

## Market Assessment – Maple Courts (Killingly, CT)

### I. Description Of Property

**Subject Property Description & Location** – The Subject Property (Maple Court) is a 80-unit Elderly Housing complex located at 620 Upper Maple Street in Killingly, CT. This development was built in two phases with the first phase located at the front of the property. The first stage was built in 1973 and renovated in 1996 and consists of four ranch style buildings. The second phase was built on a site behind the first. It was completed in 1975 and contains four ranch style buildings. Both phases have a mix of efficiencies and 1 bedrooms.

Each unit comes with a refrigerator and stove, while ac sleeves are available for air conditioning units. In addition there are 8 laundry facilities. Data provided indicates 90 parking spaces, however the circular layout of the main parking lots makes it appear that there is much less. Household rent for these units is determined as a portion of income, or base rent, whichever is greater. Household eligibility is restricted to persons 62 or older unless certified disabled. Income eligibility is restricted to household at incomes of 80%-100% of AMI or below (80% at the first phase and 100% at the second). Base rent ranges from \$168 for the efficiency and \$183/m for the 1 bedroom. Utilities are paid by the tenant but a utility allowance of \$20/m and \$25/m is provided for studio and one bedroom. According to the Housing Authority, the second phase is currently undergoing renovations.

#### Maple Courts

620 Upper Maple Street  
Killingly, CT 06239

##### Maple Court

Type	Property Type	Baths	# of units	Living Area SF	Base Rate
Efficiency	Ranches	1	30	460 sf	\$168
1 Bedroom	Ranches	1	10	465 sf	\$183
<b>Total</b>			<b>40</b>		

##### Maple Court Ext.

Type	Property Type	Baths	# of units	Living Area SF	Base Rate
Efficiency	Ranches	1	17	410 sf	\$168
1 Bedroom	Ranches	1	23	525 sf	\$183
<b>Total</b>			<b>40</b>		

Note: Both complexes are called Maple Court. The Extension designation has been added by the reviewers for clarification purposes. Maple Court II is a neighboring Congregate facility and is not part of this analysis.

**Total Unit Count for Both Properties: 80 units**

<b>Additional Property Info</b>	
<b>Property Type</b>	Elderly
<b>Program</b>	SR Elderly
<b>Parking</b>	90
<b>Year Built</b>	1973 (Renovated 1996)
	1975 (Ext)
<b># of Buildings</b>	8 – 4/4
<b>Acres</b>	12.2
<b>Handicap Units</b>	0
<b>Vacancy</b>	0
<b>Waiting List</b>	97 (Joint with Birchwood Terrace)*
<b>Owner</b>	Killingly HA

\* According to Housing Authority, approximately 35 are non-elderly with disabilities.

### ***Subject Property Features and Amenities –***

- Utilities Provided: *No (\$20-25/m allowance)*
- Refrigerator: *Yes*
- Stove: *Yes*
- Microwave: *No*
- Laundry Room: *Yes (8)*
- Hook-Up: *No*
- Community Room: *No*
- Elevators: *N/A*
- Other:

### **Maple Courts**



## II. Description of Site and Neighborhood

**Map of the Area** – Below is Exhibit 1 : Site Locator Map identifying the Subject Property in relation to surrounding transportation corridors, land uses and physical features.

**Exhibit 1 – Subject Site Map**



**Neighborhood Description & Land Uses** – The Subject Property is located off of Upper Maple Street in the Danielson section of Killingly. The property is shared with Maple Court II Congregate facility. The property is bordered by the Westfield Cemetery to the south, and residential parcels to the north. The property backs on a wooded property, and is directly across the street from the HH Ellis Technical High School. The Quinnebgaug Library is close by, as well as the Main Street in Danielson.

**Access** – Upper Maple Street is a major north south arterial in Danielson. It connects with Route 6, a mile to the south, and parallels Interstate 395 interchange, one mile to the east. Connections to downtown Danielson are via North Street, just to the south of the property.

**Delineation of Market Area** – The defined Primary Market Area (PMA) of demand for units at the Subject Property is a six mile radius from the Subject Property in Killingly which includes Killingly and sections of neighboring towns of Putnam, Pomfret, Brooklyn, and Plainfield.

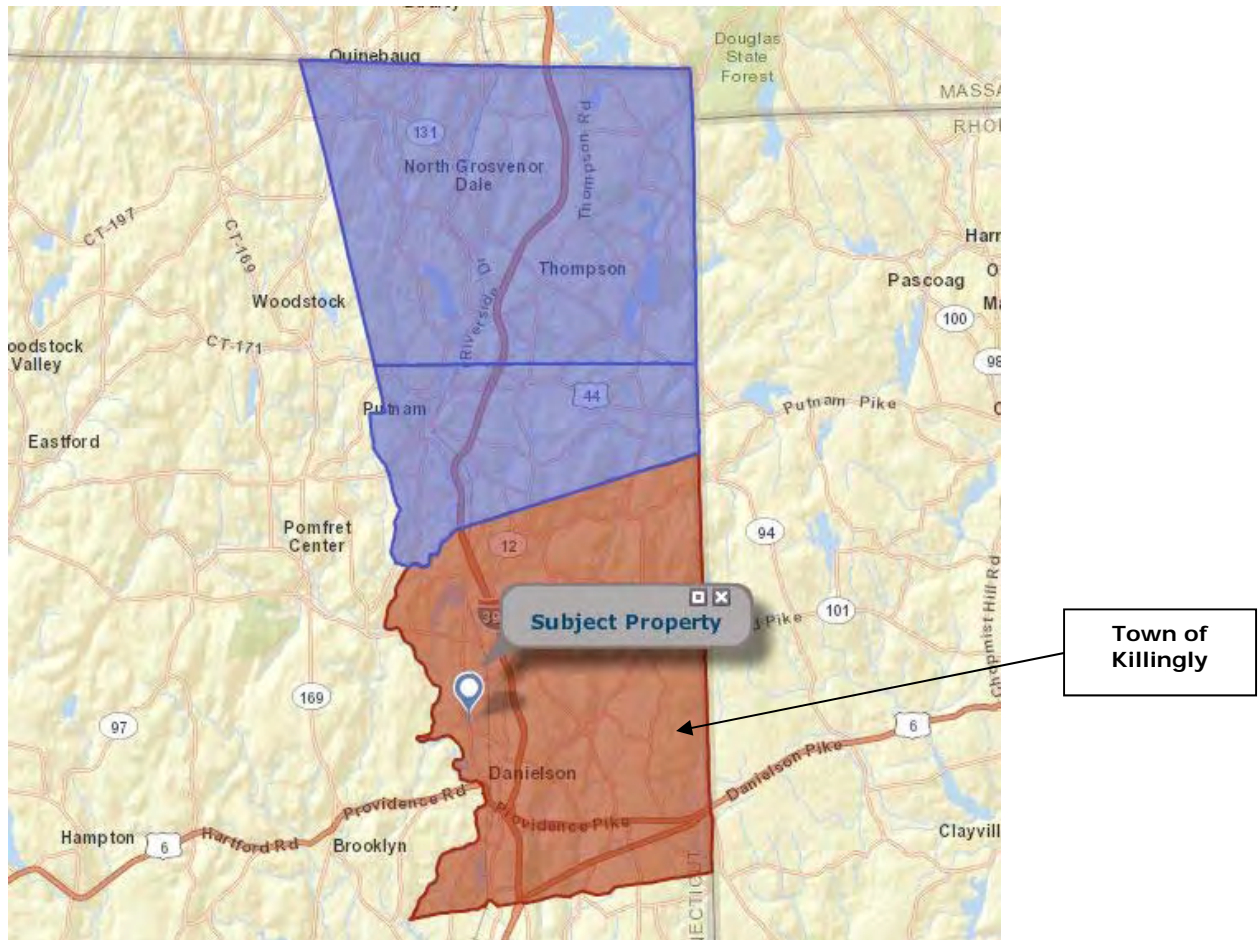
The Competitive Trade Area is the geographic area within which we expect the majority of prospective households to consider affordable housing alternatives. Factors that are considered in the establishment of the Competitive Trade Area include consistency in housing options, access to housing options, distance from the subject property and



character of neighborhood. For purpose of this analysis, we have defined the Competitive Trade Area to be the town of Killingly and adjoining towns of Putnam and Thompson.

*Refer to Exhibit 2 below for map of the Competitive Trade Area.*

**Exhibit 2 – Competitive Trade Area Map**



### **III. Economics & Demographics of Market Area**

**[PLEASE REFER TO MARKET BRIEF IN THE APPENDIX ON TRENDS RELATED TO ECONOMIC AND DEMOGRAPHIC TRENDS FOR THE AREA]**

## **IV. Rental Survey**

### ***Housing Rental Survey Summary Analysis –***

Killingly does not support a very robust rental housing market. A survey of apartments identified only three complexes actively marketing in town, and therefore have been supplemented with complexes in nearby Putnam and Thompson. Filling this gap for rental housing are rentals in older multi-family houses, or in small condominium complexes. All of those multi-family houses actively marketed, have more two or more bedrooms. Filling the gap are ten income restricted complexes, that are surveyed in the next section. Of note, however, is that only three of these income restricted properties are not also age restricted, so that there is generally a lack of open-age rental units in the Town.

To supplement the results, and to provide a more direct comparison to unit size, River Mill Village, from neighboring North Grosvenordale, Town of Thompson, has been analyzed. Although it is income restricted, it is not age restricted, and it is one of the few area complexes that does offer efficiencies and does have vacancies. It's rental rates, like other CHFA funded projects, are subject to base rent or 30% of income, however, the base rents per square foot are very comparable to market rate housing, and therefore has been added to this analysis.

*Below is a summary of the results of the rental survey within the market area.*

### **Summary of Rental Market Analysis**

A summary of the rental analysis indicates the following market factors:

- Four open-age market rate apartments in the Killingly area were surveyed reflecting the market environment for rental housing in Killingly. None are true comparables to the subject property but each reflect a market alternative for units at the Subject Property based on pricing, unit configurations, features and amenities for senior households at incomes of 80% AMI or less.
- Except for River Mill Village, all of the surveyed complexes were built in the 1970s-80s. Two are garden style apartment complexes, with one being townhouse style apartments.
- Amenities were very basic at all complexes.
- Average rent for studio and one bedroom was \$588/m and \$723/m, respectively. None of the four include utilities in the rent.
- Unit size averaged 488 sf for the efficiency and 699 sf for the one bedroom.
- Vacancies were identified in all four properties surveyed.

*A summary of the analysis of rental data for apartment survey is provided in the table 1 on following page.*

**Table 1: Open-Age Market Rate Housing Rental Survey – Killingly Area**

Property	Total Units	Prop. Type	Age	0 BR	0 BR size	\$/sf	1 BR	1BR size	\$/sf	Utilities In Rent	Unit Availability
<b>Moosup Gardens</b> 10 Gorman St, Killingly	89	Garden	1970s	-	-	-	\$825-865	847	\$1.02-.97	No	Yes
<b>Farrows Street Apts</b> 160-66 Farrows St	10	Garden	1970s	-	-	-	\$970	725	\$1.29	No	Yes
<b>Dana Court Apts</b> 65 Ballou St (Putnam)	50	Garden	1970s	-	-	-	\$510-572*	609	\$.83-.93	No	Yes
<b>River Mill Village**</b> 4 Central St, (Thompson)	53	Apt	1888/1994	\$588	488	\$1.20	\$600	616	\$.97	No	Yes
<b>Average</b>				<b>\$588</b>	<b>488</b>	<b>\$1.20</b>	<b>\$723</b>	<b>699</b>	<b>\$1.00</b>		

Source: Property Managers, Internet, Rental Agents

\*Or 30% of income for those that qualify \*\* All units income restricted

**Survey of Affordable Housing**– In order to better understand the options for affordable senior housing in Killingly, a survey was undertaken of public assisted housing. This survey identified 7 publically funded housing properties in Killingly for the elderly, inclusive of the Subject Property, totaling 301 units. Three of the six properties are owned and managed by the Killingly Housing Authority (KHA). The KHA property Maple Court II is a State Congregate facility, meaning that common meals are served. The KHA has no vacancies in its facilities, and has a waiting list of 97 for Maple Court and Birchwood Terrace. Additionally SK Management group manages Primrose Crossing and Primrose Village. They have a total of 57, 1 bedroom units that are 650 sq feet. Utilities are included in the rent, which is set at 30% of income. The complexes have community areas, and share a residential service coordinator and are in generally excellent condition.

*Refer to Table 2 on following page for results of survey of affordable senior housing projects in Killingly.*

**Table 2: Survey of Affordable Elderly Housing: Killingly**

Property Name	Address	Owner	Public Funder	Rent to FMR/ Rent	Elderly Units	Age	Vacancy/ Waitlist
Birchwood Terr	41 Birchwood Terr	KHA	CHFA	Base Rent	40	1980	97*
Maple Courts (Subject Property)	620 Upper Maple St	KHA	CHFA	Base Rent	80	1970s	97*
Maple Court II	620 Upper Maple St	KHA	CHFA/ DECD	Base Rent	43	1992	47
Primrose Crossing	Valley Rd	Boxwood Housing	USDA/ RD	30% , util inc	28	1994	1-2 years
Primrose Village	Valley Rd	SEK 15 Lp	USDA/ RD	30%, util inc	29		1-2 Years
Westfield Village	16 Westfield Rd	New Samaritan	HUD	101.09%	43		
<b>Total</b>					<b>263</b>		

Source: Internet, Property Owners/Managers

\* Killingly HA maintains a joint waiting list for Birchwood Terrace, and Maple Courts plus Extension

## V. Analysis of Current Tenant Base

### *Demographics-Economics-Rent Structure of Current Tenant Base:*

- Total Units: **80**
- Total Occupied Units: **80**
- Total Residents: **92 (9 -12per/HHs)**
- Total # of Children: **0**
- Average Age: **73**
- % Minority: **2.5%**
- # of Disabled HH under 62: **32\***
- % at Base Rent or below: **2.5% (2HHs)**
- Income Below 25%AMI: **31% (8)**
- Income 25% at 50% AMI: **60% (15)**
- Income 50% AMI or greater: **9% (1)**
- Average Income: **\$15,943**
- Average Tenant Rent: **Eff: \$335/m, 1Br: \$441/m**
- Waiting List: **97/ 35 Under 62 with Disabilities**

### **Maple Court Income Distribution**

Resident HH Income	Rent Equivalent	% of HH
< \$10,000	\$250	15%
\$10000-\$15000	\$250-\$375	35%
\$15000-\$20000	\$375-\$500	31%
\$20000-\$25000	\$500-\$625	10%
\$25000-\$30000	\$625-\$750	4%
>\$30000	>\$750	5%

## VI. Conclusions/Recommendations

### a. Rent Structure Opportunity

#### **Market & Property Factors**

##### Positive

- Renovated units
- Efficiencies and 1 bedrooms are limited in the open market
- Community Building with laundry
- Attractive site
- Private entrances
- Good access to downtown as well as Rt 395
- Adjacent to Congregate property

##### Challenges

- Competition from Primrose Crossing/ Primrose Village

*Below is a summary of data compiled on Subject Property and average rents identified within various market segments. **Considering the size, age, layout, amenities and utility configuration of the subject units and scarcity of efficiency units in the area, a rental range of \$450 to \$500 for the studio and \$600 to \$650 for the 1 bedroom would be considered competitive with the area inventory involving properties with basic amenities.** (Disclaimer – this is not a projection of what could be achieved at the subject property, which would need to consider income eligibility parameters, target market and policy goals of the program, nor an “estimate of rent value”<sup>1</sup>, but a statement of possible rent ranges that have the potential of being competitive in the marketplace if no affordable housing restrictions were in place).*

Unit Type	Subject Property	Subject Property	Local Market Alternatives	Killingly Multifamily	Killingly Condo
	Contract Rent	Avg Rent	Avg Rent	Avg Rent	Avg Rent
Studio	\$168	\$335	\$588	-	-
1 BR	\$183	\$441	\$723	\$612	\$837

<sup>1</sup> Among Market Analysts and Appraisers the term “Estimate of Rent Value” has a distinct meaning calling for analytical process for determining value, typically requiring at a minimum a Rent Comparability Study. The “Estimate of Rent Value” study includes the use of a Rent Comparability Grid for valuing and documenting adjustments to comparables in order to calculate an “estimate of rent” for the Subject Property. The Market Assessment conducted herein is designed to offer a broad assessment of the market environment and a statement on possible rents for subject units potentially competitive within the marketplace, discounting any age or income restriction or other program parameter in affect at the subject property. These factors along with issues related to policy goals and market served would need to be considered as part of any final rent determination.



### ***Tenant Base Trends***

Maple Courts has had remarkably stable income distribution since 2003.

Maple Court HH Income	Maple Court Year 2003	Maple Court Year 2012
< 25%AMI	30%	31%
25-50% AMI	59%	60%
50%-80% AMI	10%	9%
<b>Occupancy</b>	<b>98%</b>	<b>100%</b>

Source: DECD, CHFA, Property Owners

### ***Market Depth***

In order to evaluate the capacity for rent restructuring at the Subject property, we have performed a market penetration analysis. This type of analysis bases its assessment of potential market capture on the relationship between the size of the development and its target market, taking into consideration housing options likely to compete with the Subject Property.

The market penetration rate represents the share of eligible target market that the Subject Development must capture in order to achieve full/optimum occupancy, assuming all existing and planned facilities are operating at capacity.

As a first step in testing market depth for Rent Stratification, we must first estimate the number of renters from homeowners by income in the primary source market area (*in this case the Primary Source Market Area is defined as a six mile radius from the Subject Property in Killingly*). We assume that most, if not all of the market for the available units will come from households renting homes, rather than from those who are homeowners. As this data is not available at town level for 2010, we start by using data from both 2010 Census and American Community Survey 2011 to arrive at distribution within the county, the lowest level for which current tenure HH data by income is available. Using that data, an adjustment factor was applied to better reflect the tenure base of the the Source Market Area (SMA)<sup>2</sup>.

Income Distribution	Windham County Tenure Distribution		Adjustment Factor – Windham Area	
	Rent	Own	Rent	Own
under 15,000	76%	24%	73%	27%
15000-25000	61%	39%	56%	44%
25000-35000	52%	48%	46%	54%
35000-50000	42%	58%	34%	66%

Source: US Census 2010, American Community Survey, 2011

<sup>2</sup> The adjustment was determined based on the ratio of ownership in the SMA to County home ownership.

The chart below reflects estimated distribution of senior households in the Killingly SMA by tenure and income. Based on our analysis of tenure by income, we estimate the primary Source Market Area contains 1674 households whose incomes fall within the income threshold for the target market of which 1053 are renters. The chart also shows current distribution within the Subject Property of senior tenants by income (excludes young disabled).

<b>Killingly</b>	<b>Source Mkt Senior HH 65+</b>			<b>Subject</b>
<b>Income Distri</b>	<b>Total</b>	<b>Rent</b>	<b>Own</b>	<b>Property</b>
				<b>Senior Tenant Base</b>
under 15,000	433	320	113	31
15000-25000	410	266	144	4
25000-35000	427	259	168	0
35000-50000	404	208	196	0
<b>Total</b>	<b>1674</b>	<b>1053</b>	<b>621</b>	<b>35</b>
<b>Young/Disab</b>				15
<b>Vacancy</b>				0
			<b>Total Units</b>	<b>50</b>

Source: US Census 2010, American Community Survey, 2011

### ***Other Factors for Determining Market Depth***

Other defining factors in determining market capacity of the source market for the proposed rental units of the Subject Property is overall rental turnover in the marketplace and expected absorption of units by source market renters.

- Based on discussions with area property managers and census data on mobility patterns, we have assumed a 30% turnover rate within the market place with respect to renters.
- Relative to market penetration, we have assumed that 80% of the units will be filled by residents in Killingly area.

As a rule, for housing projects looking to capture very low income households , market penetration rates of 10 to 20% attest to the project's potential feasibility (and often higher depending on an areas housing availability at such income levels) assuming most or all existing housing options are operating at capacity. As you ratchet up the income brackets and come closer to a household's financial ability to find housing in the broader market, more conservative penetration rates are applied to test feasibility/potential depth of market. Thus at income brackets \$25,000-\$50,000 rates of 3 to 5% are being applied to test market depth.

To assist in determining potential for rent structuring, we looked at both market depth on an annual based on assumption of turnover per year in the marketplace as well as the potential demand overall among all households 65+ within the source area in each bracket. Our analysis of potential demand annually was compared with estimate of senior households from source market currently in the property.

In the chart below are the results on the analysis for estimating demand on an annual basis. There is evident depth at the lower incomes levels \$25,000 and below with a source market

potential for 18 units. While above \$25,000, the potential market base is estimated at 4 units based on a 3 to 5% penetration of market.

Killingly	Killingly SMA - 65+ Households				
Income Distr	Total	Rent	Turnover ratio	# Renters Moving	Current Senior HH Tenants
under 15,000	433	320	30%	96	31
15000-25000	410	266	30%	80	4
25000-35000	427	259	30%	78	0
35000-50000	404	208	30%	62	0
Young/disabled					15
Vacancy					0
<b>Total</b>	<b>1674</b>	<b>1053</b>	<b>621</b>	<b>316</b>	<b>50</b>
<b>Potential capture rates:</b>		<b>Annual Potential Capture Rate</b>	<b>Current # Senior HHs at Sub. Prop</b>		
under 15,000	15%	12	31		
15000-25000	10%	6	4		
25000-35000	5%	3	0		
35000-50000	3%	1	0		
<b>Total</b>		<b>23</b>	<b>35</b>		

\* Formula = ( # Renters Moving X % from Source Mkt ) X Potential Capture Rate

Source: US Census 2010, American Community Survey, 2011

In the chart below, we identify the capture potential for total number of 65+ households in within the defined source market area at each income bracket without consideration to turnover.

Killingly SMA	SMA - HH 65+		Aggregate Potential Capture Total HH 65+	
Income Distribution	Total	65+ HH Renters	Capture Rates	Total Senior HH Capture Potential
under 15,000	433	320	15%	48
15000-25000	410	266	10%	27
25000-35000	427	259	5%	13
35000-50000	404	208	3%	6
<b>Total</b>	<b>1674</b>	<b>1053</b>		<b>94</b>

Source: US Census 2010, American Community Survey, 2011

### ***b. Recommendations for Improving Marketability***

The condition and location of the Subject Property is more than adequate for competing in the local marketplace and no market enhancements would appear necessary other than what might be recommended for unit upgrades.

### ***c. Redevelopment Scenario***

From a Market perspective, Maple Courts does not reflect a strong need for a redevelopment scenario.

**APPENDIX**  
**SUBJECT PHOTOS**  
**MARKET BRIEF**

## Connecticut Towns: Market Assessment Briefs

**Town:** Killingly, CT  
**County:** Windham County

### 1. Economic Trends

#### Major Employers - Killingly

Employer
Frito-Lay, Inc.
Town of Killingly
United Natural Foods
Brooks Maxi Drug Warehouse
Staples Distribution, N.E.

Source: CERC Town Profiles - 2012

Killingly is an old mill town that continues to have strong ties to manufacturing. However in terms of major employers, most are linked to large ware house and distribution centers that have clustered in the town near juncture of I-395 and Route 6. Frito-Lay , the largest employer in town, and United Natural Food both are manufacturers of snack food.

#### Key Economic Sectors - Killingly

Industry Sector - 2011	% Share of Jobs
Manufacturing	21.1%
Health Care	13.7%
Retail Trade	12.9%
Transportation & warehousing	11.0%
Accom & Food Services	6.7%
Government	15.3%

Source: CT Dept. of Labor

Manufacturing ranks highest in local jobs with a 21.1% share. Health care and retail trade account for 26% of the job base, with the former largely linked to Healthcare Centers associated with Day Kimball Hospital in Putnam. Local Government is another important jobs provider with an employment base of 1,280.

#### Labor Force & Employment Trends

Labor Force +Employment	Killingly	Windham County
Labor Force-2011	9,544	65,312
Unemployment -2011	10.8%	9.8%
Total Employment -Workplace	8,401	37,661
2005 - 2011 - Annual Growth	0.5%	-0.1%
2010 - 2011 - Annual Growth	1.6%	0.9%

Source: CT Dept. of Labor

Killingly and the region ties to manufacturing and delivery of produced goods make them more susceptible to economic swings. Not surprisingly, therefore , unemployment in Killingly averaged 10.8% in 2011, with the county at 9.8%. Both are well above the state average of 8.8%.

Killingly, however, does show overall job gains 2005-2011, inclusive of increase of



## Connecticut Towns: Market Assessment Briefs

**Town:** Killingly, CT  
**County:** Windham County

### 2. Demographic Trends

#### Population Trends

Population	Killingly	Windham County
2000 Total population	16,472	109,091
2010 Total Population	17,370	118,428
Annual Percentage Growth	0.55%	0.83%
2011 Total Population (est)	17,394	118,648
2016 Total Population (proj.)	17,888	121,291
2011– 2016 Annual Rate	0.56%	0.44%

Killingly reported a gain in population of 6% last decade, with projections for achieving a similar rate of annualized growth through 2016.

Source: 2010 Census, ESRI Business Systems

#### Household Trends

Household	Killingly	Windham County
2000 Total Households	6,359	41,142
2010 Total Households	6,749	44,810
Annual Percentage Growth	0.61%	0.86%
2011 Total Households (est.)	6,757	44,897
2016 Total Households (proj.)	6,959	46,044
2011– 2016 Annual Rate	0.60%	0.51%

Households rose as well in Killingly last decade at a slightly higher pace than population. Projections point to Killingly outpacing the county in HH growth for the period 2011 to 2016.

Source: 2010 Census, ESRI Business Systems

#### Race & Ethnicity

##### % Share of Population

Population - 2010	Killingly	Windham County
White Alone	91.9%	89.6%
Black Alone	1.7%	2.2%
Asian Alone	2.3%	1.2%
Hispanic (Any Race)	3.1%	9.6%

Killingly saw a small increase in its minority population, though as share of total population it remains a very small component of its resident base.

##### Change - 2000 to 2010

White Alone	-1.9%	-1.9%
Black Alone	21.4%	15.8%
Asian Alone	43.8%	33.3%
Hispanic (Any Race)	40.9%	35.2%

Source: 2010 Census, ESRI Business Systems

## Connecticut Towns: Market Assessment Briefs

**Town:** Killingly, CT  
**County:** Windham County

### 2. Demographic Trends (Cont'd)

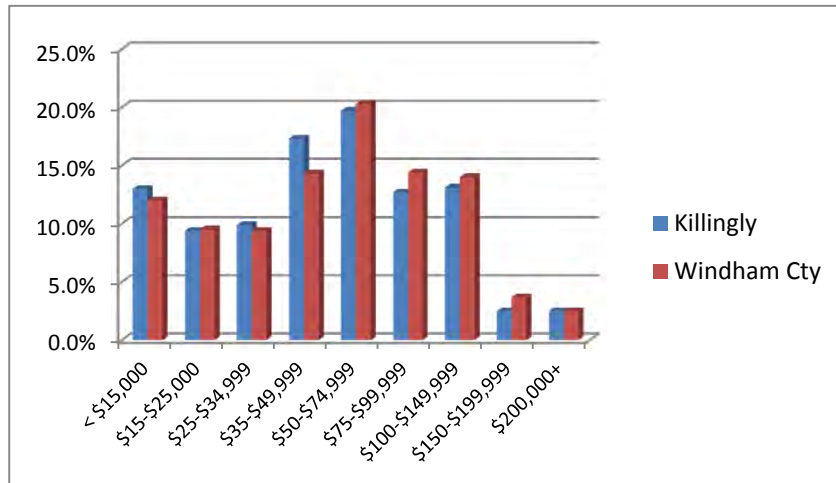
#### Median Income

Median HH Income	Killingly	Windham County
<b>2000</b>	\$41,108	\$45,113
<b>2011 (est.)</b>	\$50,321	\$54,234
<b>Annual Avg % Growth</b>	2.0%	1.8%

Consistent with its blue collar profile, median income in Killingly is moderate at \$50,321.

Source: 2010 Census, ESRI Business Systems

#### HH Income Distribution (2011)



Household incomes in Killingly cluster within the bandwidths of \$35,000 to \$75,000 accounting for 37% of town's household base. A defined low income base also exists in town with 22% earning under \$25,000.

#### HH Income Distribution - 65+ (2010)

HH's	Killingly		Windham County	
	65-74	75+	65-74	75+
<b>Total HHs</b>	<b>758</b>	<b>724</b>	<b>4,780</b>	<b>4,492</b>
<b>&lt; \$15,000</b>	13.7%	25.1%	13.5%	23.9%
<b>\$15-\$25,000</b>	11.9%	20.4%	14.7%	21.2%
<b>\$25-\$34,999</b>	12.4%	12.4%	11.7%	12.7%
<b>\$35-\$49,999</b>	20.7%	15.2%	19.0%	13.7%
<b>\$50-\$74,999</b>	11.1%	14.9%	17.4%	13.7%
<b>\$75-\$99,999</b>	12.7%	4.1%	10.7%	6.6%
<b>\$100-\$149,999</b>	11.6%	3.0%	6.7%	3.8%
<b>\$150-\$199,999</b>	5.3%	1.8%	3.6%	2.6%
<b>\$200,000+</b>	0.7%	2.9%	2.7%	1.9%
<b>Med Inc.</b>	<b>\$42,273</b>	<b>\$27,904</b>	<b>\$41,613</b>	<b>\$28,195</b>

A high percentage of seniors in Killingly are low income with 35% earning under \$25,000. Close to 50% (47.7%) earn under \$35,000.

Source: 2010 Census, ESRI Business Systems

## Connecticut Towns: Market Assessment Briefs

**Town:** Killingly, CT  
**County:** Windham County

### 2. Demographic Trends (Cont'd)

#### Poverty Rates

Households - 2010	Killingly % Total	Windham Ct % Total
<b>Married Couple - Family</b>	0.5%	1.6%
<b>Other Family HHs (spouse not present)</b>	5.3%	3.5%
<b>Non-Family HHs</b>	2.7%	4.6%
<b>Poverty Ratio - Total</b>	8.5%	9.6%

Source: ACS Population Survey, ESRI Business Systems

Poverty ratio for Killingly compares lower to the county overall at 8.5%, with the HH sector most impacted found among female headed family households accounting for 44% of those under the poverty level.

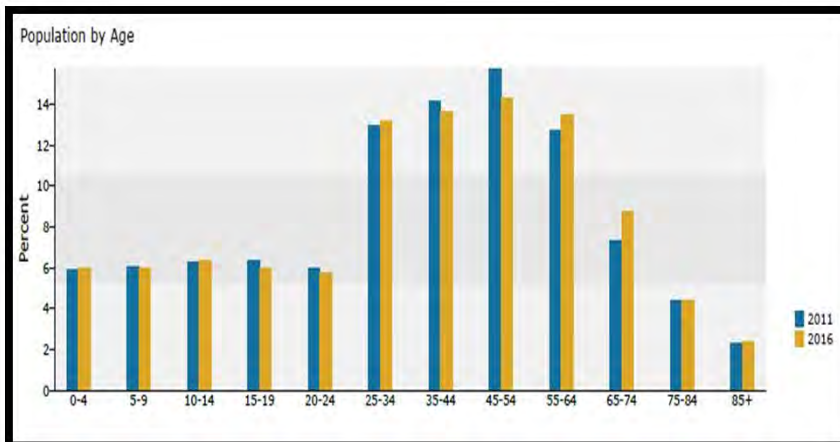
#### Age Trends

Population - 2010	Killingly % Total	Windham Ct % Total
<b>Age 18+</b>	77.6%	77.7%
<b>Age 65+</b>	13.9%	12.8%
<b>Age 75+</b>	6.7%	5.9%
<b>Median Age</b>	39.8	39.1

Source: 2010 Census, ESRI Business Systems

The town of Killingly largely reflects the county in overall age profile - with Killingly reporting a slightly higher senior population.

#### Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

As the graph to the right reveals, Killingly's age distribution is mostly concentrated between the ages of 25 and 64 at ratios of 13 to 16% - with its younger population equally distributed at or around 6%. Projections call for the under 24 population to decline slightly through 2016, while the 65+ base will increase in share to 15.6% from 13.9% in 2010.

## Connecticut Towns: Market Assessment Briefs

**Town:** Killingly, CT  
**County:** Windham County

### 3. Housing Trends

#### Tenure and Vacancy

HH's	Killingly		Windham County	
	2000	2010	2000	2010
<b>Own-Occp</b>	64.7%	68.8%	67.4%	69.3%
<b>Own-Units</b>	4,111	4,646	27,736	31,075
<b>Rent-Occp</b>	35.3%	31.2%	32.6%	30.7%
<b>Rent Units</b>	2,245	2,103	13,406	13,735
<b>Ttl Occp Units</b>	6,356	6,749	41,142	44,810
<b>Vacancy</b>	8.0%	11.1%	6.4%	8.7%

Source: 2010 Census, ESRI Business Systems

Owner occupancy in Killingly grew over the past decade from 64% to 68%. A similar trend was observed in the county with a shift from 67% to 69%.

The effects of the housing downturn can be seen in the relatively high vacancy in Killingly of 11.1% in 2010 compared to 8% in

#### Housing Characteristics

##### % Share of Total Housing

Structure Type - 2010	Killingly	Windham County
<b>1 Detached</b>	63.2%	65.3%
<b>1-Attached</b>	2.2%	2.1%
<b>2-unit</b>	12.0%	9.2%
<b>3/4 unit</b>	7.8%	6.5%
<b>5+ units</b>	14.8%	17.0%
<b>Total Housing Units - 2010</b>	7,592	49,073

Source: ACS Housing Surveys, ESRI Business Systems

Killingly offers a diverse housing inventory in terms of structure types with 63% single family, 26% in multifamily properties of 2-9 units, 3.5% in apartments of complexes of 10 units or more and 5.6% in mobile homes.

#### Rent-occupied Housing by Contract Rent

##### Renters with Contract Rent

Contract Rent - 2010 Distribution	Killingly	Windham County
<b>Under \$200</b>	4.2%	6.9%
<b>\$200-\$399</b>	19.5%	10.5%
<b>\$400-\$599</b>	27.0%	22.9%
<b>\$600-\$799</b>	43.5%	32.3%
<b>\$800-\$999</b>	9.5%	14.3%
<b>\$1000-\$1249</b>	2.6%	3.6%
<b>\$1250-\$1499</b>	0.0%	2.3%
<b>\$1500-\$1999</b>	0.0%	0.5%
<b>above \$2000</b>	0.0%	0.5%
<b>Median Contract Rent</b>	\$644	\$652

Source: ACS Housing Surveys, ESRI Business Systems

The rent profile in Killingly is exceptionally low with over 50% of its renters paying less than \$600/m (with 24% under \$400). Only 12% pay above \$800/m. with the threshold essentially reached at \$1250. Median rent in town is estimated at \$644.

## Connecticut Towns: Market Assessment Briefs

**Town:** *Killingly, CT*  
**County:** *Windham County*

### 4. Rental Housing Market

#### Mfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0	N/A				
1	4	\$612	\$600	107	\$500-\$650
2	7	\$875	\$875	63	\$800-\$1150
3	3	\$975	\$895	53	\$825-\$900
4	3	\$1,233	\$1,250	26	\$1150-\$1350

Source: CT MLS

(Dom- Days on Market)

#### Condo

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0	N/A				
1	4	\$837	\$820	17	\$775-\$850
2	2	\$1,187	\$1,137	90	\$975-\$1300
3	N/A				
4	N/A				

Source: CT MLS

(Dom- Days on Market)