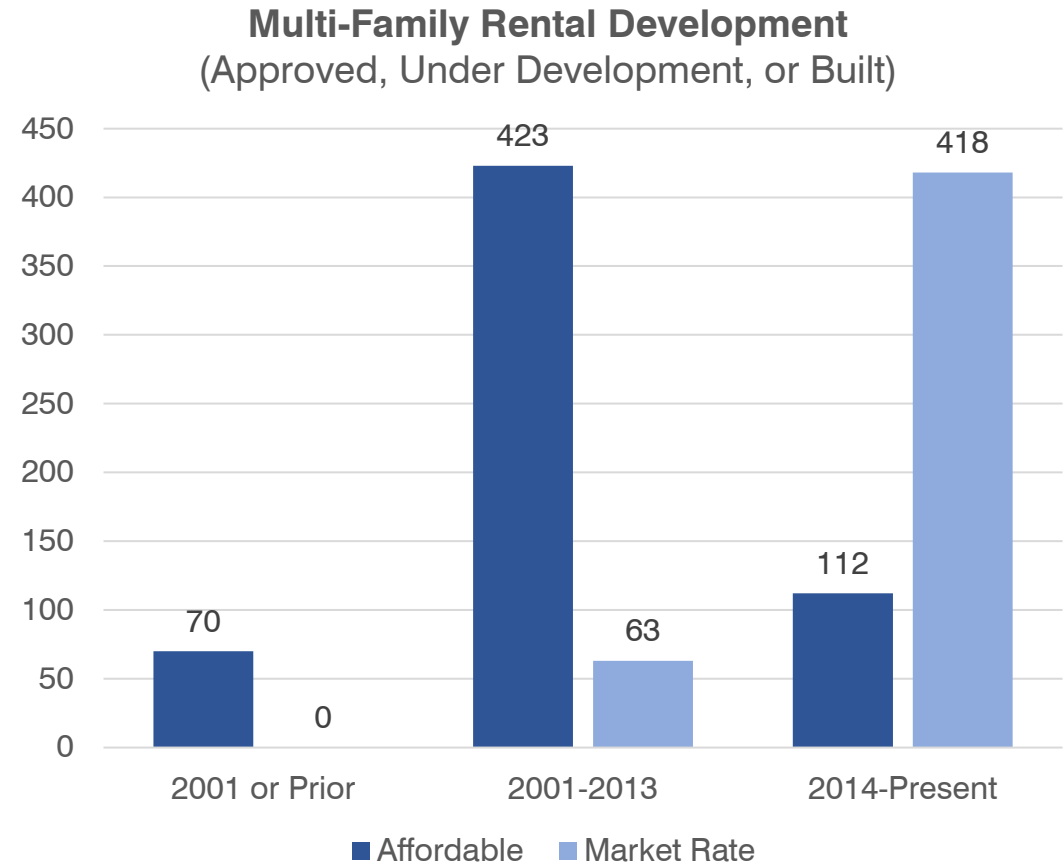
- Housing permit activity is at a 30+ year low over the past 8 years.
- Average housing permit activity is 22 units per year over the past 8 years.
- This compares to an average of 99 housing permits per year between 1990 and 2012.
- Recent permits for larger multi-family rental projects are now spurring an upsurge in housing permit activity.



Source: CT DECD, Town of Berlin

Multi-Family Rental Development

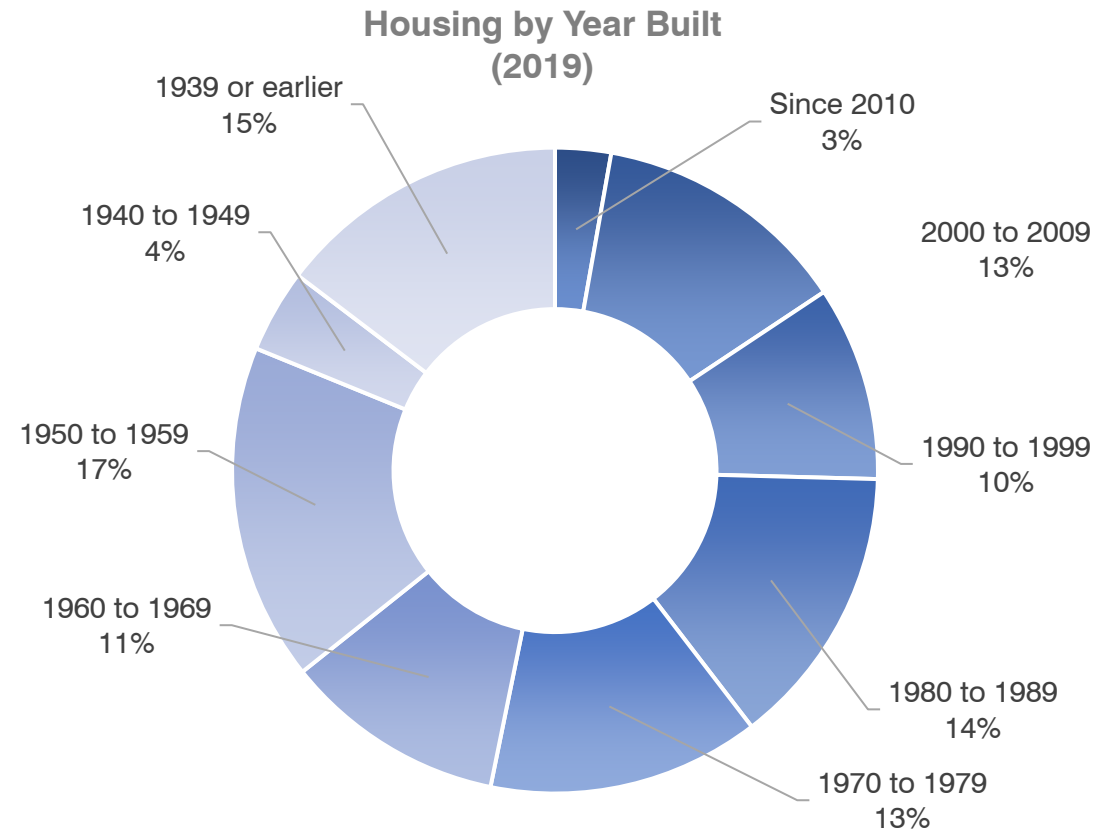
- 530 housing units in multi-family residential developments have been approved or are under development in Berlin since 2014, but only 36 of these are completed to date.
- 556 housing units in multi-family residential developments were built in Berlin prior to 2013.
- Built and approved developments include a mixture of market rate, mixed income, age restricted mixed income, and age restricted affordable apartments.



Source: Town of Berlin

Age of Housing

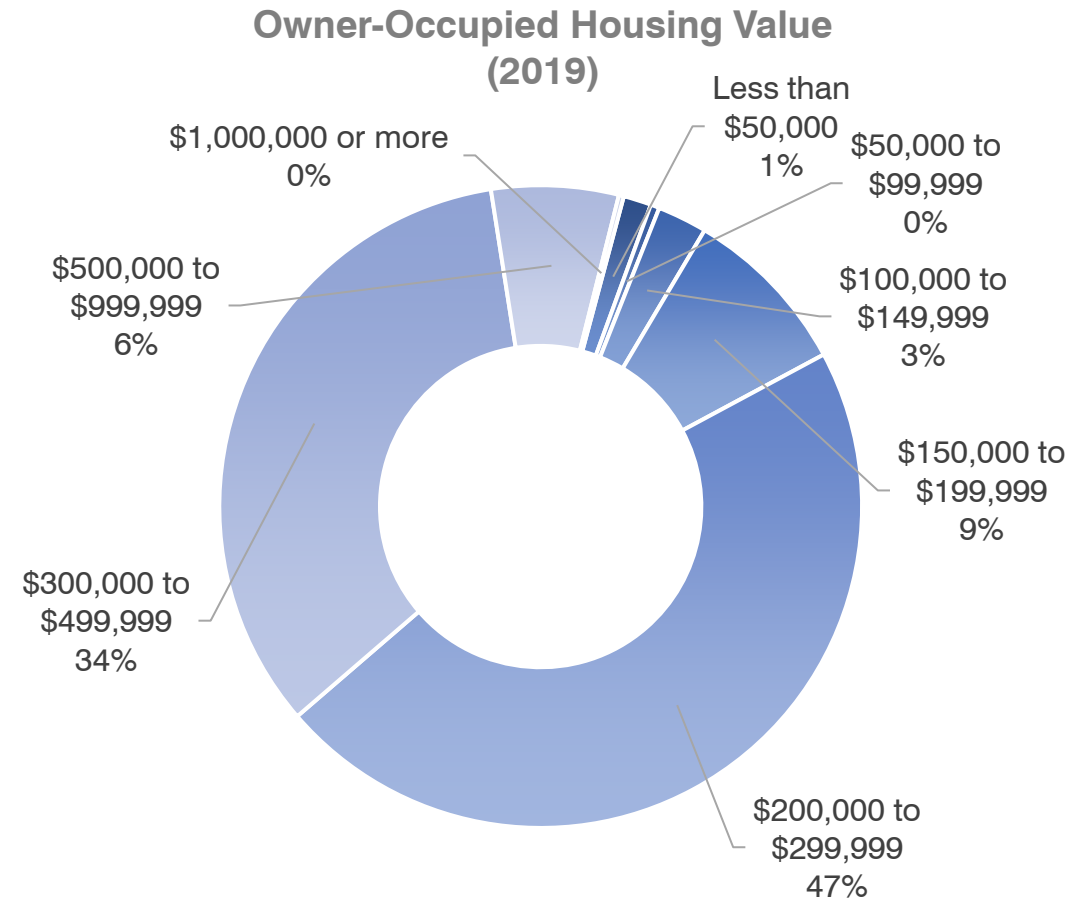
- Berlin's housing ranges in age with 47% of housing constructed more than 50 years ago.
- Only 3% of the town's housing has been constructed since 2010.



Source: American Community Survey

Housing Value

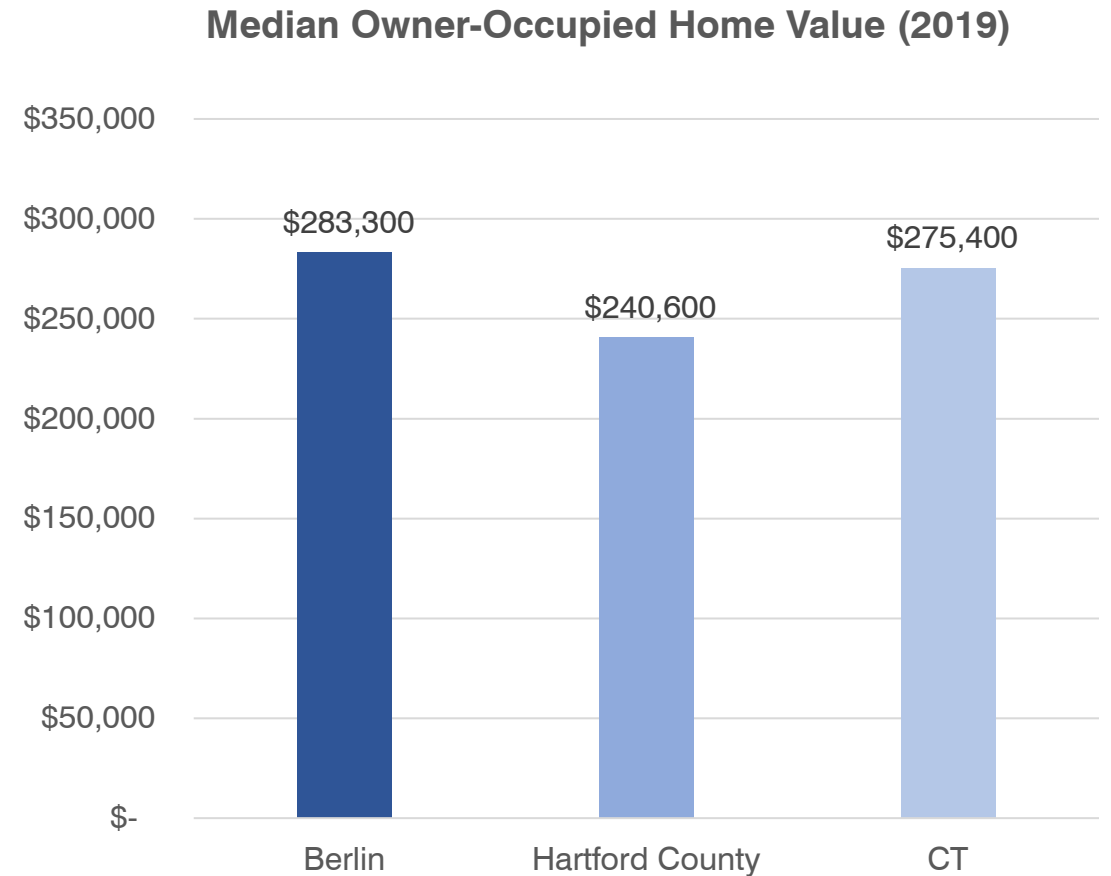
- 40% of Berlin's housing stock is valued at more than \$300,000.



Source: American Community Survey

Housing Value vs Region

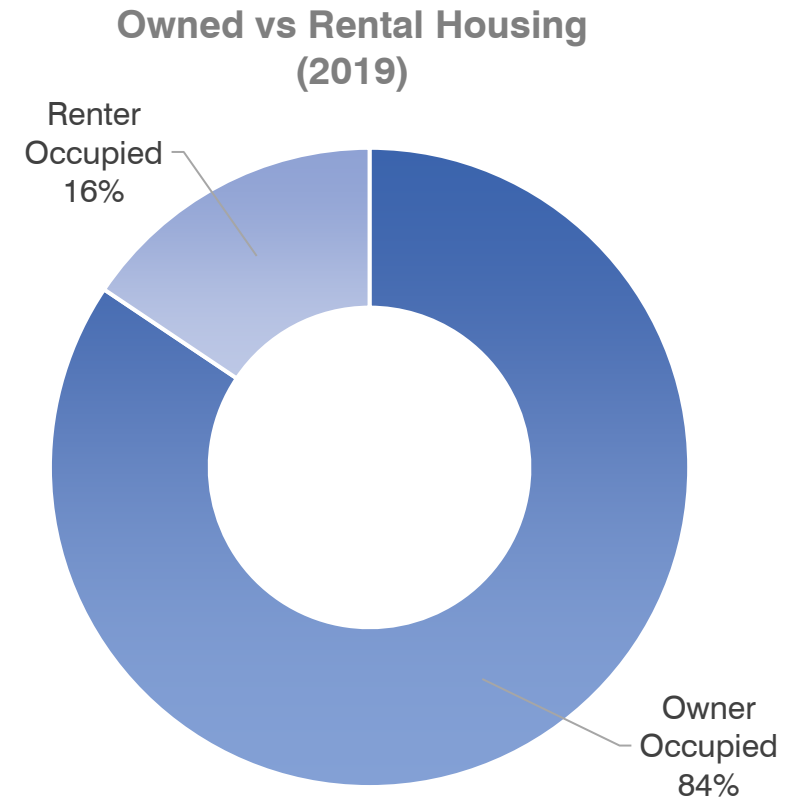
- Berlin's median housing value is higher than both Hartford County's and the State's.



Source: American Community Survey

Housing

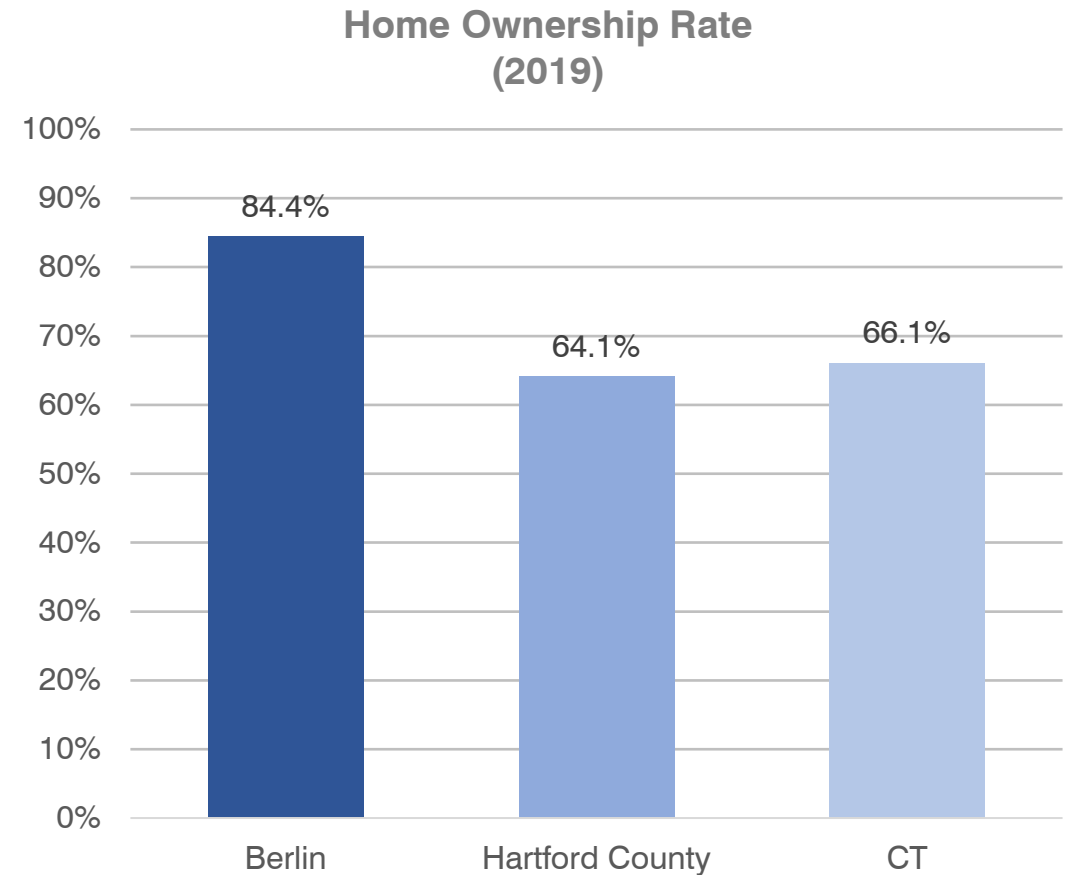
- Most of Berlin's housing is owner occupied



Source: American Community Survey

Home Ownership Rate

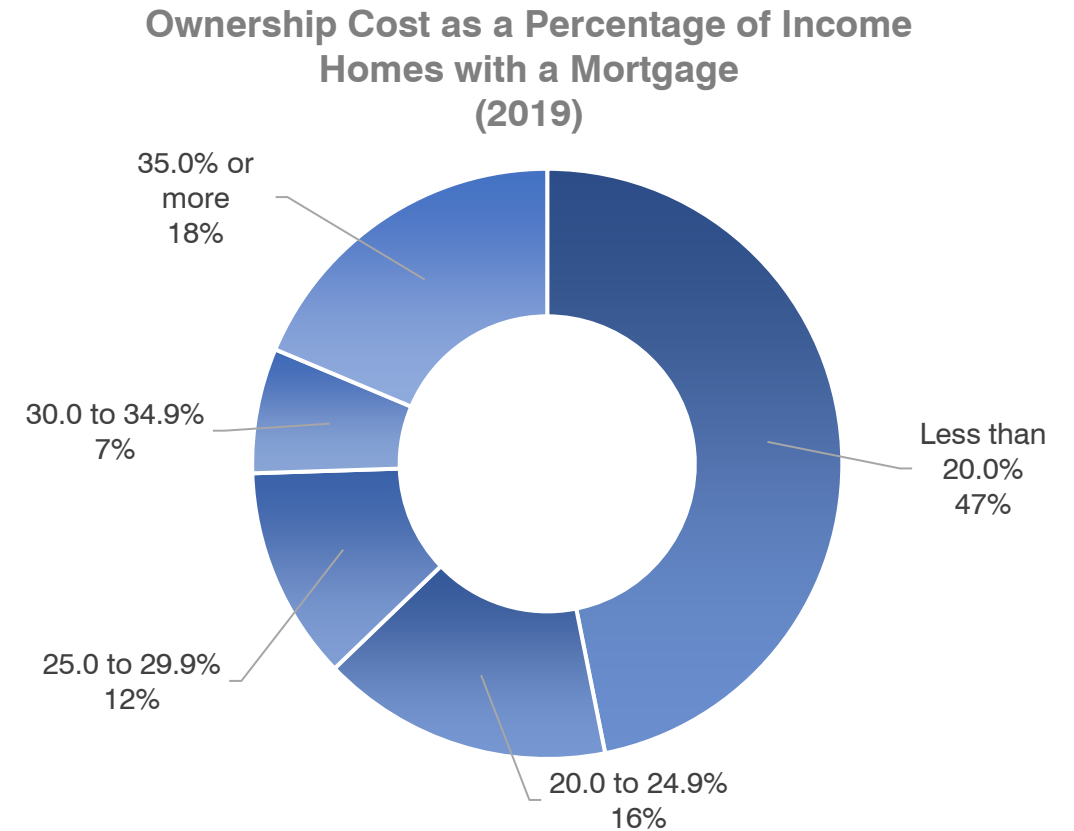
- Berlin has a higher home ownership rate than both Hartford County and the State



Source: American Community Survey

Ownership Cost vs Income

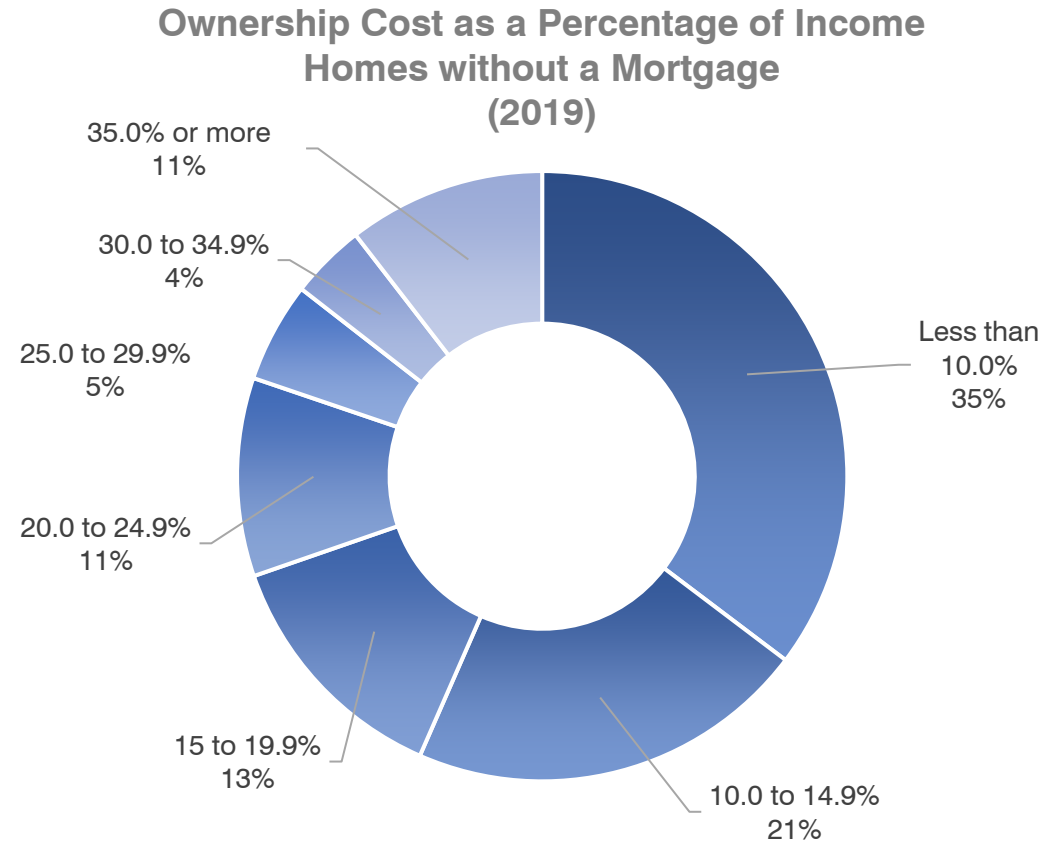
- 25% of homeowner households with a mortgage spend more than 30% of their income on housing costs.



Source: American Community Survey

Ownership Cost vs Income

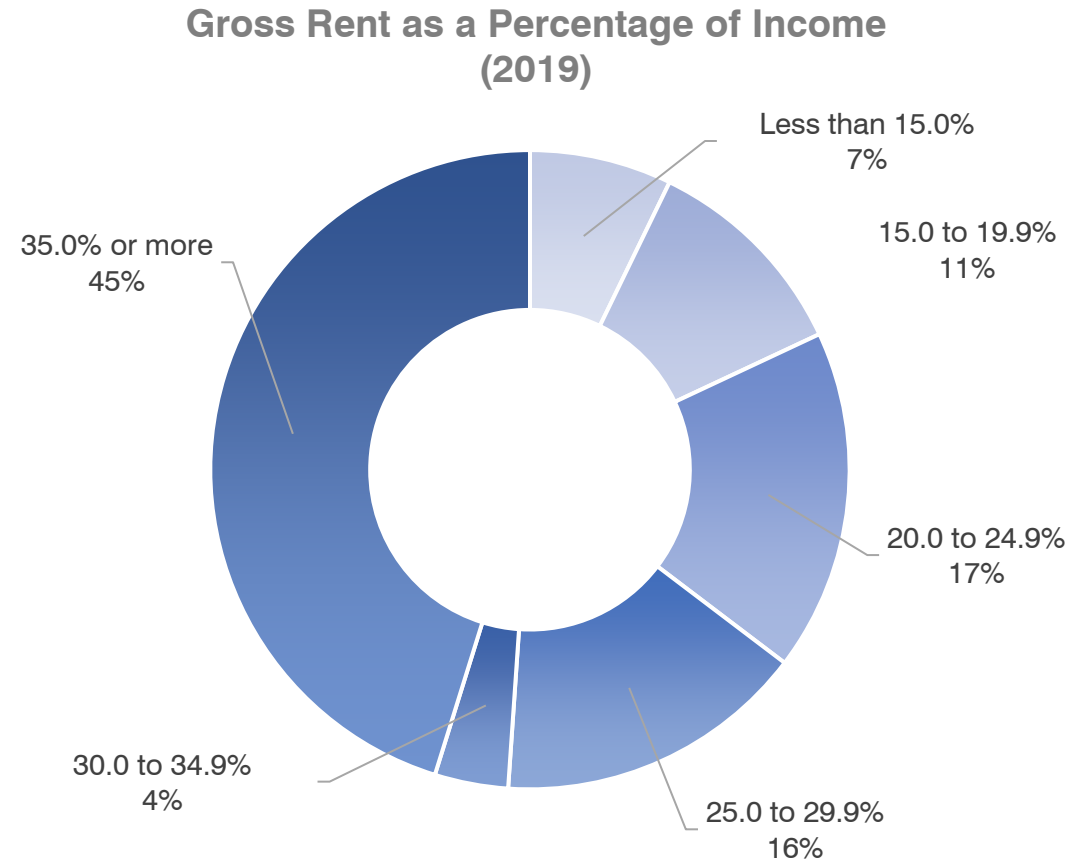
- 15% of homeowner households without a mortgage spend more than 30% of their income on housing costs.



Source: American Community Survey

Rental Cost vs Income

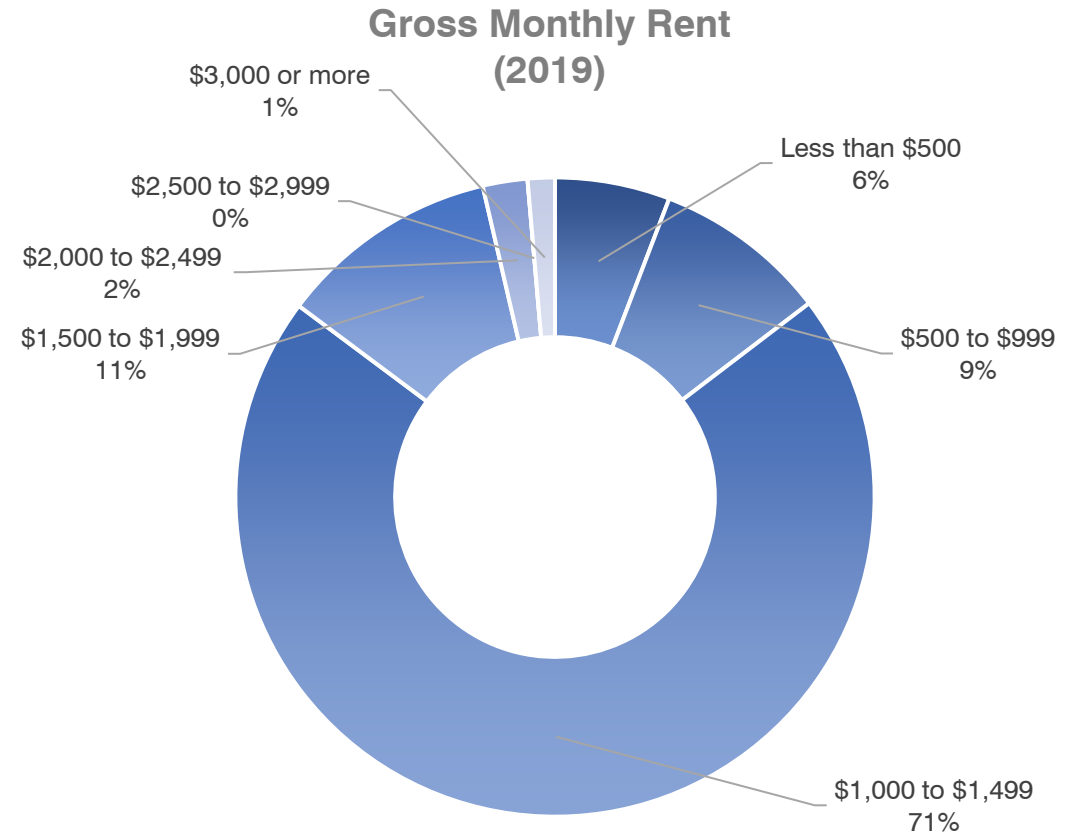
- Almost half (49%) of renters in Berlin spend 30% or more of their income on rent



Source: American Community Survey

Rental Cost

- Most of the town's rental housing costs between \$1,000 and \$1,499 per month.
- Only 15% of the town's housing costs less than \$1,000 per month.
- Rental rates have increased significantly since 2019.

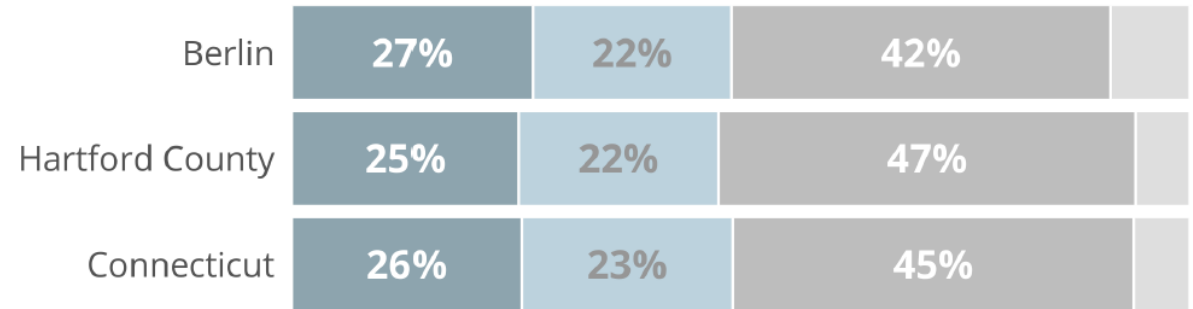


Source: American Community Survey

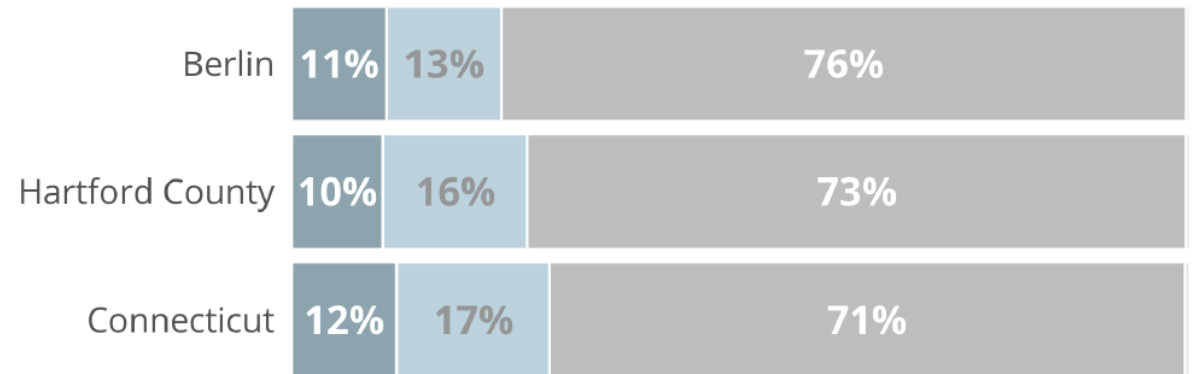
Housing Cost

- Renters in Berlin have substantially lower incomes than homeowners and have a higher share of housing cost as a percentage of their income.
- Housing cost burden in Berlin is slightly lower than both Hartford County and the State

Housing cost burden for renters (2019)



Housing cost burden for owners (2019)

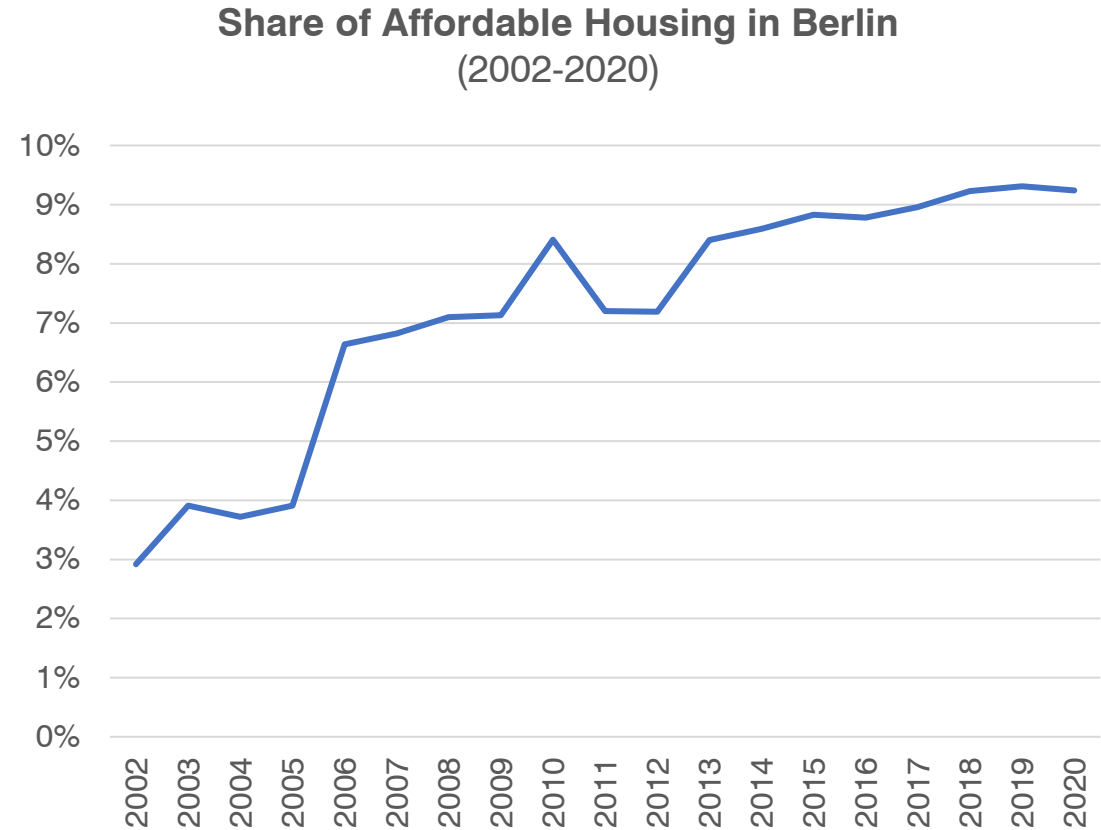


Severe burden (50% or greater)
 Moderate burden (Between 30% and 50%)
 Not burdened (Less than 30%)
 Not Computed

Source: Partnership for Strong Communities 2020 Housing Data Profile, American Community Survey

Affordable Housing

- Berlin's share of State qualified affordable housing increased from 2.9% in 2002 to 9.2% in 2020.

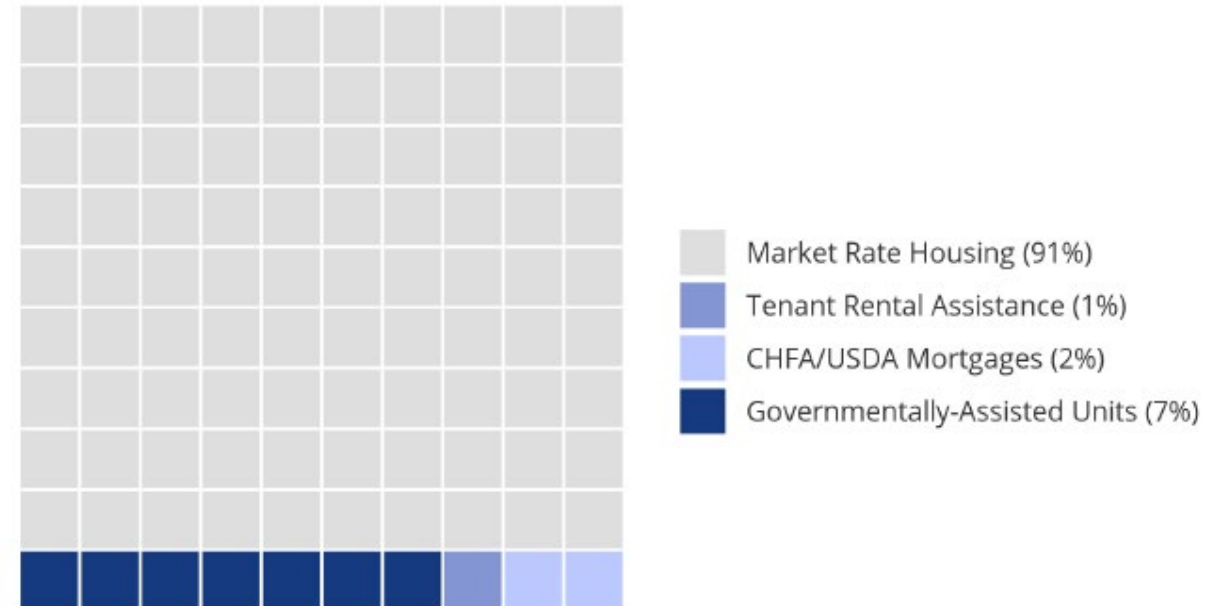


Source: CT Department of Housing

Affordable Housing

- 8,140 housing units in Berlin (based on 2010 Census)
- 556 government assisted
- 50 tenant rental assistance
- 142 CHFA/USDA mortgages
- 4 deed restricted
- 752 total assisted units
- 9.24% affordable
- In 2021 Berlin's affordable housing share decreased to 9.02% because there were fewer CHFA mortgages.

Affordable units by type



Source: Connecticut Department of Housing

Berlin's Affordable Housing Plan

- Plan was adopted by Town Council on May 17th
- Recommendations of the plan will be incorporated into the POCD

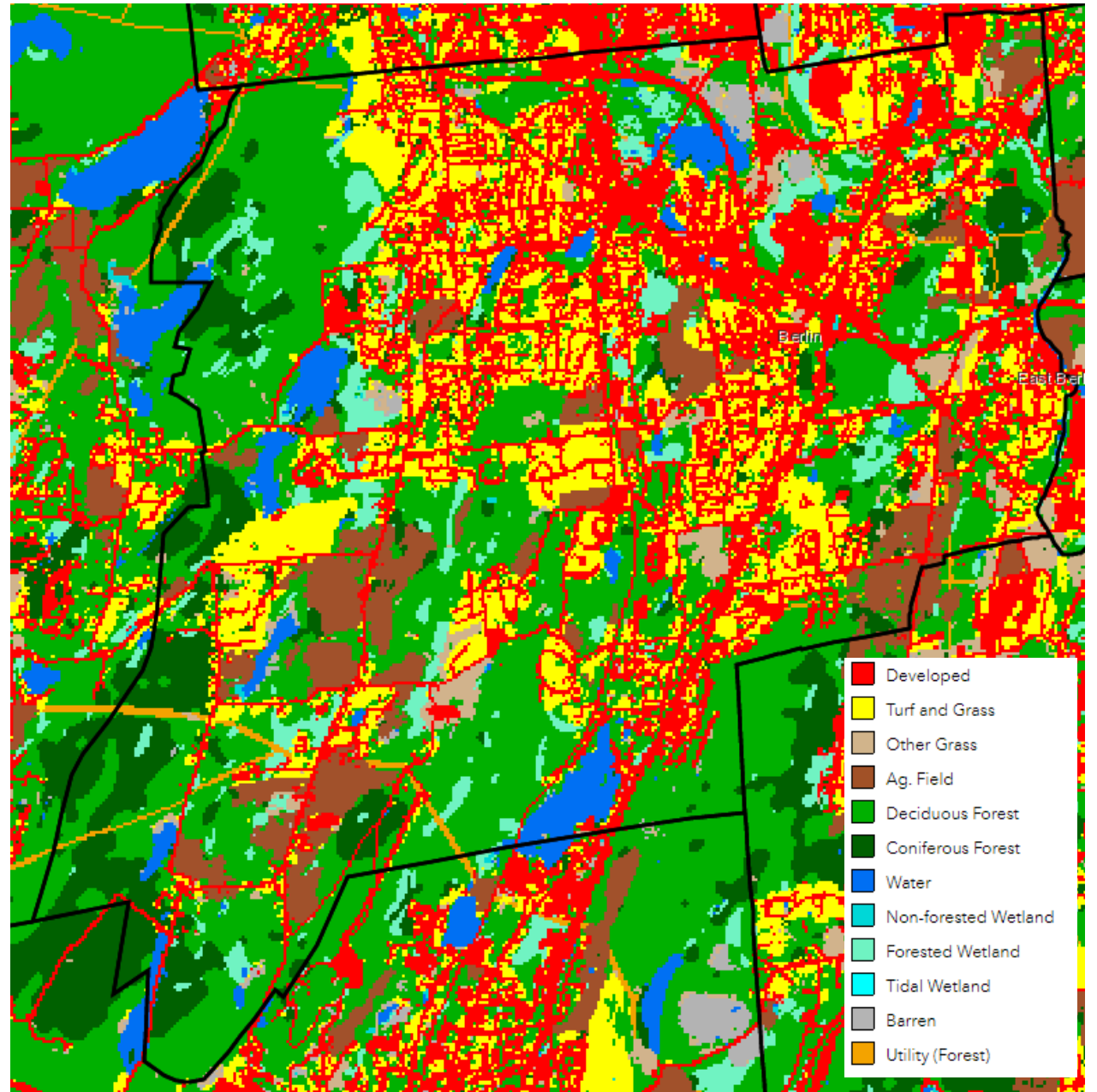


Land Use and Zoning



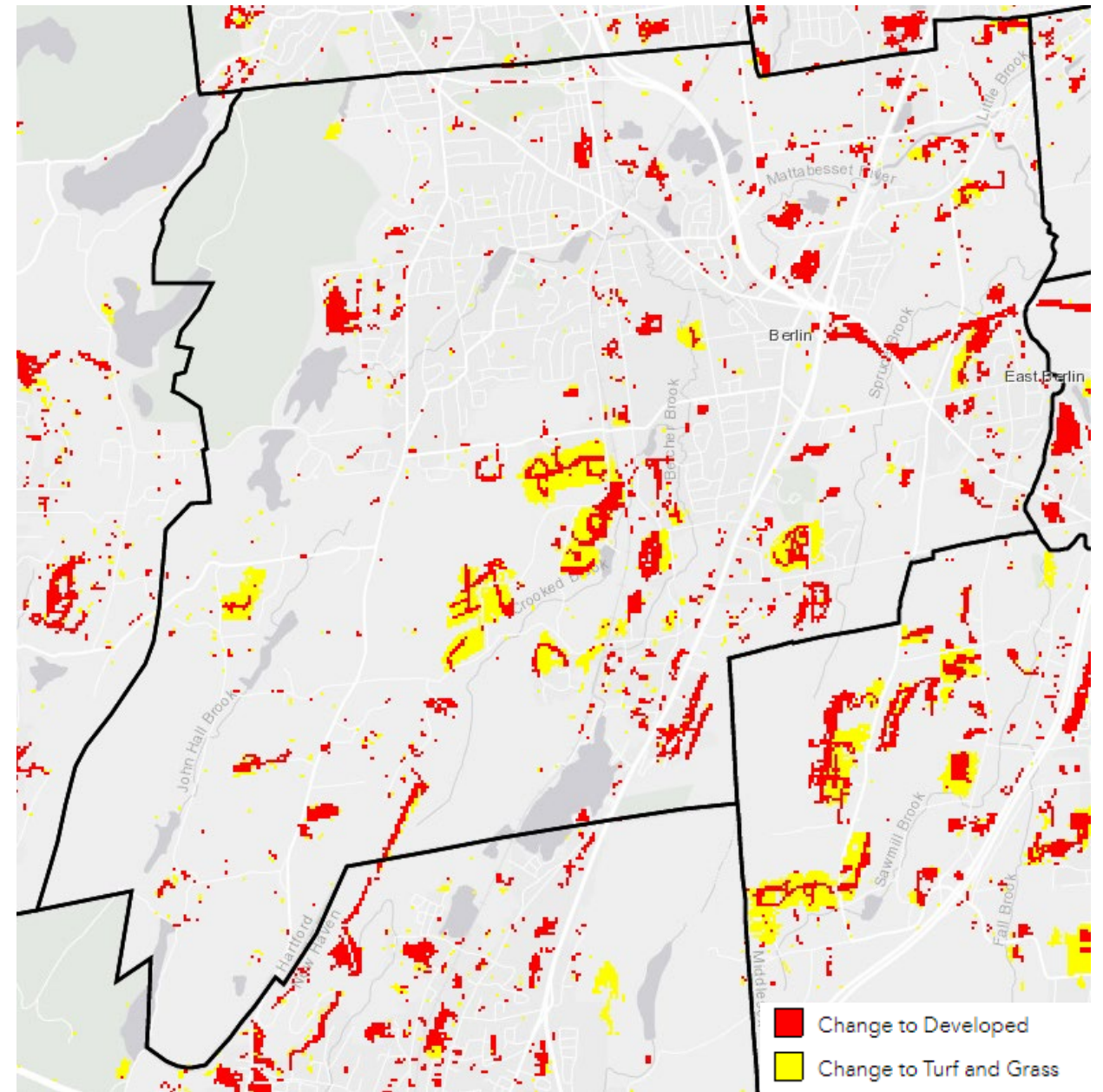
2015 Land Cover

- Berlin's most prominent land cover is comprised of forest areas, both deciduous and coniferous.



Land Cover Change 1985-2015

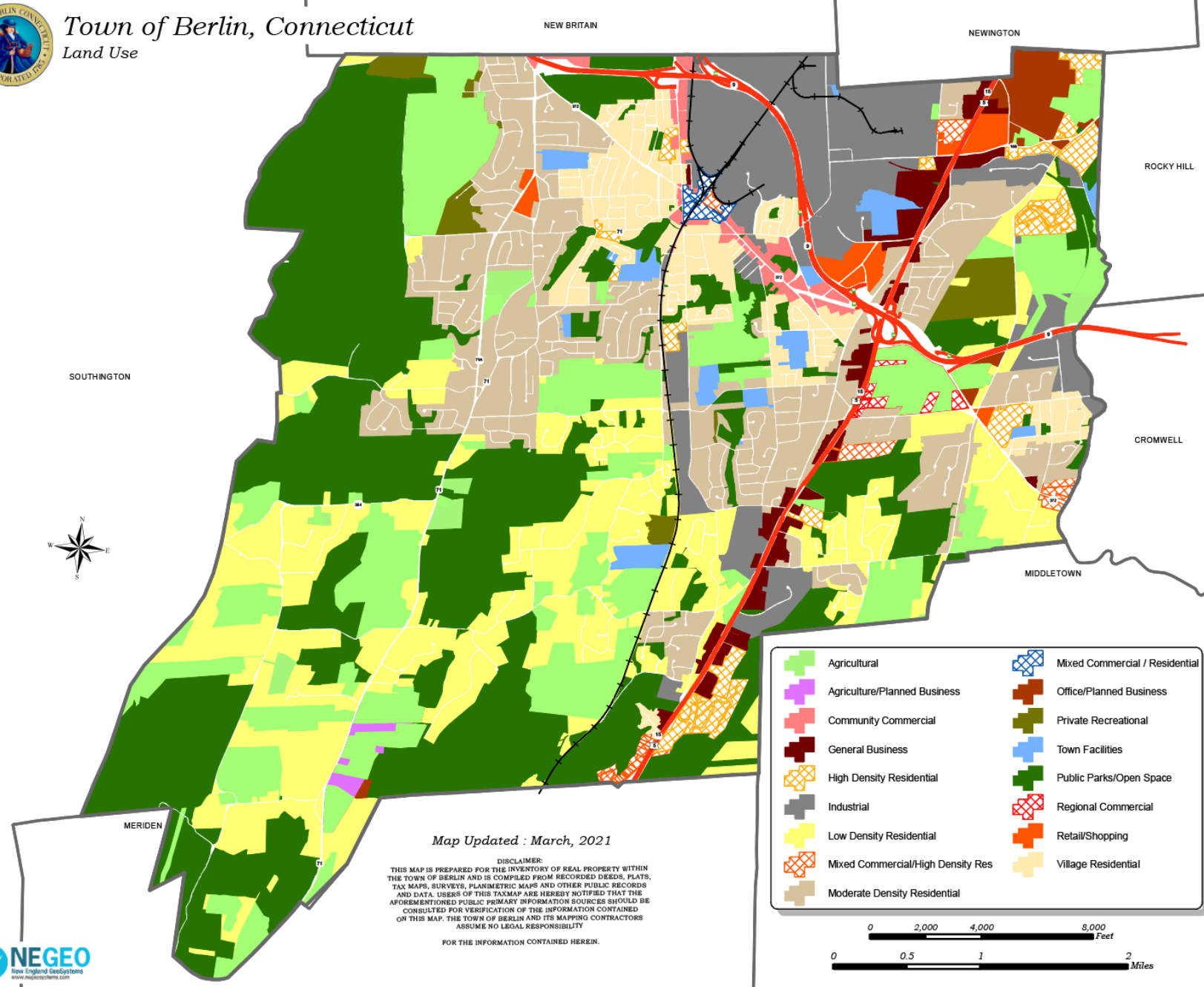
- Multiple areas of Berlin were developed in the thirty-year period between 1985 and 2015.
- Much of that development was residential.





Land Use 2021

- Land Use mapping is parcel based
- The following land use classes are most prevalent in Berlin:
 - Public Parks/Open Space
 - Agriculture (includes PA-490 properties)
 - Village Residential
 - Low Density Residential
 - Moderate Density Residential
 - Industrial



Zoning

- Berlin has 29 base zoning districts and 5 overlay zones.
- Is the Town's zoning effective in guiding and regulating development?
- Should the industrial zoned areas be maintained, expanded, or rezoned?

Residential Zones

R-86	Single Family Residential
R-43	Single Family Residential
R-21	Single Family Residential
R-15	Single Family Residential
R-11	Single Family Residential
R-7	Single Family Residential
PR-1	Planned Residential
PR-2	Planned Residential
PR-3	Planned Residential

Commercial Zones

CCD-1	Commercial Core District 1
CCD-2	Commercial Core District 2
PS-A	Planned Shopping A
PS-B	Planned Shopping B
GC	General Commercial
BT-1	Berlin Turnpike 1
BT-2	Berlin Turnpike 2
SP-DD	Special Design District

Industrial Zones

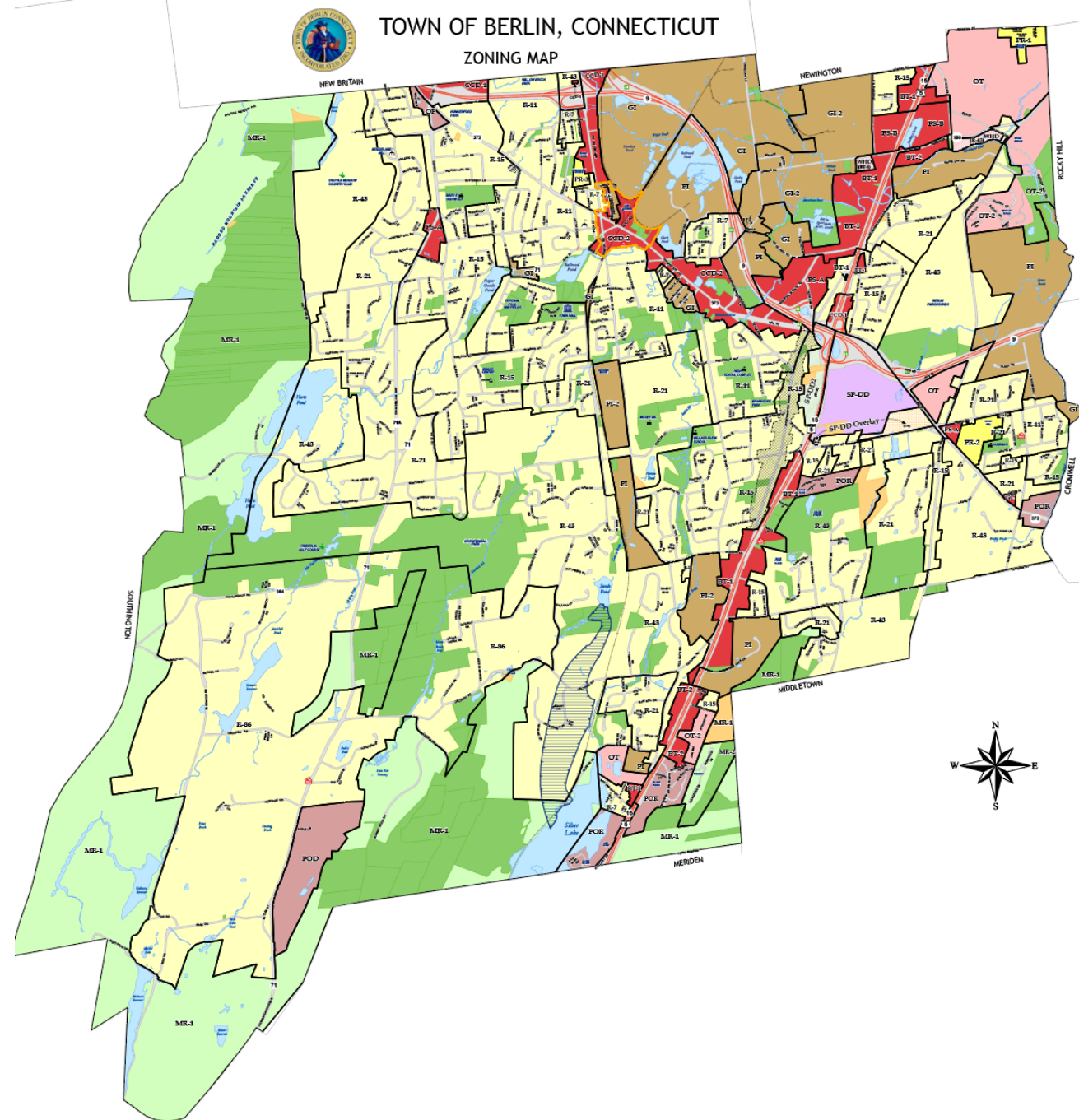
GI	General Industry
GI-2	General Industry 2
PI	Planned Industry
PI-2	Planned Industry
OT	Office Technology
OT-2	Office Technology 2
POD	Planned Office/Development

Special Zones

POR	Planned Office/Residential
OP	Office Professional
MR-1	Mountain Reserve
MR-2	Mountain Reserve
WHB (BT-1)	Workforce Housing Development

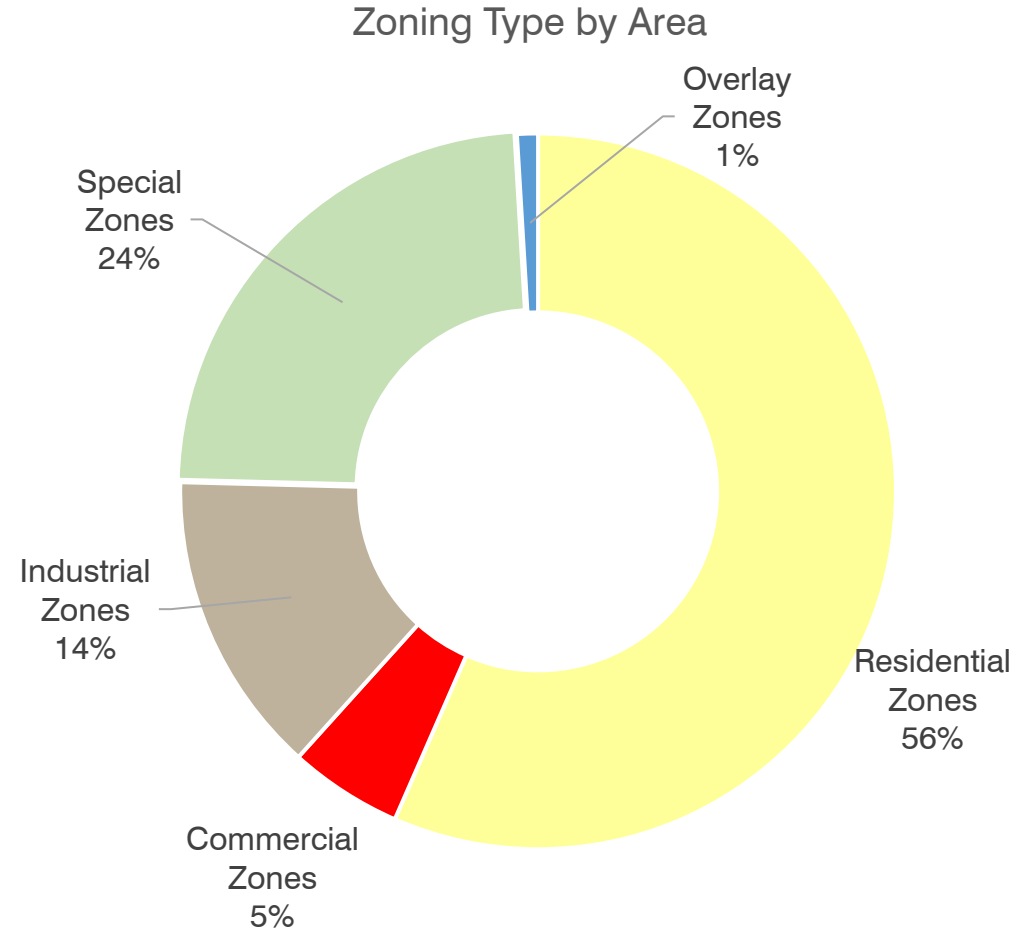
Overlay Zones

	Historic District Overlay
	Special Design District 2
	Special Design District Overlay
	Aquifer Protection Area
	Village District Overlay



Zoning

- Residential zoning is the most prevalent zoning type in Berlin
- The share of residential zoning districts in the Town (56%) exceeds residential land use (which totals 38%) by 18 percentage points.



Discussion

- What are the issues and needs with respect to Housing in Berlin?

Discussion

- What ideas do you have for meeting needs related to Housing in Berlin?
- What needs to be done and how can the plan support the appropriate development of housing?
- What and where are the opportunities?

More Opportunities to Participate!

- **Visit the Town's Planning and Zoning Webpage**
 - Meeting materials and updates regarding the plan
- **Take the survey if you have not already**
 - www.surveymonkey.com/r/berlinpocd