Town of Lebanon
Housing Profile
October 2019

One in four households in the region, and one in ten households in Lebanon, are low-income and pay more than 30% of their income towards housing. Housing is considered *affordable* when a household pays less than 30% of its income towards housing costs, which include rent, mortgage payments, taxes, insurance, and utilities. Households paying more than 30% are termed "cost-burdened."

Lebanon has fewer households that are cost-burdened than the region as a whole, but it's gotten harder for *everyone* in the region to find housing they can afford. Housing costs have been rising faster than incomes, leaving more families to pay greater than 30% of their income on housing. Median income has only increased 6% in Lebanon since 2000 (adjusted for inflation) while home prices have grown 20%.

		Cost-Burdened Renters	Cost-Burdened Owners	Total Cost-Burdened
Lebanon	2000	35%	22%	24%
	2017 5-Yr Ave	51%	27%	29%
NL County	2000	32%	21%	25%
	2017 5-Yr Ave	49%	27%	34%

		Median Household Income	Median Rent	Median Home Value
Lebanon	2000 ($2017)	$87,954	$965	$203,965
	2017 5-Yr Ave	$93,531	$913	$254,900
	2000-2017	6%	-6%	20%
Region (NL County)	2000 ($2017)	$72,020	$919	$198,841
	2017 5-Yr Ave	$69,411	$1,071	$238,900
	2000-2017	-4%	16%	20%

Source: United States Census Bureau, 2000 Decennial Census & 2013-2017 ACS

2018 Southeastern Connecticut Housing Needs Assessment

The 2018 Southeastern Connecticut Housing Needs Assessment was prepared by SCCOG staff in partnership with SECHA. The assessment projected the ways in which housing needs will change through 2030.

Since 2000, the share of apartments occupied by families unable to afford their monthly housing costs climbed from 32% to nearly half (49%) in 2017.

The study suggested a need for about 7,000 more housing units in southeastern Connecticut by 2030. More than half of that growth is expected to come from households likely to be low-income and seeking rental housing. SCCOG is currently updating projections to include expected demand from growth at Electric Boat.

The Connecticut State Data Center's most recent population projections (released 2017) show the region growing by 12,000 residents through 2030; this is an increase of 4.1% from 2015.

The region's demographic patterns are dominated by the two largest generations: the Baby Boomers and millennials, who are both transitioning into new phases of life. Baby Boomers (born between 1945 and 1964) are becoming empty nesters and retirees. Meanwhile, by 2030 the millennial generation (currently aged 23-38) will be approaching middle-age. Millennials becoming parents will keep the number of children in the region somewhat constant, while the number of middle-aged adults will shrink.

Researchers develop these projections by looking at current residents, projecting their ages forward, and assuming rates of birth, death, and in- and out-migration. These projections do not consider local factors, such as anticipated hiring at Electric Boat. SCCOG is currently conducting an analysis of the potential impact that expanded hiring will have on the region's population and on demand for housing and transportation infrastructure.

Demographics

Lebanon's residents are older, on average, than the rest of the region. The most recent population projections anticipate that Lebanon's total population will decline over the coming years.

Projected Lebanon Population Change (2010-2040):   -14%

Lebanon Population by Age
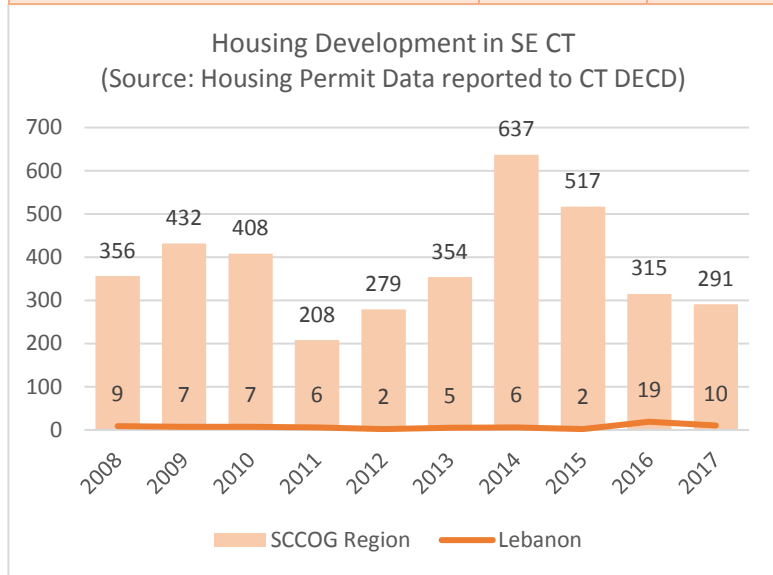Source: U.S. Census &
CT State Data Center Population Projections
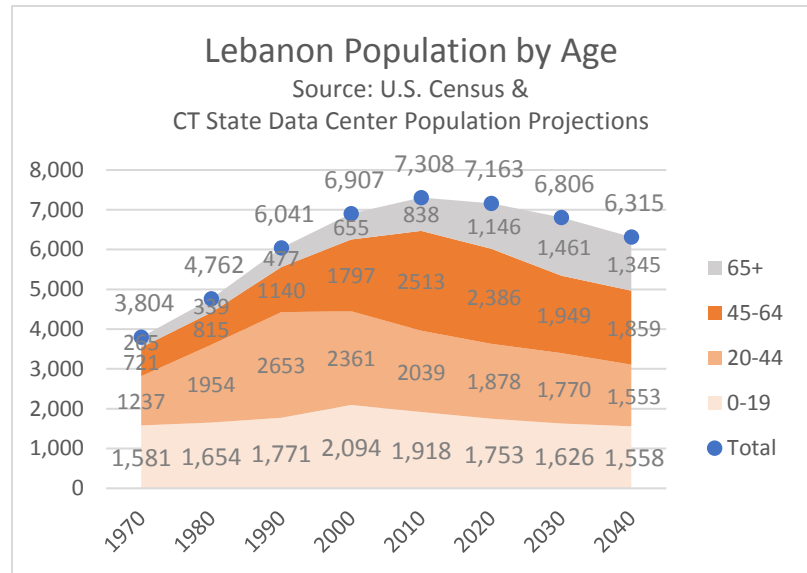
The median household income in Lebanon is higher than the regional average, with 22% of households earning less than $50,000, likely qualifying as "low-income" under most subsidized housing programs. Households earning less than $50,000 can spend no more than $1,250 per month towards housing costs for their housing to be considered "affordable."

Household Incomes
(Source: Census 2016 5-Year ACS)
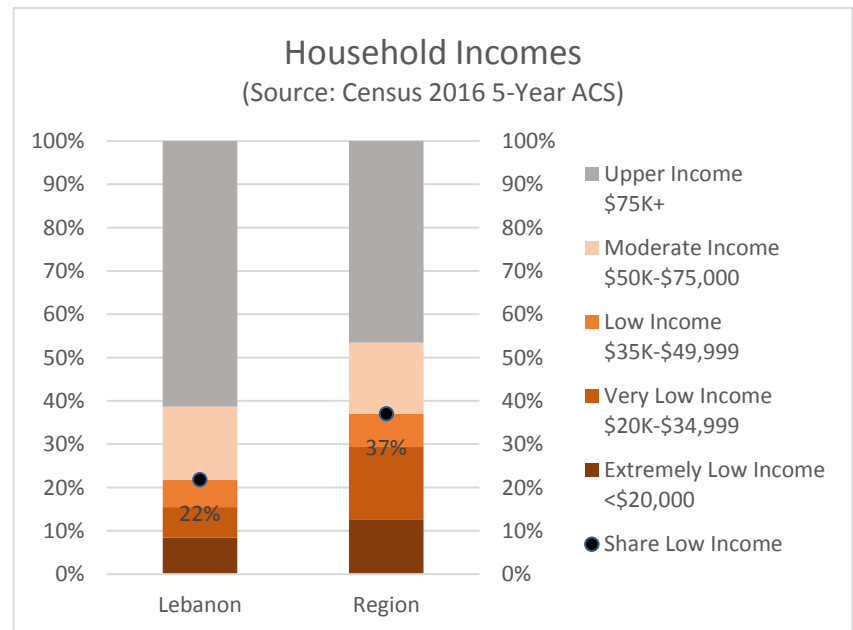
Housing Inventory

Housing in southeastern Connecticut's suburbs tends to be large single-family homes that can lack the characteristics sought by young homebuyers and empty-nesters. Overall, 5% of Lebanon's housing is multifamily (145 units) with the majority of those units in two-family buildings. Residents tend to stay put, with over half living in the same home since 1999. There has been a small increase in development of new housing permits in the last few years.

Housing Inventory Characteristics	Lebanon	Region
Single Family, Detached Homes	95%	66%
4 or More Bedrooms	26%	20%
Home built 1999 or earlier	94%	90%
In home since 1999	52%	33%

Housing Development in SE CT
(Source: Housing Permit Data reported to CT DECD)

Year	SCCOG Region	Lebanon
2008	356	9
2009	432	7
2010	408	7
2011	208	6
2012	279	2
2013	354	5
2014	637	6
2015	517	2
2016	315	19
2017	291	10

8-30g Affordable Housing Appeals

Lebanon is subject to developer appeals under Connecticut's 8-30g statute, with 105 units qualifying as "low-income" (3% of total inventory). Lebanon could earn a moratorium from appeals with between 23 and 126 new affordable units, depending on their size, affordability target, and restriction on occupancy to seniors only. The moratorium threshold increases if units have fewer bedrooms or are exclusively for occupancy by senior citizens, and decreases when built housing is preserved for occupancy by very-low or extremely-low income households.

Where new housing gets built depends on where vacant land is located and what zoning and other development regulations control its use. An initial review of undeveloped land in southeastern Connecticut shows opportunities for new multi-family housing in nearly all of the region's municipalities. While the absence of public water and sewer systems can make development more complicated, it does not preclude multi-family construction.
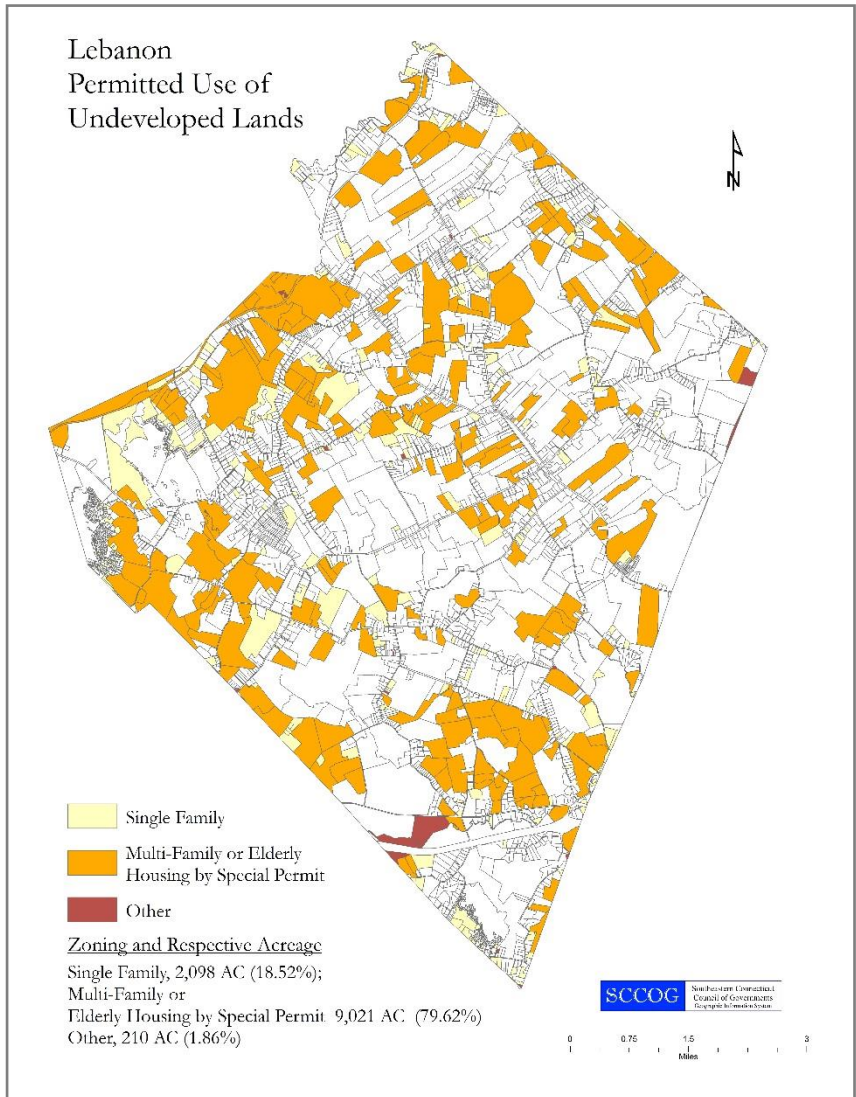
About half of the region's municipalities allow the construction of accessory apartments on single-family lots. Nine municipalities have adopted Incentive Housing Zones or other vehicles for the construction of affordable housing. Colchester's inclusionary zoning policy requires low-income housing to be included in all multi-family developments over three units and single-family developments with more than six houses.

A dedicated municipal housing committee can be effective in reviewing local housing challenges, guiding a community planning process, and implementing solutions.

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Opportunities for New Housing in Lebanon

Lebanon's zoning allows single-family housing and low-density multifamily by special permit throughout much of the town. Multifamily housing is capped at two units per acre unless restricted to seniors (up to four units to the acre). One bedroom accessory units within owner-occupied single-family homes are generally allowed.

Lebanon
Permitted Use of
Undeveloped Lands

Single Family

Multi-Family or Elderly Housing by Special Permit

Other

Zoning and Respective Acreage
Single Family, 2,098 AC (18.52%);
Multi-Family or
Elderly Housing by Special Permit 9,021 AC (79.62%)
Other, 210 AC (1.86%)

SCCOG Southeastern Connecticut Council of Governments Geographic Information System

0   0.75   1.5   3
Miles

Sources:

Connecticut State Data Center, 2015 to 2040 Population Projections for Connecticut.

Connecticut Department of Economic and Community Development, Connecticut Economic Digest, Building Permit Data.

United States Census Bureau, Decennial Census for years 1970 – 2010.

United States Census Bureau, 2012-2016 American Community Survey 5-year Estimates.

United States Census Bureau, 2013-2017 American Community Survey 5-year Estimates.