

Given the detailed nature of the final report, the information gathered by the Demographics Subcommittee of the 2010-2011 Fairfield Hills Master Plan Review committee is provided below in two forms. First, a community summary is provided that calls out the core messages of the work. Then, the full report is provided for those interested in gaining a deeper understanding of the overall approach.

Community Summary

This committee has worked hard to create an estimate of what the future long-term population of the town may be, to help us better engage in long-term planning. Future needs for services -- including educational services, recreational services, police services, etc. -- will be based on our future population. This makes it critical to create careful estimates of projected population growth.

Different models, based on different assumptions, give us different growth rates. For example, some models base future growth on extrapolating from the "boom years", while other models base future growth on extrapolating from the most recent recession years.

As a committee, we have sidestepped this controversy by looking at what the population of our town will be, once we reach the "build-out" (the point in the future where all available residential land under our current zoning laws has been developed.) While models differ as to WHEN that will happen, we can find some grounds for agreement by looking at WHAT the population numbers are likely to be when we reach "build-out", regardless of how long it may take us to do so.

One additional factor that we have taken into account in our calculations, is that the state is encouraging localities to provide a goal of 10% of the total dwellings to be targeted as "affordable." This is important because affordable housing is usually denser housing, and thus increases the population at build-out. We have taken the assumption that we will in fact meet this requirement, as a way of calculating what the "high end" of our population is likely to be, at the "build out" point.

The 2008 Planimetrics report estimates that the build-out population is about 33,770. In our calculations, we have found that if we in fact meet the 10% affordable housing requirement, we are likely to reach a population of 37,150 for the town of Newtown. This means that we would be likely to need land for an additional high school at that point in time.

The various assumptions that were used in making these calculations are included in the detailed version of this report. Also, we have called out various factors that could affect our model.

Detailed Demographics Report

The role of demographics for our committee

- We need metrics for ensuring that our survey(s) and other forms of public input appropriately represent the town (i.e., respondent data will be weighted to reflect the real-world demographics of our community)
 - Assumptions behind survey:
 - The survey will be town-wide
 - The survey is intended to reflect views of the citizenry within today's current social and economic climate.
- We also need an estimate of the overall, long-term population of the town. Such information provides a context for vetting alternatives when the subcommittees talk with resources. For example, it provides grounding to better understand the needs for fields, schools, emergency services, etc., to enhance strategic, long-term planning for the use of the Fairfield Hills property.
- Primary Source
 - Planimetrics, "Newtown Buildout Analysis & Population Projections"
- Other Sources
 - US Census, both 2000 and 3-Year estimates [2006-2008], see: <http://factfinder.census.gov/home/saff/main.html?lang=en>
 - Reconcile with US Census 2010 when available (expected February, 2011 - as noted on above landing page).
 - Connecticut Economic Resource Center (CERC) Town Profile, see: <http://www.cerc.com/TownProfiles/Custom-Images/newtown2010.pdf>
 - Current school enrollment figures, as of October 29, 2010 <http://www.newtown.k12.ct.us/site/files/enrollmnt.rpt-10-29-10.pdf>
 - Garner Correctional Institution population estimate as of 3/28/10 <http://www.newstimes.com/news/article/Garner-inmates-to-count-as-Newtown-residents-in-424541.php>

Metrics for ensuring reasonable representation of community

Unless otherwise stated, the combined resources of CERC Town Profile data and US Census (2000 and 3-Year estimates 2006-2008) will be used as reference for the following demographic parameters:

- Age
- Gender
- Employment
- Ethnicity
- Marital status
- Household income
- Households with seniors
- Households with children under 18 at home
- Households with children in the Newtown Public Schools – will be sourced from Town/BOE data
- People who voted in the last budget referendum – will be sourced from Town/Registrar of Voters data

Working assumptions re: overall, long-term town population for better strategic planning

- **Our Position:** To better understand the long-term strategic uses for the Fairfield Hills property, we believe that an estimate of population based on the build-out of the town, as modeled in the

Planimetrics document, tempered with more recent information from other population sources (see above), provide a reasonable set of assumptions for us to proceed with¹.

- Our POV regarding the two population projections: The two highly different views provided in the documents strongly suggest that the underlying models are extremely sensitive to recent historic trends. The first, the “Population Projections for 2000-2030” document essentially views the future through the lens of the tail end of a time period rife with housing speculation. The “School Enrollment Dynamics & Projections 2010-2019” document extends the economic realities seen during an unprecedented recession through to 2020. Both population studies show example routes to eventual build-out. In our opinions, an estimate of the final population at build-out, not the actual route to build-out, is pertinent to the work of the committee.
- Leveraging Planimetrics Build-out Expectations:
 - Expected population at build-out is about 33,770 (Planimetrics, page 4, 17). Note that this is based on a calculated number of housing units and an estimate of 2.79 persons per household.
 - Current Newtown population count is: 27, 658 (US Census 3-year estimate, minus Garner Population).
 - Garner population count is: 597
 - Overall number of seniors (65+) will double (Planimetrics, page 17).
 - Current Newtown senior population count is: 3007 (US Census 3-year estimate).
 - Estimate segmentation for school-aged population based on Census and CERC data. Use this as the top-bound for a range of 5%. The range, while somewhat of a wild guess, is meant to illustrate the impact of smaller overall households – i.e., should birth-rate continue dropping.
 - Based on above, the recommended population counts are listed below. The calculations provide some level of illustrating of the impacts, e.g., we use a range for the school age population and also show how the numbers would change if the zoning were to change to allow 10% more dwellings (e.g., to accommodate state recommendations for affordable housing). Refer to the appendix to review the calculations used to create these tables.

Number of dwellings	12,104
Build-out population	33,770
% increase from 2008 Estimates	22%
Estimated Seniors	6,010
Seniors as % of population	18%
Non senior population	27760
School age [20% - 25%]	[5,550 – 6,940]
Elementary (34%)	[1,890 – 2,360]
Intermediate (17%)	[940 – 1,180]
Middle (17%)	[940 – 1,180]
High (32%)	[1,780 – 2,220]

Table 1: Build-out populations, assuming 2008 Zoning

¹ Note that this courser level of granularity removes reliance on highly random variables seen in the nearer-term population studies. Such variables can and do change dramatically over time. Trying to account for them long-term is beyond the scope of the FFH Master Plan Review Committee’s objective and would not add any new insight for our purposes, in our opinions.

Number of dwellings	13,314
Build-out population	37,150 ²
% increase from 2008 Estimates	34%
Seniors as % of population	18% ³
Estimated Seniors	6,690
Non senior population	30,460
School age [20% - 25%]	[6,090 – 7,620]
Elementary (34%)	[2,070 – 2,590]
Intermediate (17%)	[1,040 – 1,300]
Middle (17%)	[1,040 – 1,300]
High (32%)	[1,950 – 2,440]

Table 2: Build-out populations, assuming Zoning for Affordability

- Examples of Externalities: Note that overall populations and segmentations are based on social trends. Therefore, the numbers listed above should be used with an understanding that external factors beyond those modeled may change the overall population and sub-population segmentations. Note that since this assumes build-out, the economic influences that more directly influence construction and turnover are not included.
 - **Zoning regulations:** Our belief is that zoning will change to allow more housing units, rather than fewer, i.e., the calculated number of housing units would increase.
 - **Ethnic Diversity:** Currently, the population of Newtown is predominantly white. State-wide the overall minority population and the minority birth rate are growing at a much faster rate than for the white population. This will cause an upward pressure on the number of persons per household.
 - **Multi-generational households:** During the recession, children have been moving in with their parents. For higher-priced areas, this trend has been going on even longer. Depending on whether the children bring children, the persons per household number may go up in ways that affect schools and recreation.
 - **Senior Flight:** As housing sizes and taxes go up, and grown children settle in other locales, there may be a response wherein seniors leave to be closer to their children or to maximize the utility of their retirement funds. Should a higher number of senior households move away, they would likely be replaced by households with children. This will cause an upward pressure on persons per household.
 - **Open Space Acquisition:** Currently, Newtown does have an open space acquisition policy. Execution of this policy will reduce the number of future projected dwellings for a given zoning plan. Likewise, private landowners may establish conservation easements that would further remove land from development.
 - **Soaring Energy Costs:** Much of Newtown’s draw could be reduced, i.e., commuters to Hartford, Stamford, etc. would be less inclined to move here because over financial costs associated with commuting would increase. This could impact actual build-out, depending on availability of industrial and professional jobs nearby.

² Note that the table below holds the number of people per dwelling at 2.79. This likely overestimates the population, since the number per dwelling is likely related to the diversity of dwelling types.

³ For diversity, assume that the percentage of seniors remains at 18%, i.e., that the number of seniors more than doubles.

Appendix

Base Assumptions

Source: Planimetrics Report (Note this assumes 2008 zoning.)

Build-out population	33,770
Increase in # of seniors	2X
# of existing dwellings	9669
# additional dwellings	2435
Total # dwellings at build-out	12104
People per dwelling	2.79

Segmenting core subpopulations

We are calling out two subpopulations, seniors and school-age children. For the seniors, we use the Planimetrics recommendation that their number will (at least) double. For school-age children, our recommendation is that we simplify the overall calculations, and offer a potential range instead. To determine the range, we need to determine what percentage of the non-senior population school-age children accounted for and put this number as the top of a 5% range – given the trend that families are still getting smaller. Based on the tables below, we recommend that the range be 20 – 25%.

Source: US Census American Community Survey 3- yr estimates, 2006-2008

Total Newtown population	28,255
18 yrs and older	20,201
Under 18	8,054
Under 5	1,577
School age (5-17)	6,477
65 yrs and older	3,007
Garner population	600
Non Senior, Non Garner ⁴	24,648
School age as % of NonSenior, NonGarner	26%

Source: US 2000 Census

Total Newtown population	25,031
18 yrs and older	17,699
Under 18	7,332
Under 5	2,022
School age (5-17)	5,310
65 yrs and older	2,189
Garner population	597
Non Senior, Non Garner	22,242
School age as % of NonSenior, NonGarner	24%

Source: CERC 2009

Total Newtown population	26,011
% 5-17	21%
School age (5-17)	5,462
Garner Population	600
Non Garner population	25,411
%Senior	10

⁴ Note that there is an assumption here that the age range for the bulk of the Garner population is between 18 and 64.

Non Senior, Non Garner	22,870
School age as % of NonSenior, NonGarner	24%

Segmentation to type of school: We suggest the use of current ratios, since these are as valid as anything else. For example, social trends may well cancel as in: 1) More established families will buy into Newtown and 2) Couples are waiting longer to start families.

Source: Current school enrollment figures, as of October 29, 2010

School	Enrollment	Percentage
Elementary	1,840	34%
Intermediate	896	17%
Middle	897	17%
High	1,729	32%
Total	5,362	100%

Build-out populations, assuming 2008 Zoning⁵

We chose not to use the numbers provided in the Chung 2008 Population assessment since the methods used to determine these numbers were very subject to recent economic conditions, as shown by the ensuing 2010 study.

Number of dwellings	12,104
Build-out population	33,770
% increase from 2008 Estimates	22%
Estimated Seniors	6,010
Seniors as % of population	18%
Non senior population	27760
School age [20% - 25%]	[5,550 – 6,940]
Elementary (34%)	[1,890 – 2,360]
Intermediate (17%)	[940 – 1,180]
Middle (17%)	[940 – 1,180]
High (32%)	[1,780 – 2,220]

Build-out populations, assuming Zoning for Affordability⁵

A presentation summarizing incentive zoning was presented to the Planning and Zoning commission a few months back. This presentation discussed potential changes to the current zoning that would diversify housing by adding roughly 10% more dwellings.

# of dwellings	13,314
Build-out population	37,150 ²
% increase from 2008 Estimates	34%
Seniors as % of population	18% ³
Estimated Seniors	6,690
Non senior population	30,460
School age [20% - 25%]	[6,090 – 7,620]
Elementary (34%)	[2,070 – 2,590]
Intermediate (17%)	[1,040 – 1,300]
Middle (17%)	[1,040 – 1,300]
High (32%)	[1,950 – 2,440]

⁵ Rounding to nearest ten's place.