

City of Derby

Housing Plan

2024

Prepared and Submitted in accordance
with CGS Sec. 8-30



Prepared and Submitted By:

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Executive Summary

This plan is intended to meet the requirements of (CGS) Sec. 8-30(j) which details the required schedule of updates and process for adopting a Municipal Affordable Housing Plan. The plans are to be updated every five years and submitted to the Secretary of the Office of Policy and Management. Once adopted, the Plan shall be filed with the City Clerk and posted on the City's website. Future affordable housing plans may be included in the Municipal Plan of Conservation and Development.

As delineated in the data presented in this Plan and its Appendix, it is evident that among the nineteen (19) municipalities encompassed within the Naugatuck Valley Council of Governments Region (Region), Derby has 11.7% of its total housing units meeting the definition of "affordable." Furthermore, Derby boasts one of the lowest tax burdens in the Region, rendering home ownership in the City one of the most economical options in the Region. Despite this, Derby is not without its housing needs, with 43% of homeowners with mortgage and 65% of renters being classified as cost-burdened. Households that are cost-burdened expend more than 30% of their income solely on housing. Although certain municipalities in the state may need to concentrate on providing more affordable housing units, the state mandate exposes the Connecticut General Assembly's failure to acknowledge the extensive range of existing housing stock among Connecticut's 169 municipalities and the housing needs within each unique community. Additionally, Connecticut municipalities benefit from the Home Rule style of local zoning and ordinance establishment, which empowers each community to structure development policies to achieve the goals and objectives supported by their Plan of Conservation and Development.

The city is taking a proactive approach to urban revitalization by providing incentives for the rehabilitation of vacant and substandard dwelling units when funds are available. This initiative aims to breathe new life into neglected properties, enhancing the overall aesthetic and functionality of neighborhoods. Simultaneously, the city is continuing its commitment to combating blight by encouraging private investment in residential neighborhood dwellings fostering community growth. Moreover, the city is prioritizing inclusivity by ensuring that new and renovated dwelling units meet or exceed ADA accessibility standards. This commitment reflects a dedication to accommodating the special needs of individuals with disabilities. Fostering an inclusive and accessible living environment for all. Additionally, the city is championing sustainability by promoting the installation of energy-efficient equipment in dwelling units. Embracing renewable energy sources where feasible not only reduces household energy costs but also contributes to creating a healthier living environment for residents. This multi-faceted approach underscores the city's commitment to fostering vibrant, accessible, and sustainable communities for its residents.

It is important to note that given that the City of Derby was in the final review stages of their affordable housing plan prior to the October 1st deadline, the City will engage with planning for individuals with an intellectual disability or other developmental disability more meaningfully in future plans. Derby acknowledges that people living with intellectual disabilities or other developmental disabilities need affordable housing options, though how to ensure safe, affordable housing units for said populations with current municipal powers is unclear. The City of Derby looks forward to guidance from the State of Connecticut regarding best practices for planning for this population.

Furthermore, the City of Derby recognizes that coming into compliance with current group homes legislation for people with IDD is a start to planning for affordability for this population.

Community Value Statement for Derby, CT

The City of Derby is committed to fostering a community that values equal opportunity for all residents and the tenets exemplified in the Fair Housing Regulation Sec. 8-37ee C.G.S. of the Connecticut General Statutes (CGS). Derby believes in creating a city where every individual, regardless of background, enjoys fair and equal access to housing opportunities. Our dedication to upholding these regulations reflects our ongoing effort to build a community that is welcoming, respectful, and supportive of everyone's right to secure housing without discrimination.

Housing in Derby

Housing Units and Tenure

Between 2000 and 2010 Derby saw a 5% increase in total housing. However between 2010 and 2020 Derby felt a decrease of 1.5% with a total of 5,759 housing units available in 2020.

Geography	Total Housing Units			% Change	
	2000	2010	2020	2000-2010	2010-2020
Derby	5,568	5,849	5,759	5.0%	-1.5%
Ansonia	7,937	8,148	8,104	2.7%	-0.5%
Seymour	6,356	6,968	7,112	9.6%	2.1%

Source: NVCOG Regional Housing Profile, 2022

Figure 1-Total Housing Units

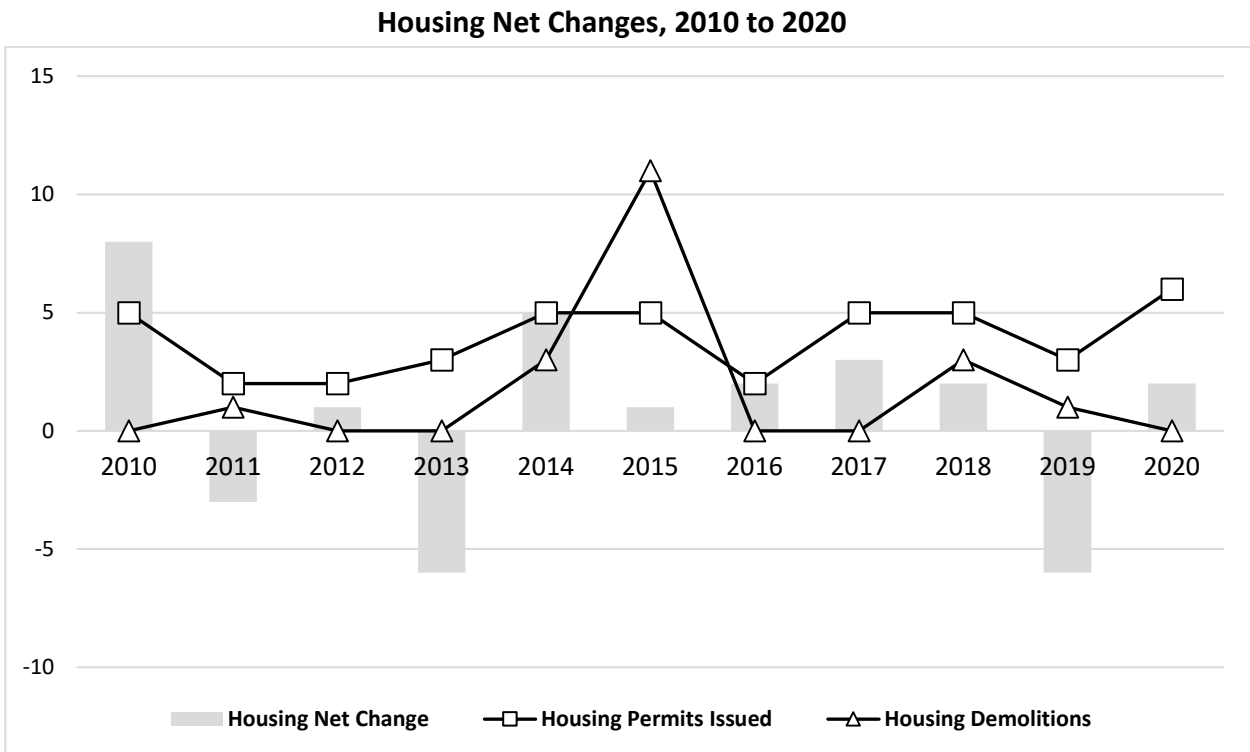
The number of total units in Derby has increased by 928 or 16.6% from 2010 to 2020. The percentage occupied has remained constant close to 90% between the ten years. The percentage of owner occupied raised from 2010 to 2020 by about 772 units or 26.5%. As well the renter occupied fell by 6 units or -0.3% change.

Derby Housing Units	2010		2020		Change 2010 - 2020	
	Number	Percent	Number	Percent	Net	Percent
Total units	5,607	100.0%	6,535	100%	928	16.6%
Vacant	633	11.3%	795	12.2%	162	25.6%
Occupied	4,974	88.7%	5,740	87.8%	766	15.4%
Owner-occupied	2,914	60.4%	3,686	64.2%	772	26.5%
Renter-occupied	2,060	41.4%	2,054	35.8%	-6	-0.3%

Source: American Community Survey Table DP04, 5-yr estimates (2010, 2020)

Figure 2-Units Occupied and Unoccupied

Permits and Demolitions Housing permits issued have remained in the single digits in Derby since 2010 ranging from one to five until 2020 when it peaked at 6. The housing demolitions have remained low over this ten years only seeing a major peak in 2015 when 11 homes were demolished. After this we see the return to near zero.



Source: US Census, CT Dept. of Economic and Community Development (DECD)

Figure 3-Housing Unit Trend

Single and Multi-family Structures

The single family housing stock has increased by 765 or 20.5% between 2010 and 2020. Multifamily housing has increased by 163 or 5.8%. Mobile housing units have remained at zero.

Derby housing by units in structure	2010		2020		Change 2010-2020	
	Number	% Total	Number	% Total	Net	Percent
Total housing units	5,607	100.0%	6,535	100%	928	14.2%
Single Family	2,962	52.8%	3,727	57.0%	765	20.5%
Multi Family (2+)	2,645	47.2%	2,808	43.0%	163	5.8%
Mobile	0	0.0%	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%	0	0.0%

Source: American Community Survey Table DP04, 5-yr estimates (2010, 2020)

Figure 4-Unit Growth by Housing Type

Among its municipal neighbors, Derby has one of the highest percentage of multi-family housing stock with 2,808 or 43% of its units.

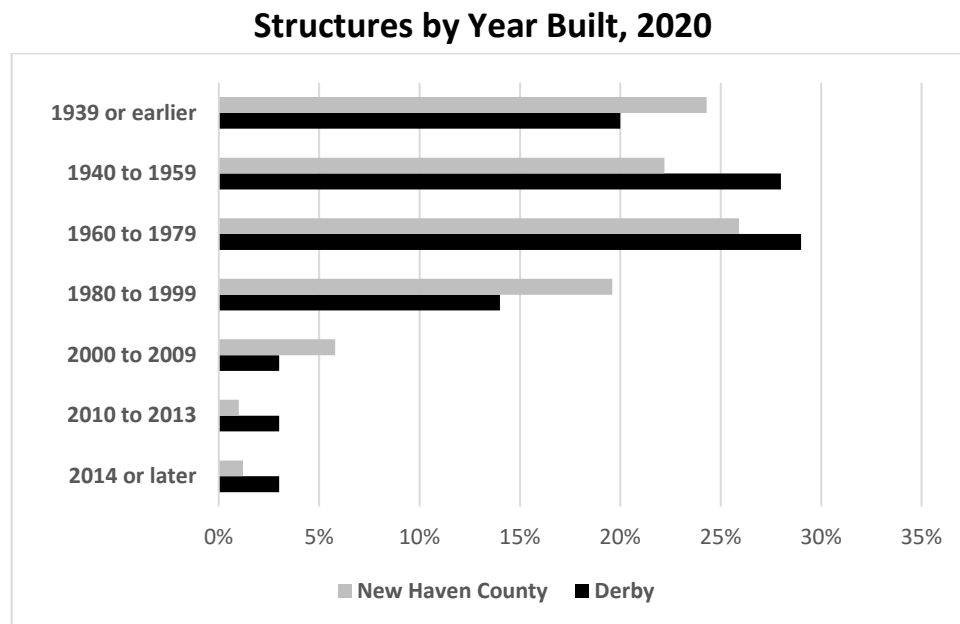
Housing by units in structure	Derby		Ansonia		Seymour		Woodbridge	
	Number	% Total	Number	% Total	Number	% Total	Number	% Total
Total housing units	6,535	100%	9407	100%	6,643	100%	3,122	100%
Single Family	3,727	57.0%	5152	54.8%	4,561	68.7%	2,894	92.7%
Multi Family (2+)	2,808	43.0%	4240	45.1%	2,082	31.3%	220	7.0%
Mobile	0	0.0%	15	0.2%	0	0%	8	0.3%
Other	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Source: American Community Survey Table DP04, 5-yr estimates (2020)

Figure 5-Units by Structure Type

Age of structures

Derby has not seen many new building developments in recent years. About 75% of Derby's structures were built before 1980, with 20% built before 1939. The age of a unit can affect its affordability, with both advantageous and disadvantageous consequences. Older units often feature more affordable contract rents, however, they may also necessitate extra maintenance expenses for the homeowner.



Source: American Community Survey Table DP04, 5-yr estimates (2020)

Figure 6-Units by Year Built

Housing Value

Recent self-reported housing value data suggests Derby housing values are becoming more affordable. Between 2010 and 2020 the median value of owner-occupied housing units is estimated to have decreased by about 30%. Adjusting for 2020 inflation, the 2010 median value of \$243,400 would be \$288,892. In 2020, the actual value had dropped to \$199,300. A \$90,000 difference when compared considering 2020 values after inflation. Between 2010 and 2020, it is estimated that the number of homes valued at less than \$150,000 increased from 9.6% to 21%. Additionally, housing valued between \$150,000 and \$299,000 increased slightly by 2.8%. Houses valued between \$300,000 and \$499,999 decreased most by about 10.2%. In 2020, no housing stock were valued at more than \$1,000,000.

Derby Housing Values	2010	2020
# Owner-occupied units	2,914	3686
Less than \$50,000	0.0%	0.3%
\$50,000 to \$99,999	1.0%	4.3%
\$100,000 to \$149,999	8.6%	16.4%
\$150,000 to \$199,999	17.5%	29.4%
\$200,000 to \$299,999	46.0%	36.9%
\$300,000 to \$499,999	22.4%	12.2%
\$500,000 to \$999,999	4.5%	0.6%
\$1,000,000 or more	0.0%	0.0%
Median	\$243,400	\$199,300
(Adjusted to 2020 value)	\$288,892	

Source: American Community Survey, Table DP04, 2010 & 2020 (5-yr estimates)

Figure 7-Housing Values

Gross Rent

Data analysis suggests rental housing is becoming less affordable despite a lower median gross rent. Gross rent includes the cost to lease an apartment as well the utilities to service it. According to the 2020 data, there were 2,005 occupied rental units in Derby, with a median gross rent estimated to be \$1,101 per month. The 2010 median gross rent was \$1,022, adjusted for 2020 inflation that is \$1,213. Indicating a decrease between 2010 and 2020 estimates. 60% of the rental units had a gross rent of \$1,000 or more per month, eight percent higher than in 2010. More moderately priced units with a gross rent of \$999 or less comprised 40% of the 2020 rental stock, a decrease from 48% in 2010.

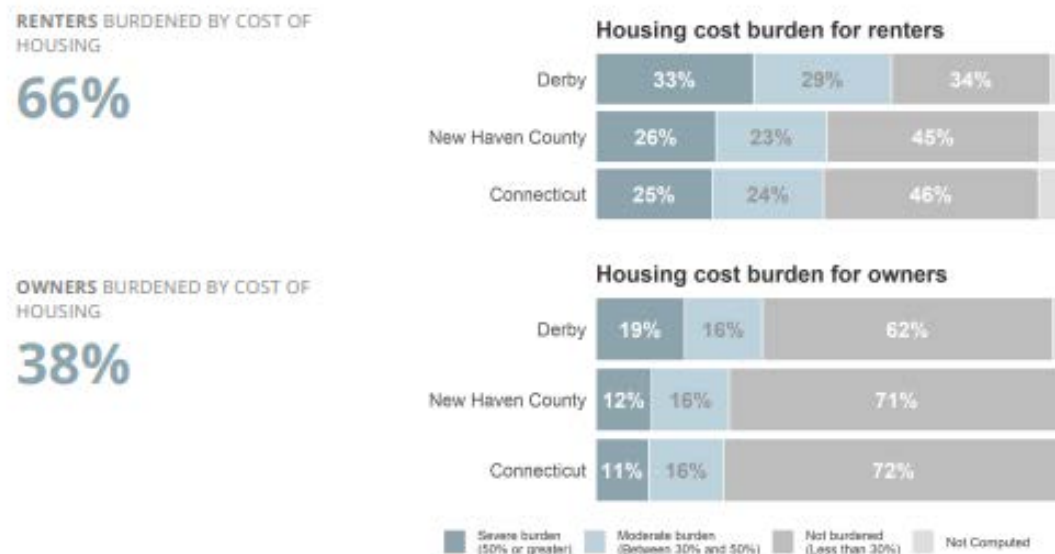
Gross Rent paid in Derby	2010	2020
Total occupied rental units	1,911	2,005
Less than \$500	5.4%	5.7%
\$500 to \$999	42.1%	34.0%
\$1,000 to \$1,499	45.5%	48.8%
\$1,500 or more	6.9%	11.5%
Median	\$1,022	\$1,101
(Adjusted to 2020 value)	\$1,213	

Source: American Community Survey Table DP04, 5-yr estimates (2010 & 2020)

Figure 8-Rent Paid

Housing Affordability

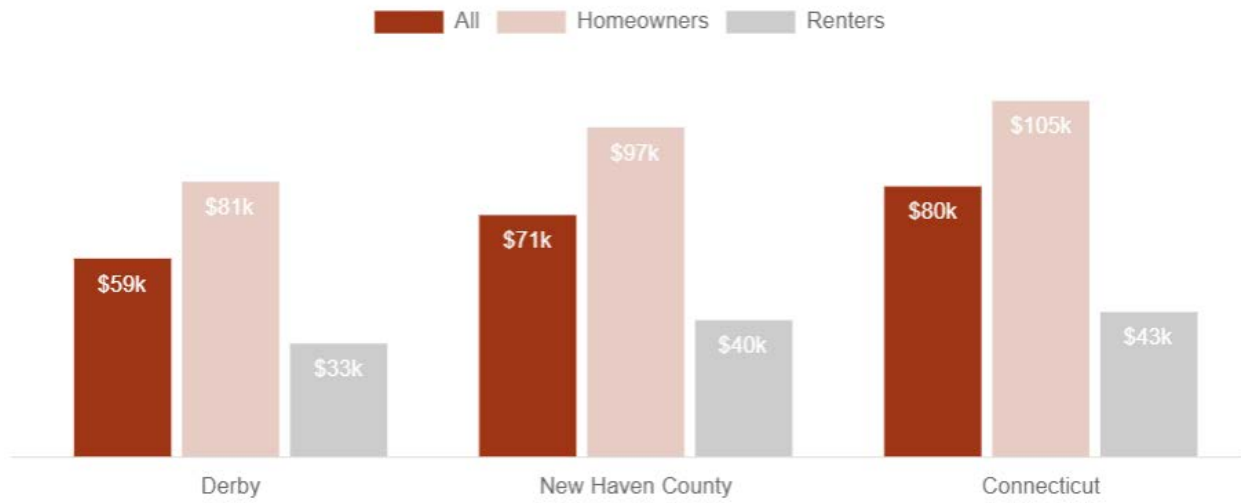
A more precise measure of housing affordability involves calculating housing costs as a percentage of household income. Typically, households spending more than 30% of their income on housing are deemed cost-burdened, facing the risk of insufficient funds for necessities such as food, healthcare, and transportation. 2022, data from the CT Data Collaborative revealed that 38% of homeowners and 66% of renters in Derby fall into the cost-burdened category. To comfortably afford a two-bedroom rental home in Derby without experiencing a cost burden, the hourly wage required is \$28. This contrasts with New Haven County, where 55% of renters and 29% of homeowners grapple with housing costs. The average hourly wage needed for a New Haven County resident to afford a two-bedroom rental home is \$26.77.



Source: Partnership for strong communities 2022 Derby housing data
Figure 9-Housing Cost-Burden

Household Income

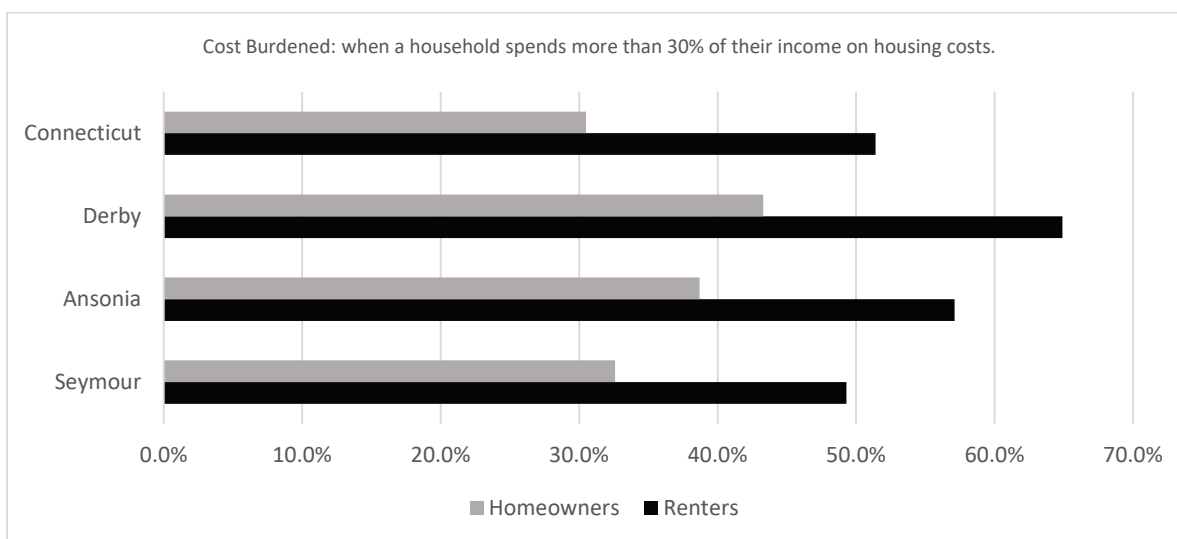
Derby exhibits a lower household income compared to both the average household income in Connecticut and New Haven County. Specifically, the average household income for homeowners in Derby is \$81,000, which is \$16,000 below the average in New Haven County and \$24,000 below the average in Connecticut. A similar pattern is observed among renters, with an average household income of \$33,000 in Derby, reflecting a \$7,000 difference from New Haven County and a \$10,000 difference from the state average.



Source: 2020 American Community Survey, 5-year estimates, Tables B19013 and B25119
Visualization created by [CTData Collaborative](#)

Figure 10-Household Income

Cost Burdened Households



Source: American Community Survey Table DP04, 2020

Figure 11-Housing Cost-Regional

Affordable Housing Appeals List

Each year, the Connecticut Department of Housing conducts a survey to determine the number of affordable housing units in each Connecticut municipalities. The results of the survey are compiled into a list called the Affordable Housing Appeals List. If a municipality is found to have fewer than 10% of its units to be affordable, Connecticut General Statutes (CGS) 8-30(g) state that the burden of proof for denying affordable housing developments lies with the municipalities. In 2020, Derby housing units counted as affordable included the following:

Assisted Units Counted in the 2020 Appeals List for Derby
275 Governmentally Assisted Units
301 Tenant Rental Assistance
111 CHFA/USDA Mortgages
0 Deed Restricted Units
687 Total Assisted Units

Source: CT Department of Housing 2020 Affordable Housing Appeals List

Figure 12-Units Counted

As Derby has more than 10% of its housing units have be determined as affordable by the State. Derby is the only neighbor exempt from the burden of proof clause in (CGS) 8-30(g)

Calculation of % of Total Units Assisted in Derby:				
687	÷	5,849	=	11.7%
Total		Total		Units
Assisted		Units,		Assisted
Units		2020		
		Census		

Source: NVCOG Regional Housing Profile, 2022

Figure 13-Affordable Unit Calculation

Findings and Recommendations

Evaluate the rehabilitation of the affordable housing units in the community

Derby has a large number of affordable housing units. In 2020, 11.7% of the total number of dwelling units in Derby were deed restricted meeting the CT CGA definition of “affordable.”¹ Emphasis should be given on improving these facilities and identifying state or federal resources to assist with the redevelopment of existing units.

Re-vitalization downtown and attract younger population.

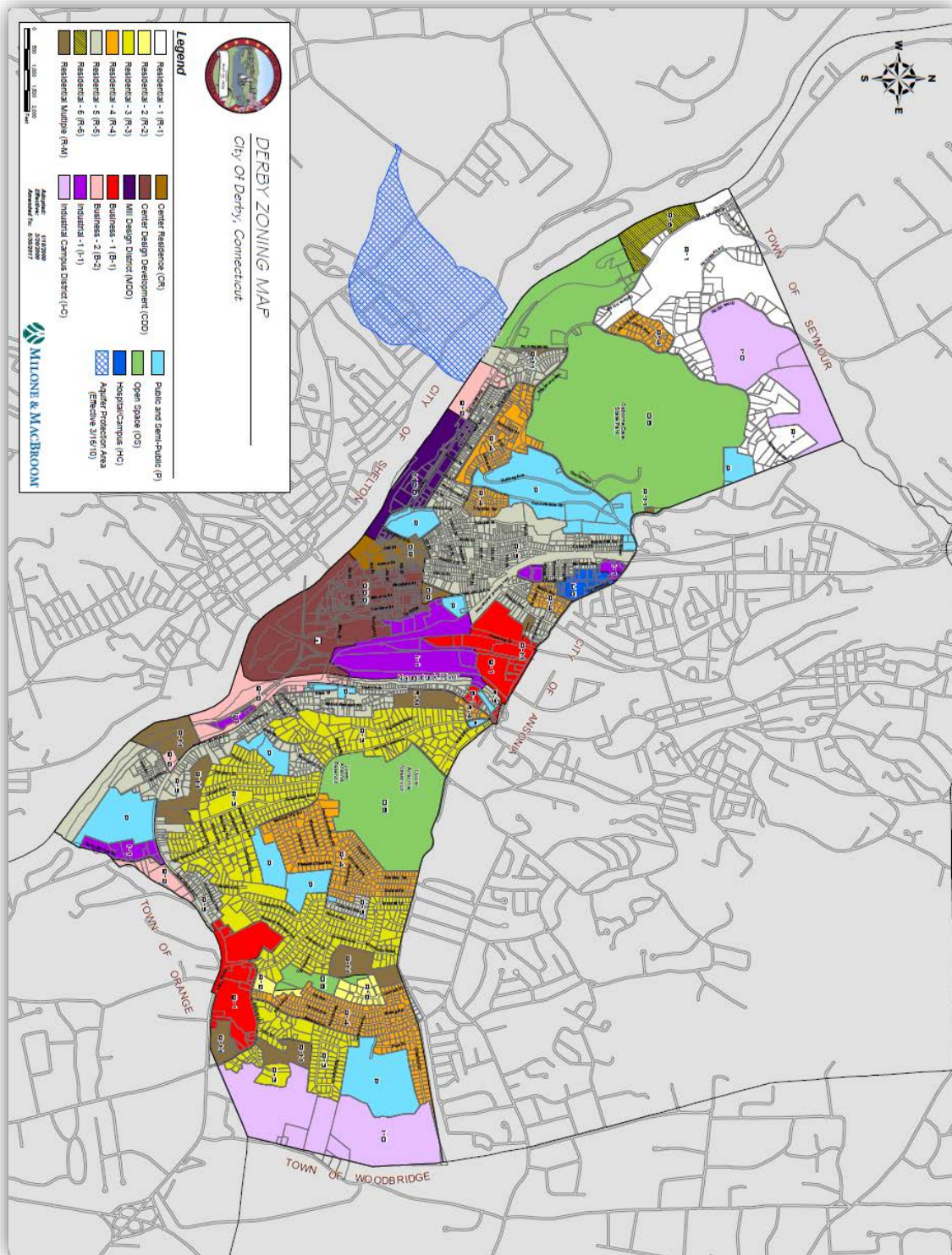
The downtown area of Derby, regularly referred to as Downtown Derby hosts many of Derby’s public offices, private businesses and public transportation, as well as the already existing public infrastructure including water supply, sewers, and other utilities. Zoning has already been put in place to allow for the support of future growth to enable and encourage moderate density and mixed use development to increase the residential density and intensity of activity within the downtown area.

Maintain the existing residential areas

Derby maintains one of the highest residential densities on a per square mile basis within the state. The City also has minimal undeveloped land and is actively preserving as much viable land as possible for passive, active and recreational use, including the goal to support environmental stewardship and wildlife. The City actively encourages development consistent with the existing residential zones.

¹ <https://portal.ct.gov/DOH/DOH/Programs/Affordable-Housing-Appeals-Listing>

Land Use and Zoning



Source: City of Derby Connecticut Planning and Zoning
Figure 14-Zoning

Housing Goals

Our housing plan in accordance with the City of Derby zoning regulations section 195-2 is designed to address the diverse housing needs of our community while fostering a sense of inclusion, affordability, and sustainability. The plan takes into account existing housing data, input from residents, and collaboration with local stakeholders. The following goals serve as a roadmap for our housing plan in Derby:

- Maintain and protect the city's existing historic buildings, sites and their environs
- Preserve and rehabilitate existing housing stock to maintain the character and quality of our neighborhoods
- Provide housing options that are accessible, adaptable, and supportive of aging-in-place
- Utilize new housing opportunities to promote and encourage young residents to join the community.

It is to be noted that over the past 3 years the Derby planning and zoning commission has approved over 600 new dwelling units, representing more than 10% of the number of dwelling units within the City.

Two possible distinct areas in which potential exists for Derby to further develop include:

1. Main Street South
2. Downtown Derby

Location 1 Main Street South



Located right in the heart of Derby, this area is within walking distance to downtown Derby, and the Derby train station. This area sits alongside the North/South ramps for Route 8 and conveniently next to the beautiful O'Sullivan's Island Park and Housatonic River. This area consists of approximately 12 acres of lots already acquired by the City of Derby and another 6 acres to the east of privately owned business. This area is already zoned CDD (Center Design Development District) to help support future growth of Downtown Derby, to enhance the tax base, ensure compatible and cohesive land uses, and increase the City's economic vitality.

Location 2 Downtown Derby



The revitalization of Downtown Derby on streets such as Caroline and Minerva Street. Developing lots 8-5, 144 and 105 that are already owned by Derby and already correctly zoned Center Design Development District (CDD). This area is centrally located and close to City Hall. Within walking distance to the Derby Green and the Derby train station. It should be noted that the City may decide to rezone the property as Open Space (OS) consistent with other undevelopable properties within the City.