CONDITIONS & TRENDS

2

Overview

This section of the POCD provides a general overview of conditions and trends affecting Newington at the time the 2020 Plan of Conservation and Development was being prepared.

"If we could first know where we are and whither we are tending, we could then better judge what to do and how to do it."

Abraham Lincoln
American President

History of Newington

The landform of the area we now know as Newington evolved over millions of years as a result of geologic forces. Native Americans are known to have inhabited this area for the past 10,000 years or so. European discovery and settlement of New England by the English and Dutch began in the early 1600s. Settlement in this area began in the 1630s at Windsor, Hartford (Dutch Point), Wethersfield and Old Saybrook.

As population grew in these early settlements, people moved further outward in order to have land to farm and to support their families. The area we now know as Newington was settled by people from the Wethersfield colony after a land "purchase" around 1665. Early settlers were generally subsistence farmers.

Over time, settlers became frustrated over the rigors of travelling to Wethersfield to participate in religious and governmental meetings, especially during the winter months. In 1713, permission was granted to establish a separate parish named Wethersfield West which was renamed Newington in 1721. Residents still had to travel to Wethersfield for town meetings.

This relationship worked well for the next 160 years or so. However, disagreements with Wethersfield over dedication of tax revenues towards desired road improvements led to an effort to incorporate as a separate municipality. This petition was approved in 1871 and Newington became the 166th municipality in Connecticut.

The advent of the trolley car, bus service, and the automobile brought more growth in the early 20th century and Newington grew rapidly, especially after World War II. Newington's geographical location in the center of the state, proximity to Hartford, plus great improvement in highways have attracted many new residents and businesses over the years.

Newington's Population

1880	934
1890	953
1900	1,041
1910	1,689
1920	2,381
1930	4,572
1940	5,449
1950	9,110
1960	17,664
1970	26,037
1980	28,841
1990	29,208
2000	29,306
2010	30,562
2020	31,185
2030	32,576
2040	34,156

US Census data for 1870 to 2010. Projections by the Connecticut State Data Center based on a cohort survival model.

People Of Newington

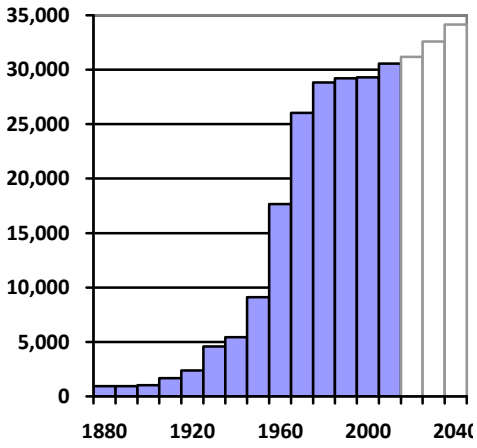
The American Community Survey estimates that Newington had a population of 30,603 people in 2017. This represents a modest increase of 41 people from the 30,562 persons reported in the 2010 Census.

As can be seen from the adjacent table and chart, Newington grew significantly between about 1945 and 1980.

Population projections, which extrapolate recent trends (birth rates, death rates, net migration) into the future, suggest that the number of Newington residents will increase in the future.

Of course, it must be remembered that these are projections and variations can occur, especially further into the future.

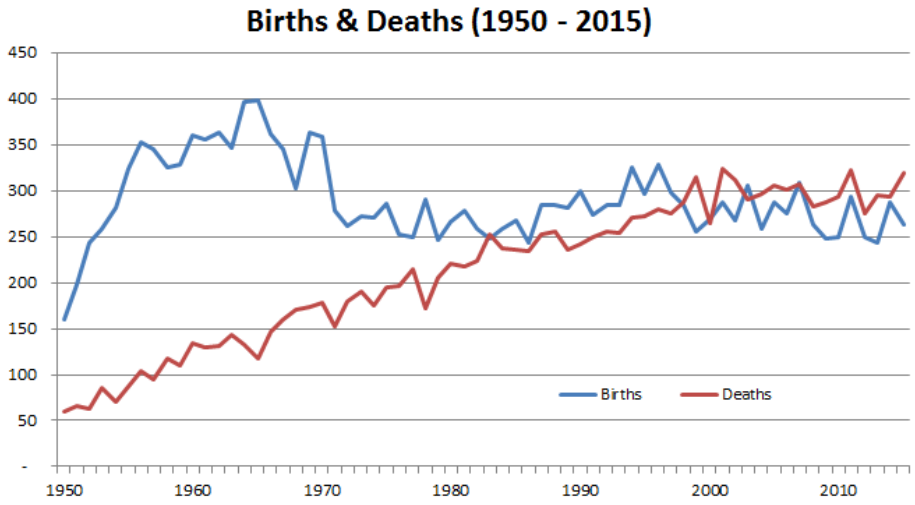
1880 – 2010 Population (with projections to 2040)



US Census

Population Change Driven Mostly By Net Migration

As can be seen by the following chart, the number of births and deaths in Newington has fluctuated over time due to demographic and economic factors. Births were quite pronounced in the 1950s and 1960s during what is referred to as the "baby boom" (a nation-wide surge in births between 1945 and 1965). Natural increase (births minus deaths) has been flat since the year 2000 or so.



Overall, population has grown in Newington in each of the last six decades has been driven by net in-migration of new residents. In the last two decades, the net in-migration has offset a natural decrease of population where the number of deaths exceeded the number of births.

Components of Population Change

	1950s	1960s	1970s	1980s	1990s	2000s
If the Census indicates the population changed this much in this decade …	**+8,554**	**+8,373**	**+2,804**	**+367**	**+98**	**+1,256**
And this much "natural change" occurred as a result of births and deaths …	**+1,960**	**+2,154**	**+905**	**+306**	**(36)**	**(201)**
Births	+2,817	+3,593	+2,765	+2,671	+2,930	+2,770
Deaths	(857)	(1,439)	(1,860)	(2,365)	(2,966)	(2,971)
The net change in people moving in (or out) of Newington during the decade was …	**+6,594**	**+6,219**	**+1,899**	**+61**	**+134**	**+1,457**

US Census, Connecticut Health Department reports, Planimetrics

The impact of migration is an important consideration in Newington since Census data shows that ***almost 45 percent*** of all households in Newington moved to their housing unit in the prior decade.

Decade That 2010 Householder Moved To Housing Unit

	2000	2010	Share Of All Units	2000s Change	Retention Rate
2000s	-	5,349	**44%**	+5,349	-
1990s	5,808	2,648	**22%**	-3.160	46%
1980s	2,314	1,461	**12%**	-853	63%
1970s or earlier	3,892	2,673	**22%**	-1,219	69%
Total	12,014	12,131	**100%**		-

2000 Census, 2010 American Community Survey 5-Year Estimate

From looking at the changes in age composition over the decades (and interpolating net migration), it appears that Newington tends to attract young adults (ages 25 to 39) and their children. These are the age groups most associated with renters and first-time homebuyers.

While there is some net out-migration above age 50, this number is modest and is dwarfed by the number of people aging into these age cohorts.

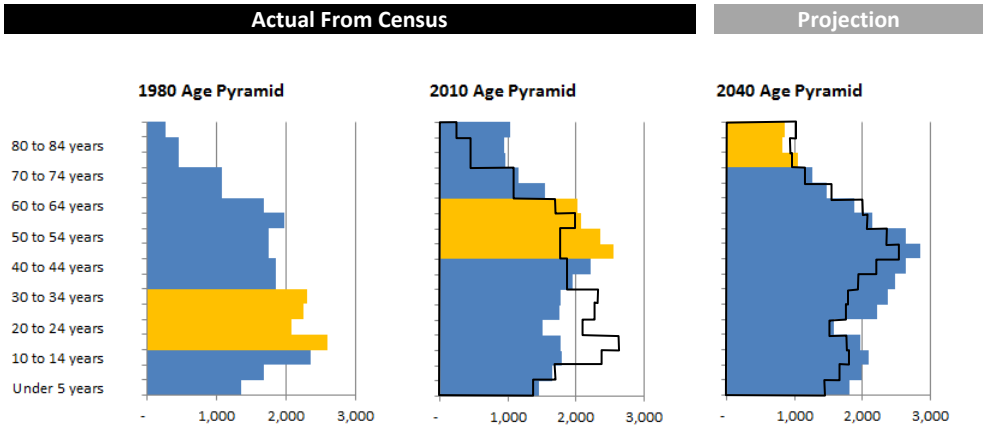
Newington's Median Age	
1960	32.6
1970	30.2
1980	34.5
1990	39.0
2000	41.9
2010	43.6
2020 (proj.)	*42.6*
2030 (proj.)	*41.1*
2040 (proj.)	*41.0*

US Census, Planimetrics

Newington's Age Composition Is Changing

Overall, the changing age composition of Newington may be the most significant demographic consideration. The following age composition charts show the number of people in each 5-year age group (by the width of the bar) from 1980 to 2010 with projections to 2040.

People considered part of the "baby boom" (people born between about 1945 and 1965) are shown in orange. The black outlines show the age composition 30 years earlier so that changes can be seen more readily.



Estimates from the American Community Survey for 2017 indicate that:

- About 27 percent of all Newington households have one or more people under the age of 18 (potential school children), and
- About 43 percent of all Newington households have one or more people 60 years of age or older.

Newington Is Becoming More Diverse

In addition to a changing age composition, Newington is changing in other ways as well. Similar to the state and the nation, Newington is becoming a more racially and ethnically diverse community.

Community Diversity (1980 - 2010)

	1980	1990	2000	2010
White	28,274	28,197	27,393	26,436
Non-White	567	1,011	1,913	4,126
Percent Non-White	2%	4%	7%	14%
Non-Hispanic	28,507	28,596	28,227	28,254
Hispanic	334	612	1,079	2,308
Percent Hispanic	1%	2%	4%	8%

1980 – 2000 Census

Economic Conditions in Newington

A local economy is important in terms of:

- Providing for jobs and income for people,
- Ensuring a range of goods and services is available, and
- Providing tax revenue to support local services.

There are over 950 businesses in Newington and the town is known for its retail shopping opportunities along the Berlin Turnpike and the business and industry located in local industrial parks and elsewhere in the community.

Median household income (half the households earn more and half the households earn less) is one way to gauge the strength of the local economy.

The value of taxable property in a municipality is important because it supports municipal budgets and services provided within the community. The percent of the real estate tax base that is comprised of businesses is an important consideration to many people since business uses typically provide revenue but do not demand as much in services. This revenue is then available to provide services that primarily benefit residents of the community.

Jobs In Newington

Year	Units
1963	8,035
1970	12,421
1980	13,400
1990	1,7330
2000	18,070
2010	16,186
2016	16,839

CT Labor Dept.

Jobs In The Municipality

Hartford	111,165
West Hartford	28,758
New Britain	24,803
Rocky Hill	17,370
Newington	**16,839**
Berlin	11,775
Wethersfield	10,201

CERC, 2019

Jobs / Housing Balance

Hartford	2.1
Rocky Hill	2.0
Berlin	1.4
Newington	**1.3**
West Hartford	1.1
Wethersfield	0.9
New Britain	0.8

CERC, 2019

Self-Employment Rate

West Hartford	11.0%
Berlin	9.2%
Wethersfield	8.9%
Newington	**7.1%**
Rocky Hill	6.3%
Hartford	5.4%
New Britain	5.0%

CERC, 2019

Median Household Income

Berlin	$93,750
West Hartford	$91,875
Rocky Hill	$81,988
Newington	**$80,315**
Wethersfield	$78,371
New Britain	$41,844
Hartford	$32,095

CERC, 2019

Per Capita Grand List

Rocky Hill	$158,725
Berlin	152,031
West Hartford	$148,220
Newington	**$126,985**
Wethersfield	$118,513
Hartford	$52,709
New Britain	$50,285

CERC, 2019

Percent Business Tax Base

Hartford	35%
Rocky Hill	23%
Newington	**19%**
Berlin	17%
New Britain	15%
West Hartford	14%
Wethersfield	10%

CERC, 2019

Historic Housing Stock

Year	Units
1960	4,972
1970	7,655
1980	10,445
1990	11,609
2000	12,264
2010	12,550

Historic - 1900 - 2010 Census.

Average Household Size

Year	People/HH
1960	3.55
1970	3.40
1980	2.77
1990	2.56
2000	2.44
2010	2.43

Historic - 1900 - 2010 Census.

Housing In Newington

Overall Housing Growth

According to the American Community Survey, Newington has about 12,871 housing units in 2017. From 1990 to 2010, Newington added an average of about *47 housing units per year*. This is well below the growth rate in prior decades when Newington was adding about *160 to 270 housing units per year*.

While there is only a limited amount of undeveloped land remaining, there could be potential for additional housing development through redevelopment of existing properties in strategic locations.

Housing Occupancy

Over time, the number of people per occupied housing unit in Newington has been decreasing (although it may have stabilized between 2000 and 2010). In 2010, about 62 percent of all housing units in Newington were occupied by one or two people. Only about 3 in 8 households contained more than two residents.

If household sizes were to continue to get smaller and no new housing units were built, Newington would have a lower population in the future. In the past, Newington has added enough new housing units to offset the fact that exiting housing units are occupied by fewer people.

Single-Family Detached Home

Single-Family Detached Home

Townhouse (Piper Brook)

Multi-Unit Building (Bradford Commons)

Newington has a diverse housing stock. About 64% of all housing units in Newington are single-family detached homes and the other units are in 2-4 family dwellings or multi-family buildings. About 78% of all housing units in Newington are owner-occupied.

Housing affordability is an issue throughout Connecticut and communities are recognizing that community vitality, community diversity, and economic development can all be enhanced by having a housing portfolio which includes affordable units. Measures of affordability include units which:

- Represent "naturally occurring" affordable housing since they sell or rent at prices affordable to low and moderate income persons and families, and
- Meet the statutory definition of "affordable housing" (see sidebar).

Newington has a number of housing units which are naturally affordable to low and moderate income persons and families. While Newington has almost 1,100 units meeting the statutory definition of "affordable housing", this represents less than 10 percent of the local housing stock and so Newington is subject the State affordable housing appeals procedure.

Percent Single Family	
Berlin	76%
Wethersfield	74%
West Hartford	66%
Newington	**64%**
Rocky Hill	48%
New Britain	29%
Hartford	15%

CERC, 2019

Percent Owner-Occupied	
Berlin	83%
Newington	**78%**
Wethersfield	76%
West Hartford	71%
Rocky Hill	66%
New Britain	45%
Hartford	24%

CERC, 2019

Average Household Size	
Hartford	2.7
Berlin	2.6
New Britain	2.6
West Hartford	2.6
Newington	**2.4**
Rocky Hill	2.4
Wethersfield	2.4

CERC, 2019

Median Sales Price	
West Hartford	$318,800
Berlin	$288,000
Rocky Hill	$254,400
Wethersfield	$246,200
Newington	**$228,000**
Hartford	$159,100
New Britain	$157,300

CERC, 2019

Median Rent	
Rocky Hill	$1,304
West Hartford	$1,236
Newington	**$1,163**
Berlin	$1,097
Wethersfield	$1,025
New Britain	$925
Hartford	$914

CERC, 2019

Pct. "Affordable" Housing	
Hartford	38%
New Britain	18%
Wethersfield	9%
Berlin	9%
Newington	**8%**
West Hartford	8%
Rocky Hill	5%

CERC, 2019

Affordable Housing Defined

In order for a housing unit to qualify as an affordable unit under CGS 8-30g, a dwelling must be:

- Governmentally assisted housing (funded under a state or federal program);
- Occupied by a person receiving tenant rental assistance under a program for income-qualifying persons or families);
- Financed under a government program for income-qualifying persons or families;, or
- Housing that is deed restricted to be affordable to low- or moderate-income persons or families for at least 40 years.

Until 10% of a community's housing stock is affordable, it is subject to 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.

Land Use In Newington

According to digital mapping, Newington contains approximately 8,383 acres. A summary of land use information based on the assessor's records found that about 93 percent of Newington's land area had been developed or committed to different uses and about 580 acres could be available for conservation and/or development in the future.

	Acres	Percent of Developed / Committed	Percent of Total Area
Residential Uses Single-Family Residential 2-4 F Residential Multi-Family Residential	**3,540**	**45%**	**42%**
Business Uses Business / Commercial Industrial / Technology	**1,382**	**18%**	**16%**
Open Space Dedicated Open Space Managed Open Space / Water Co.	**1,078**	**14%**	**13%**
Community Facility / Institutional Community Facilities Institutional	**699**	**9%**	**8%**
Other Roads / Rail / Busway Utility	**1,104**	**14%**	**13%**
Developed / Committed	**7,804**	**100%**	**92%**
Vacant	**580**		**7%**
Total	**8,383**		**100%**

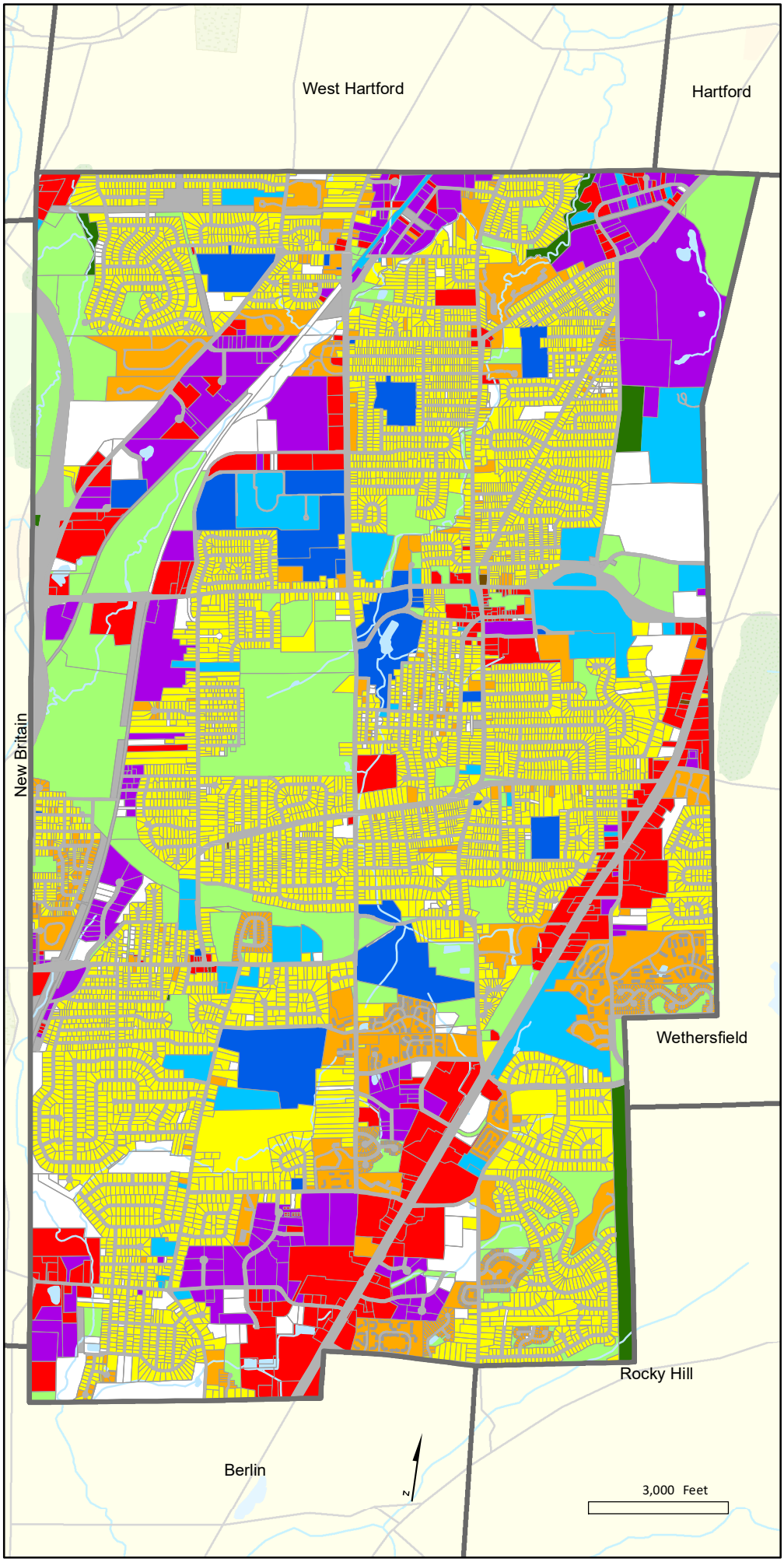
Planimetrics and New England GeoSystems based on Assessor database. Totals may not add due to rounding

Residential Use

Business Use

Land Use

Newington, CT



Residential

- Single Family Residential
- Multi-Family Residential

Business / Industrial

- Business / Commercial
- Mixed Use
- Industrial

Institutional

- Community Facility
- Institutional

Open Space

- Dedicated Open Space
- Managed Open Space

Other

- Utility / Transportation
- Vacant

Zoning In Newington

According to digital mapping of the community, about 58 percent of Newington is zoned for residential development. Approximately 25 percent of the community is zoned for business development and industrial development.

	Acres		Percent of Total Land Area
Residential		**4,891**	**58%**
R-7 – About 5.0 units per acre	147		
R-12 – About 3.0 units per acre	2,774		
R-20 – About 2.0 units per acre	1,235		
RP – Planned Residential	576		
RD – Designed Residential	159		
Business		**1,052**	**13%**
Business – Town Center	43		
Business / Commercial Development	89		
Business – Berlin Turnpike	155		
Planned Development	766		
Industrial		**985**	**12%**
Industrial	985		
Other Zones		**961**	**11%**
Open Space	767		
Public Land	194		
Non-Zoned		**493**	**7%**
Roads / Rights-Of-Way			
Total		**8,383**	**100%**

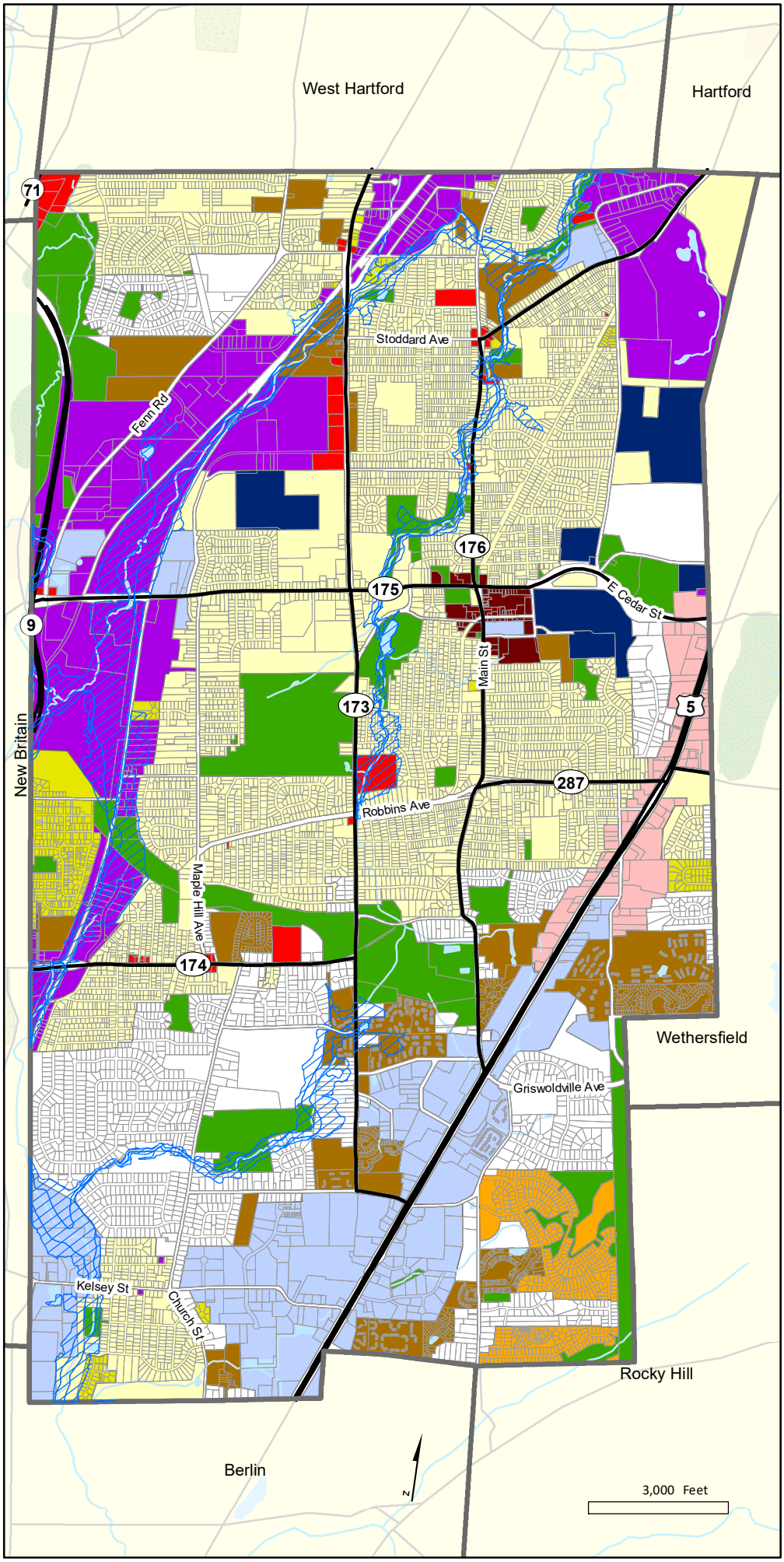
Planimetrics and New England GeoSystems based on Assessor database. Totals may not add due to rounding

Residential Zoned Area

Business Zoned Area

Zoning

Newington, CT



Residential

- R-7 Residential
- R-12 Residential
- R-20 Residential
- RD Residential Designed
- RP Residential Planned

Business

- B-TC Business - Town Center
- B / CD Business / Comm. Dev.
- B-BT Business - Berlin Turnpike
- PD Planned Development

Industrial

- I Industrial

Other

- OS Open Space
- PL Public Land
- 100-Year Flood Plain

Fiscal Overview

Key fiscal indicators which reflect the circumstances affecting Newington and surrounding communities are presented below.

Equalized mill rate is a way to compare the mill rate between municipalities since it is based on the full market value of all taxable property in a municipality estimated by the Connecticut Office of Policy and Management.

Equalized Mill Rate	
Hartford	40.47
New Britain	33.29
Wethersfield	27.16
West Hartford	24.57
Newington	**23.67**
Berlin	21.34
Rocky Hill	18.81

CERC, 2019

Per Capita Tax Levy	
West Hartford	$3,642
Berlin	$3,244
Wethersfield	$3,219
Newington	**$3,006**
Rocky Hill	$2,985
Hartford	$2,133
New Britain	$1,674

CERC, 2019

Per Cent State Aid	
Hartford	50%
New Britain	44%
Newington	22%
Wethersfield	**17%**
Berlin	16%
West Hartford	16%
Rocky Hill	15%

CERC, 2019

Education Share of Spending	
Newington	67%
Wethersfield	64%
West Hartford	64%
New Britain	61%
Berlin	60%
Rocky Hill	57%
Hartford	57%

CERC, 2019