



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE FAX (860) 870-3122

ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING AGENDA WEDNESDAY, JANUARY 12, 2022, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (on non-agenda items):

III. ACTIVE BUSINESS:

1. Report: Tolland County Chamber of Commerce
 - a. Letter from Chamber, dated December 2, 2021, thanking commission for renewal of membership.
2. Report: Agricultural Initiatives
3. Report: Connecticut Economic Development Association Best Practices
4. Report: Tax Incentive/Abatement Programs
5. Report: Current Economic Activity

IV. ADMINISTRATIVE BUSINESS:

1. Fiscal Year 2021-2022 Budget & Expenditures update.
2. Approval of the December 15, 2021 special meeting minutes.
3. Election of Officers.
4. Correspondence:
 - a. FYI: CEDAS Seminar - Goman + York Advisory Services, Connecticut's Shifting Demographics, The Dynamics of Demographics and Economic Development, dated December 9, 2021.

V. ADJOURNMENT:

Next regular meeting is scheduled for February 9, 2022

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town's webpage (www.ellington-ct.gov) under Agenda & Minutes, Economic Development Commission.

Join Zoom Meeting:

<https://us06web.zoom.us/j/85613809369>

Meeting ID: 856 1380 9369

Passcode: 605848

Dial by your location:

+1 646 558 8656 US (New York)

Meeting ID: 856 1380 9369

Passcode: 605848



Phone: 860.872.0587

www.tollandcountychamber.org

tccc@tollandcountychamber.org

It's profitable to participate.

December 2, 2021

**Town of Ellington
Lisa Houlihan
PO Box 187
55 Main Street
Ellington, CT 06029**

Dear Lisa:

As we embark on our 65th year, we want you to know that we at the Chamber are very thankful for your membership. On behalf of the Board of Directors and the staff of the Tolland County Chamber of Commerce, I would like to sincerely thank you for your renewal in our chamber. Without your commitment it would not be possible for the chamber to continue to fulfill its mission. *"To Promote the Business and Civic Prosperity of the Chamber's Community"*.

We look forward to your participation at the upcoming years chamber's activities. Plan to attend one of the monthly networking events that take place at various member locations. We will keep you informed on where these events are taking place. If you would like to host a Business After Hours or Business Over Breakfast, please let us know.

Our new website is currently under construction but will be completed by the end of 2021. We look forward to sharing it with you. We will be sending out an announcement once it's up and running. We would appreciate you sharing any important information that you want to get out to our members, with us by email at tccc@tollandcountychamber.org. Of course, social media is a very easy way to get information out to the public. It's an easy and cost-effective way to advertise with the community along with local members. We would be happy to not only share directly with members, but also on our social media platforms.

Our Facebook: <https://www.facebook.com/tollandcountychamber/>
Our Instagram: <https://www.instagram.com/tollandcountychamber/>
Our Twitter: <https://twitter.com/TollandChamber>

Your renewal plaque for the 2021-2022 year is enclosed. Prominently display your plaque in your business, as the chamber can receive no better advertising than to have you as a member. Again, thank you for your support. Candice and I wish you and your family a very safe & Happy Holiday Season!

Sincerely,

**Melissa Smith
Executive Director**

*Happy Holidays!
Candice*

30 Lafayette Square • Vernon, Connecticut 06066-4527

Serving: Andover • Bolton • Columbia • Coventry • Ellington • Hebron • Mansfield
Somers • Stafford • Tolland • Union • Vernon • Willington



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE FAX (860) 870-3122

ECONOMIC DEVELOPMENT COMMISSION SPECIAL MEETING MINUTES

WEDNESDAY, DECEMBER 15, 2021, 7:00 PM

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

PRESENT: In person: Chairman Sean Kelly and Alternate Sam Chang; Via Zoom: Vice Chairman Donna Resutek, Regular Members David Hurley and James Fay, and Alternates Bryan Platt and Amos Smith

ABSENT: Regular Member Chris Todd

STAFF

PRESENT: Lisa M. Houlihan, Town Planner and Acting Recording Clerk

I. **CALL TO ORDER:** Chairman Sean Kelly called the Economic Development Commission meeting to order at 7:01 PM.

II. **PUBLIC COMMENTS (on non-agenda items):** None

Chairman Kelly acknowledged Sam Chang, newly appointed alternate member, and Sam introduced himself.

III. Discuss Second Annual Shop Ellington 2021 Campaign held November 26, 2021 through December 5, 2021, and conduct raffle prize drawing.

Ms. Houlihan informed the commission that 21 businesses participated in this year's shop local campaign and the Planning Department received thirteen (13) qualifying customer raffle cards - cards with a minimum of five (5) business visits during the event. The businesses that participated were: Baby Bee's Play & Learn Center - 12 Main Street, Backroads Smokin BBQ - 292 Sandy Beach Road, Bolles Motors - 84 West Road, Ellington Agway - 74 West Road, Ellington Depot - 1 Crystal Lake Road, Ellington Farmers Market, Ellington Fine Consignments - 12 Main Street, Holiday Marketplace Nellie McKnight Museum - 70 Main Street, Homestead Comfort - 100 West Road, Hometown Pizza - 175 West Road, Johnny Appleseed's Farm - 185 West Road, Kloter Farms - 216 West Road, LuAnn's Bakery & Café - 238 Somers Road, LuAnn's Coffee & Good Eats Drive Thru - 140 West Road, Neil's Fine Wines & Liquor - 175 West Road, Revival Room Yoga & Fitness - 100 West Road, Route 83 Auto Center - 133 West Road, The Barn Yard - 120 West Road, Toes to Nose Soaps - 38 Grand Boulevard, The Gold & Diamond Exchange - 8 West Road, and White Eagle Diesel - 42 Village Street.

Chairman Kelly and Alternate Chang took turns selecting from the basket of concealed raffle cards. Winners will receive one (1) of eight (8) \$25.00 per-paid gift cards. The following names were selected: Valerie Amsel, Peggy Busse, Patricia Witinok, Jason Hopper, Christine Blanchette, Linda Zimmerman, Patty Lemire, and Jaime Gleba. Planning Department staff will contact winners within the next couple working days and make arrangements to deliver prizes.

The commission discussed potential changes to next year's event and agreed to extend it for more than ten (10) days. They discussed the potential of kicking-off the shop local campaign in conjunction with another event like Winterfest and encouraging participating businesses to include special offers to further incentive consumer visits. This year's event resulted in at least sixty-five (65) customer interactions based on receiving thirteen (13) qualifying customer raffle cards.

IV. ADJOURNMENT:

MOVED (SMITH) SECONDED (FAY) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 7:21 PM.

Respectfully submitted,

Lisa Houlihan, Acting Recording Clerk



Connecticut's Shifting Demographics: The Dynamics of Demographics and Economic Development December 9, 2021

The Dynamics of Demographics and Economic Development

Introduction

- This presentation is about demographics—the 2020 Census and Connecticut's shifting demographics.
- Connecticut's demographics shifts are about economic stagnation and our lack of job growth over the past 30 years.
- Most important, Connecticut's demographic shifts have real implications for economic development.

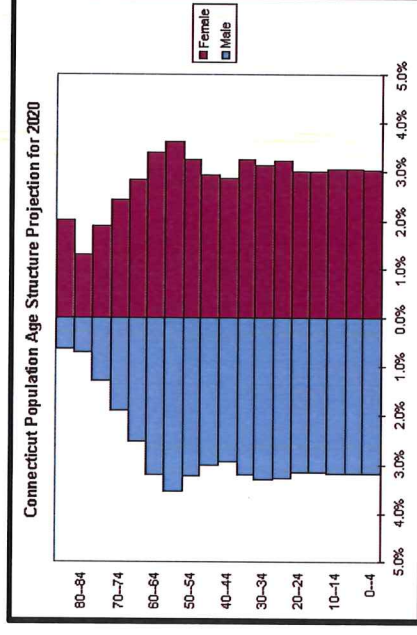
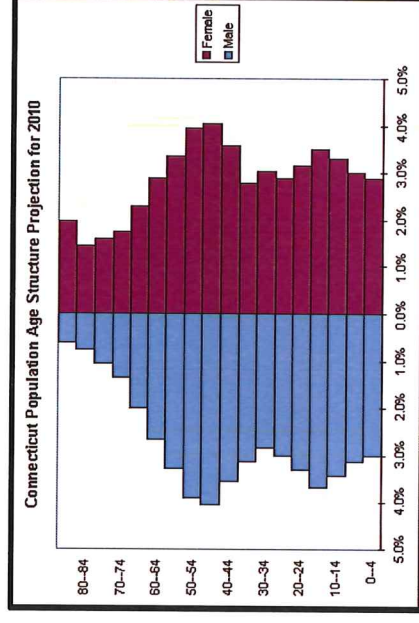
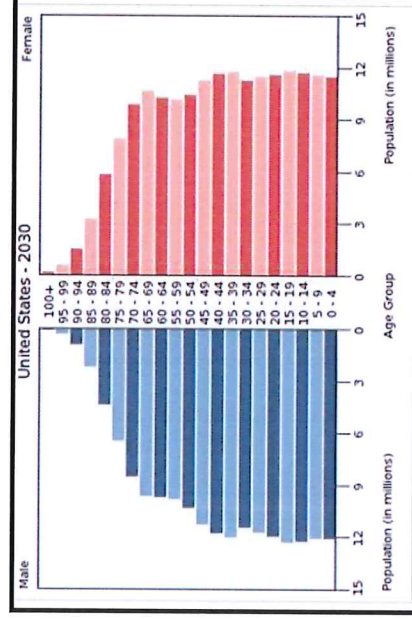
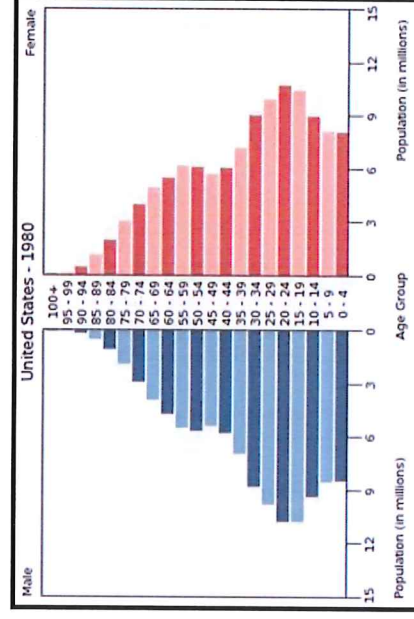
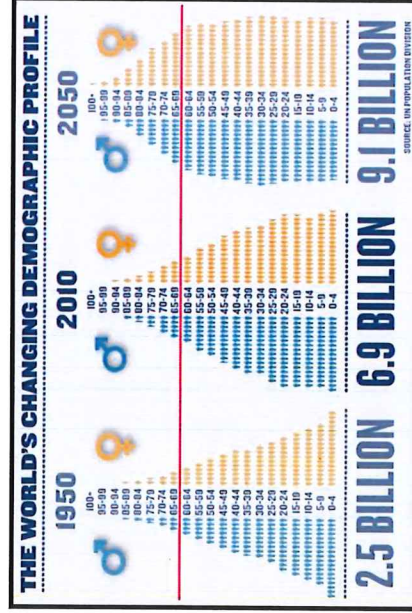
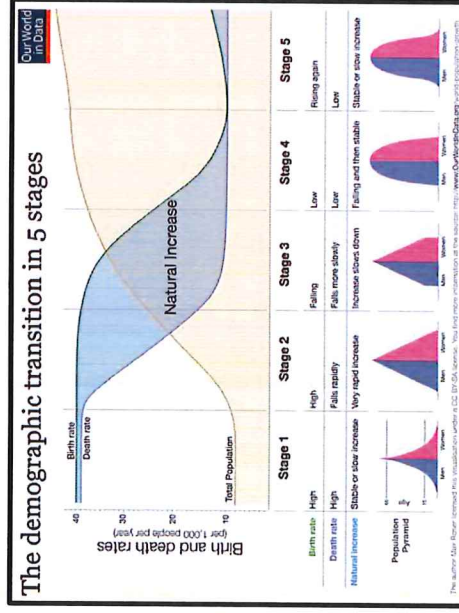


Some things to understand

- When jobs stagnate or decline, the population ages.
- When a population ages, population growth slows.
- When population growth slows, household formations slow.
- When jobs, population, and household formations slow, demand contracts because jobs, population, and household formations are the primary drivers of real estate market demand.

Demographic Trends A National Perspective

The Dynamics of Demographics and Economic Development



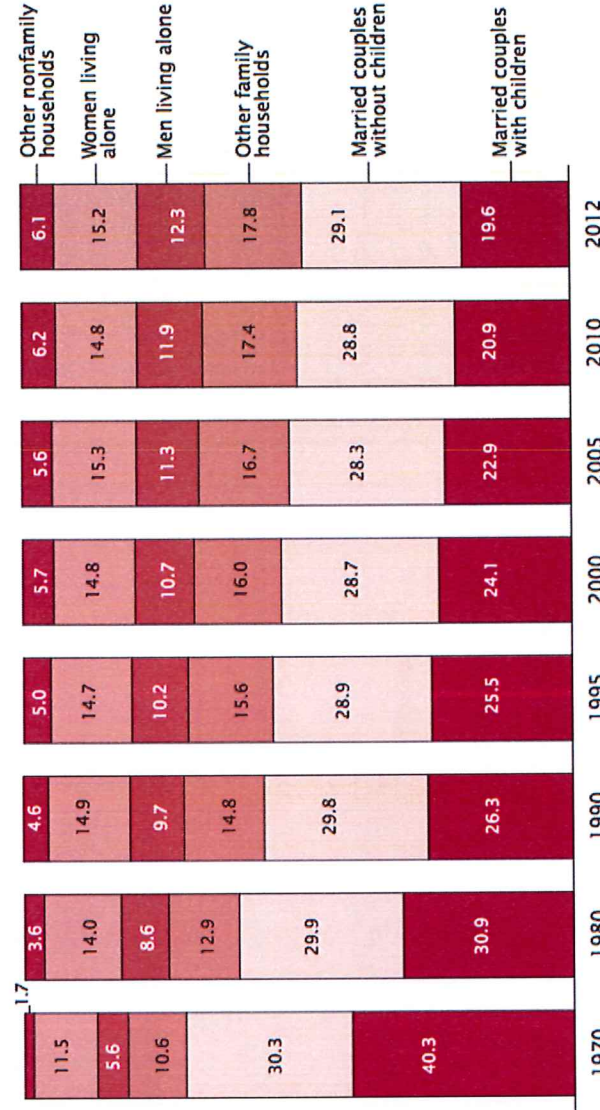
The Dynamics of Demographics and Economic Development

Demographic trends and the changing demographic structure of our population and households.

What do these changes in household structures mean for the way we:

- Live
- Work
- Play/Socialize
- Consume
- and the Homes we rent/buy?

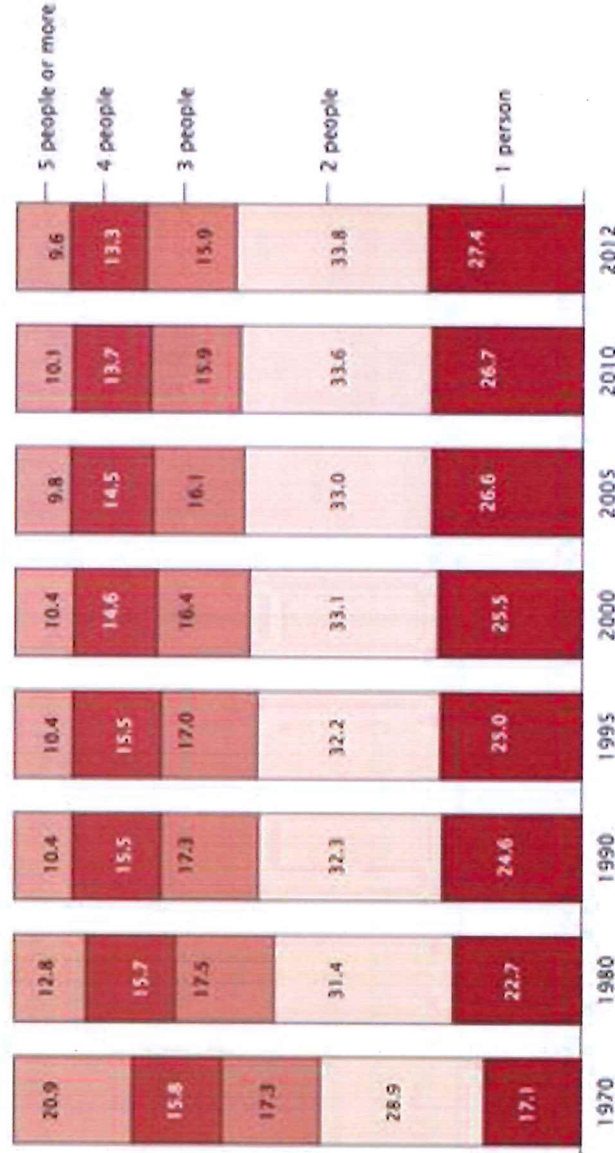
Figure 1.
Households by Type, 1970 to 2012: CPS
(in percent)



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, selected years, 1970 to 2012.

The Dynamics of Demographics and Economic Development

Figure 3.
Households by Size, 1970 to 2012: CPS
(In percent)



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, selected years, 1970 to 2012.

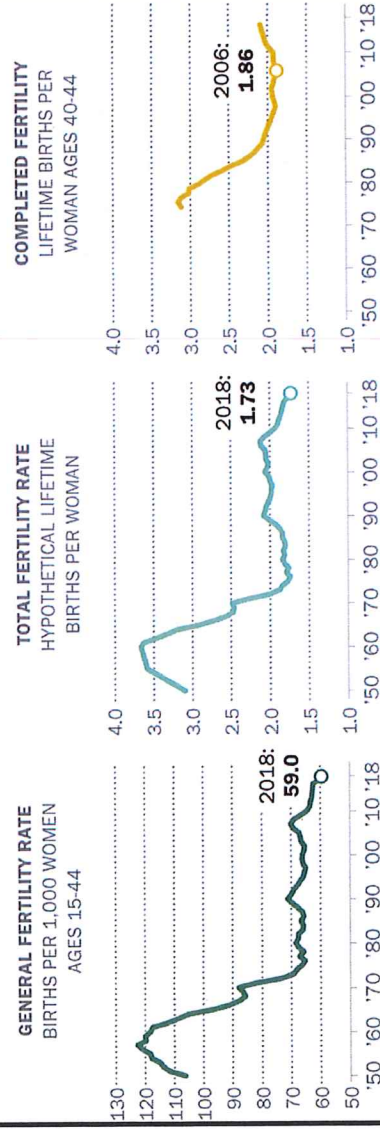
Demographic Change

- ❖ The number of parents with children under age 18 and living at home declined by about 3 million over the past decade, dropping from about 66.1 million parents in 2010 to 63.1 million in 2020.
- ❖ There are 36.2 million one-person households, which is 28% of all households. In 1960, single-person households represented only 13% of all households.
- ❖ In 2020, 33% of adults ages 15 and over had never been married, up from 23% in 1950.
- ❖ The estimated median age to marry for the first time is 30.5 for men and 28.1 for women, up from ages 23.7 and 20.5, respectively, in 1947.
- ❖ More than half (58%) of adults ages 18 to 24 lived in their parental home, up from 55% in 2019.

The Dynamics of Demographics and Economic Development

U.S. fertility hit all-time low in 2018 ... and 2006

Fertility indicators



Note: 2018 data are preliminary. Where necessary, TFR and completed fertility values are interpolated. Completed fertility data available from 1976 to 2016 only. All values based upon live births.

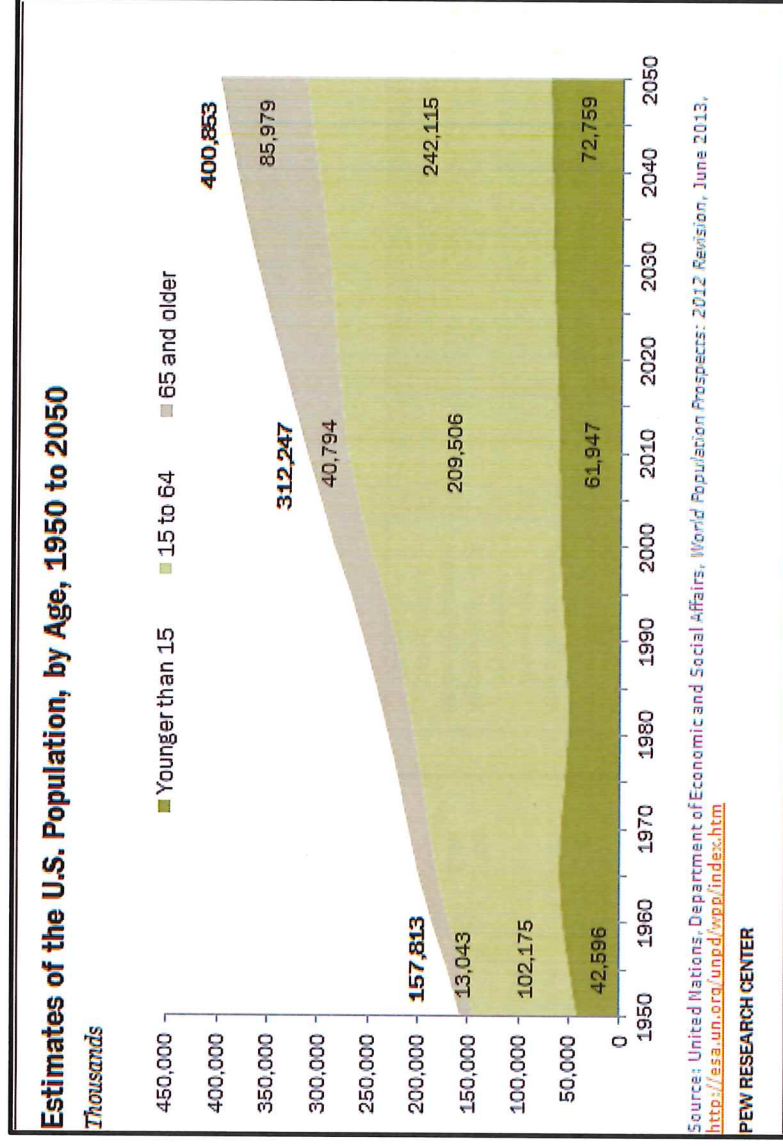
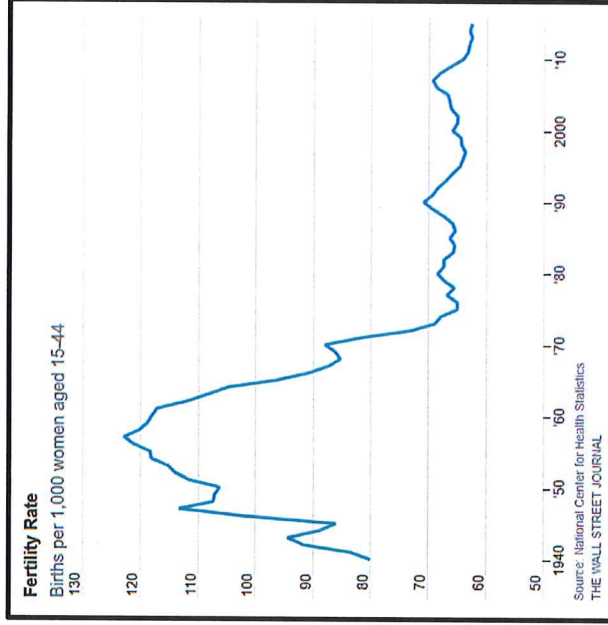
Source: Data for GFR obtained from National Center for Health Statistics and Heuser (1976); for completed fertility, U.S. Census Bureau, Current Population Survey; for TFR, National Center for Health Statistics.

PEW RESEARCH CENTER

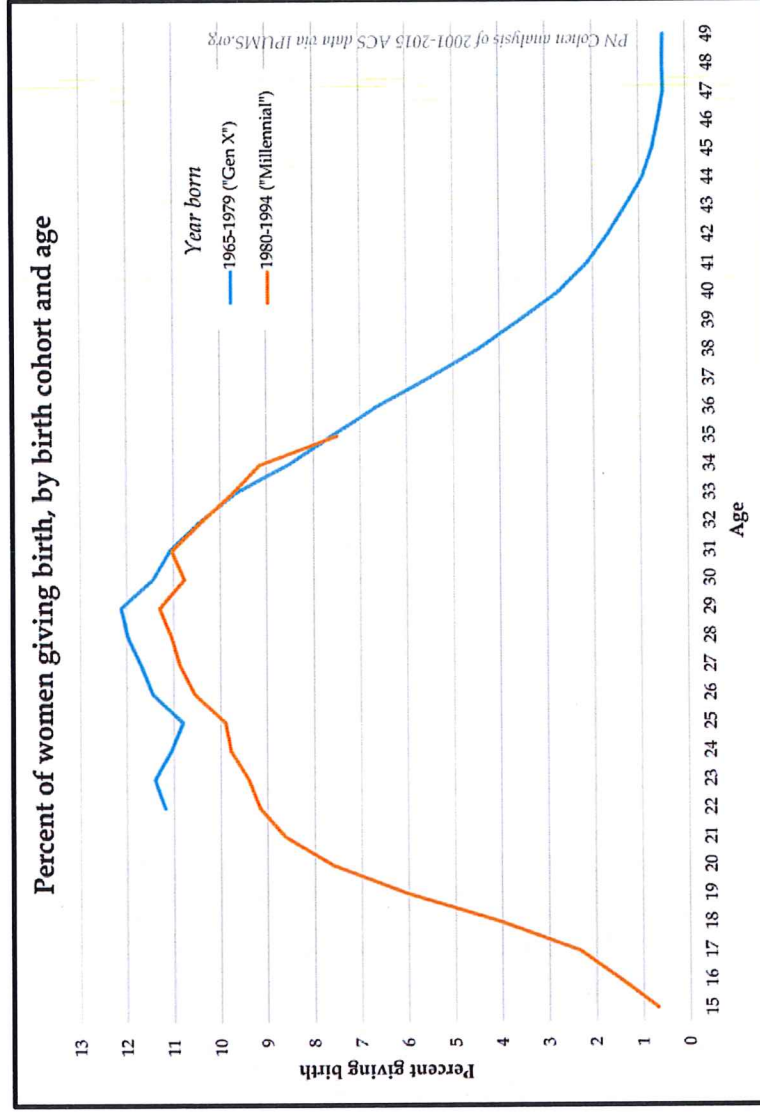
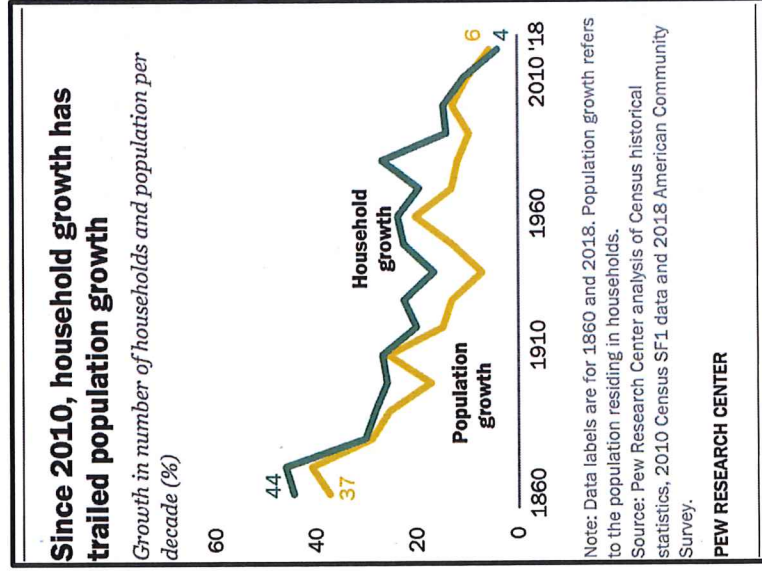
	Fertility Rate	Deaths	Births	Replacement Rate
Above Replacement	2.4	100	120	2.5 Births = Growth
Replacement	2.3	100	115	Stable
Replacement - USA	2.2	100	110	Stable
Below Replacement	2.1	100	105	Stable
United States	2.0	100	100	Decline
United States	1.73	100	82	-18 Births = Decline
Connecticut	1.57	100	73	-27 Births = Decline

The Dynamics of Demographics and Economic Development

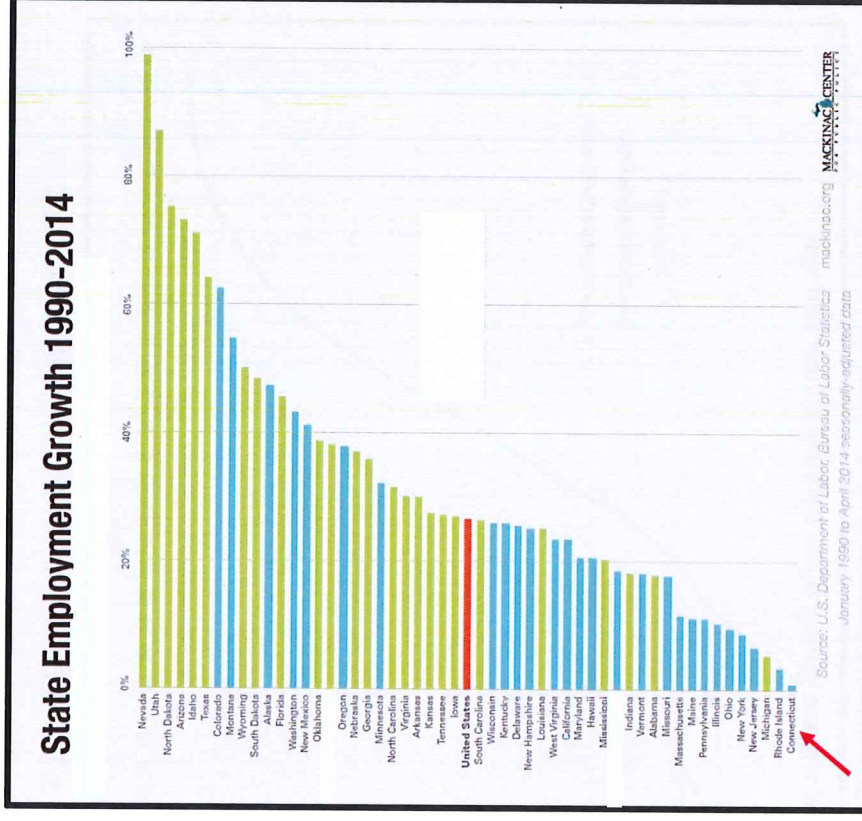
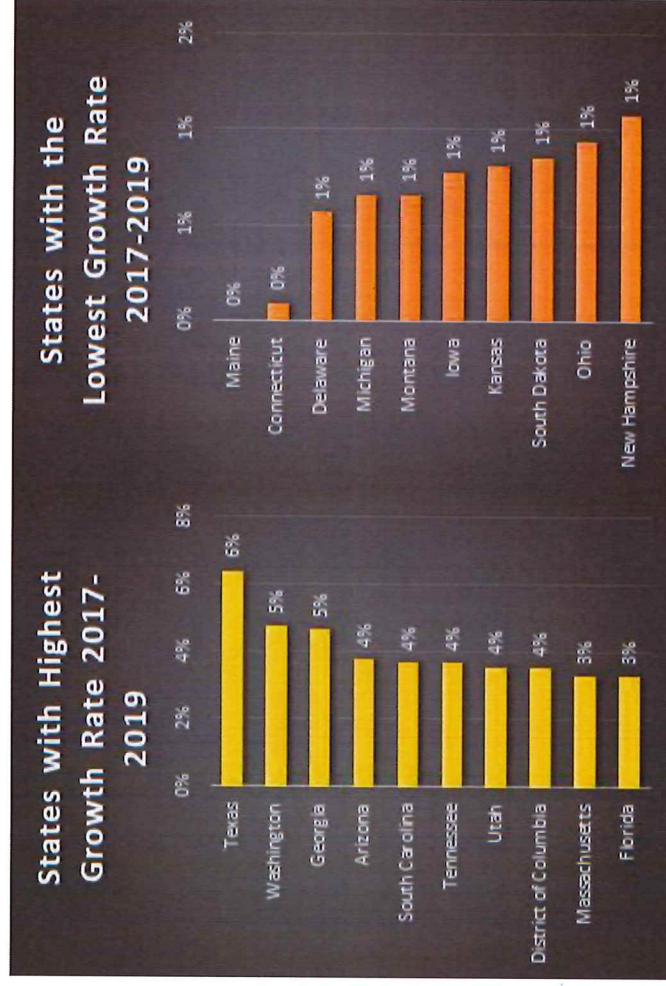
The United States will continue to age, and Connecticut is older and aging faster than the United States.



The Dynamics of Demographics and Economic Development



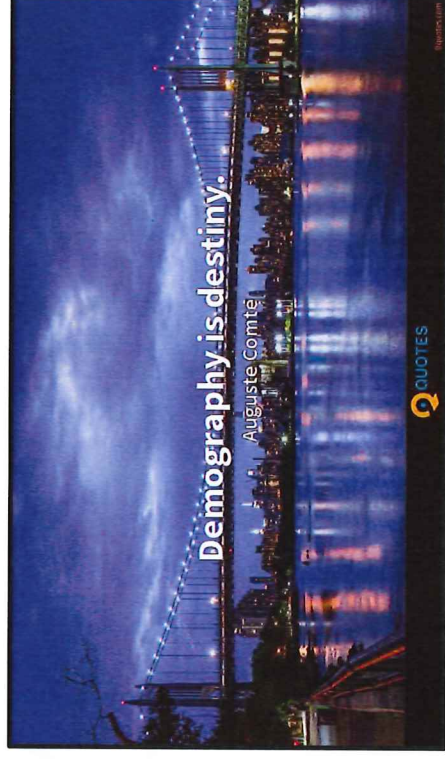
The Dynamics of Demographics and Economic Development



Micro Demographic Trends A Connecticut Perspective

The Dynamics of Demographics and Economic Development

If demographics are density, Connecticut should be concerned.



Demographics do not have to be Connecticut's destiny; *we can change what we are doing* and influence our demographic trends.

The Dynamics of Demographics and Economic Development

Connecticut's demand drivers are weak.

Job growth, the primary demand driver, has been mostly stagnant since 1990.

- From 1985 to 1990 (5 years) total employment increased by 105,700 and nonfarm employment increased by 103,400.
- From 1990 to 2020 (30 years) total employment increased by 130,400 and nonfarm employment increased by only 44,800.

From 1990 to 2020, Connecticut's population grew by only 318,828 persons or approximately 126,019 households (at 2.53 person per household).

During the same period, Connecticut's net gain in housing (after demolitions) was 194,365 units (or 1.64 persons per household).

STATE OF CONNECTICUT TOTAL EMPLOYMENT (Seasonally Adjusted)								
	1985	1990	1995	2000	2005	2010	2015	2020
Jan	1,614,600	1,720,300	1,657,800	1,721,200	1,687,700	1,712,600	1,788,400	1,850,700
Feb	1,617,700	1,725,000	1,655,700	1,724,800	1,690,500	1,715,000	1,789,800	1,846,200
Mar	1,619,100	1,728,800	1,652,300	1,726,800	1,694,100	1,718,400	1,790,300	1,842,200
Apr	1,619,200	1,731,300	1,648,400	1,727,200	1,698,400	1,722,600	1,789,700	1,669,700
May	1,618,800	1,732,500	1,645,000	1,726,300	1,703,100	1,727,400	1,788,300	1,671,100
Jun	1,619,300	1,732,200	1,643,000	1,724,800	1,707,800	1,731,400	1,786,300	1,675,500
Jul	1,621,900	1,731,000	1,642,800	1,723,400	1,711,600	1,734,100	1,784,100	1,681,900
Aug	1,627,000	1,729,100	1,643,900	1,722,500	1,714,600	1,735,700	1,782,500	1,687,700
Sep	1,633,900	1,726,500	1,645,700	1,721,900	1,717,500	1,736,100	1,781,600	1,691,400
Oct	1,641,100	1,723,600	1,647,300	1,721,200	1,720,900	1,736,000	1,781,800	1,692,700
Nov	1,647,100	1,720,900	1,648,300	1,720,000	1,724,700	1,735,800	1,783,000	1,691,800
Dec	1,651,100	1,719,000	1,648,900	1,718,000	1,728,800	1,735,800	1,784,800	1,691,000
Connecticut Department of Labor - Office of Research								
STATE OF CONNECTICUT NONFARM EMPLOYMENT (Seasonally Adjusted)								
	1985	1990	1995	2000	2005	2010	2015	2020
Jan	1,549,800	1,653,200	1,567,300	1,689,800	1,666,600	1,601,000	1,683,900	1,698,000
Feb	1,552,000	1,649,200	1,568,300	1,691,600	1,667,400	1,601,800	1,681,300	1,696,300
Mar	1,554,200	1,648,800	1,570,900	1,697,400	1,665,500	1,603,700	1,681,600	1,683,300
Apr	1,554,600	1,639,600	1,566,300	1,697,500	1,674,500	1,612,900	1,683,800	1,403,900
May	1,556,000	1,639,400	1,566,000	1,702,300	1,671,500	1,621,800	1,688,300	1,437,500
Jun	1,558,100	1,637,900	1,565,200	1,703,500	1,672,800	1,616,300	1,690,700	1,490,900
Jul	1,554,500	1,628,900	1,568,000	1,709,900	1,672,700	1,621,700	1,685,900	1,525,000
Aug	1,559,500	1,622,100	1,570,800	1,705,100	1,672,200	1,623,400	1,685,900	1,549,500
Sep	1,562,000	1,618,900	1,571,700	1,705,200	1,672,900	1,622,100	1,687,900	1,569,200
Oct	1,565,500	1,606,000	1,571,100	1,702,900	1,671,100	1,627,000	1,690,800	1,577,700
Nov	1,566,900	1,599,500	1,574,500	1,702,100	1,673,000	1,625,400	1,691,800	1,575,400
Dec	1,564,800	1,594,300	1,575,700	1,703,900	1,675,700	1,626,600	1,689,500	1,570,800
Connecticut Department of Labor - Office of Research								

The Dynamics of Demographics and Economic Development

TOTAL POPULATION	Population 2010	Population 2020	Population Change 2010-2020	% Change 2010-2020
Connecticut	3,574,097	3,605,944	31,847	1%
Fairfield County	916,829	957,419	40,590	4%
Hartford County	894,014	899,498	5,484	1%
Litchfield County	189,927	185,186	-4,741	-2%
Middlesex County	165,676	164,245	-1,431	-1%
New Haven County	862,477	864,835	2,358	0%
New London County	274,055	268,555	-5,500	-2%
Tolland County	152,691	149,788	-2,903	-2%
Windham County	118,428	116,418	-2,010	-2%

ADULT POPULATION	Population 2010	Population 2020	Population Change 2010-2020	% Change 2010-2020
Connecticut	2,757,082	2,869,227	112,145	4%
Fairfield County	689,810	743,170	53,360	8%
Hartford County	689,971	713,425	23,454	3%
Litchfield County	148,975	151,879	2,904	2%
Middlesex County	130,578	135,983	5,405	4%
New Haven County	669,503	690,994	21,491	3%
New London County	214,456	216,922	2,466	1%
Tolland County	121,807	123,584	1,777	1%
Windham County	91,982	93,270	1,288	1%

<18 POPULATION	Population 2010	Population 2020	Population Change 2010-2020	% Change 2010-2020
Connecticut	817,015	736,717	-80,296	-10%
Fairfield County	227,019	214,249	-12,770	-6%
Hartford County	204,043	186,073	-17,970	-9%
Litchfield County	40,952	33,307	-7,645	-19%
Middlesex County	35,098	28,262	-6,836	-19%
New Haven County	192,974	173,841	-19,133	-10%
New London County	59,599	51,633	-7,966	-13%
Tolland County	30,884	26,204	-4,680	-15%
Windham County	26,446	23,148	-3,298	-12%

NON-HISPANIC WHITE POPULATION	Population 2010	Population 2020	Population Change 2010-2020	% Change 2010-2020
Connecticut	2,757,082	2,869,227	-267,030	-10%
Fairfield County	606,716	552,125	-54,591	-9%
Hartford County	591,283	523,105	-68,178	-12%
Litchfield County	173,403	155,601	-17,802	-10%
Middlesex County	143,144	131,954	-11,190	-8%
New Haven County	582,384	509,688	-72,696	-12%
New London County	214,605	194,894	-19,711	-9%
Tolland County	133,589	120,021	-13,568	-10%
Windham County	101,138	91,844	-9,294	-9%

NON-HISPANIC ADULT POPULATION	Population 2010	Population 2020	Population Change 2010-2020	% Change 2010-2020
Connecticut	2,046,548	1,913,793	-132,755	-6%
Fairfield County	470,553	450,466	-20,087	-4%
Hartford County	481,437	441,908	-39,529	-8%
Litchfield County	138,339	131,221	-7,118	-5%
Middlesex County	115,151	112,302	-2,849	-2%
New Haven County	478,657	435,921	-42,736	-9%
New London County	173,964	164,712	-9,252	-5%
Tolland County	107,576	100,961	-6,615	-6%
Windham County	80,871	76,302	-4,569	-6%

NON-HISPANIC <18 POPULATION	Population 2010	Population 2020	Population Change 2010-2020	% Change 2010-2020
Connecticut	499,714	365,439	-132,275	-27%
Fairfield County	136,163	101,659	-34,504	-25%
Hartford County	109,846	81,197	-28,649	-26%
Litchfield County	35,064	24,308	-10,684	-30%
Middlesex County	27,993	19,652	-8,341	-30%
New Haven County	103,727	73,767	-29,960	-29%
New London County	40,641	30,182	-10,459	-26%
Tolland County	26,013	19,060	-6,953	-27%
Windham County	20,267	15,542	-4,725	-23%

The Dynamics of Demographics and Economic Development

SCHOOL DISTRICT ENROLLMENTS	2008	2021	Change	2021 % of 2008
Connecticut	574,848	513,079	-61,769	-10.8%
Chester	341	201	-140	-41%
Clinton	2,113	1,570	-543	-25.7%
Cromwell	2,000	1,989	-11	-0%
Deep River	389	218	-171	-46%
Durham (R-13)	2,156	1,440	-716	-33.2%
East Haddam	1,433	935	-498	-34.8%
East Hampton	2,087	1,824	-263	-12.6%
Essex	551	313	-238	-43.2%
Haddam (R-17)	2,562	1,849	-713	-27.8%
Killingworth (R-17)	2,562	1,849	-713	-27.8%
Lyme (R-18)	1,538	1,283	-255	-14.6%
Middlefield (R-13)	2,156	1,440	-716	-33.2%
Middletown	5,088	4,409	-679	-13.4%
Old Lyme (R-18)	1,538	1,283	-255	-14.6%
Old Saybrook	1,621	1,074	-547	-33.7%
Portland	1,433	1,279	-154	-10.7%
Westbrook	985	650	-335	-34%
LCTRV/COG	30,557	23,606	-6,947	-22.8%

MEDIAN POPULATION AGE	
United States	38.0
Connecticut	41.2
Chester	50.0
Clinton	46.6
Cromwell	43.7
Deep River	47.1
Durham	47.1
East Haddam	48.2
East Hampton	45.2
Essex	54.6
Haddam	48.3
Killingworth	48.0
Lyme	51.7
Middlefield	48.4
Middletown	37.0
Old Lyme	52.7
Old Saybrook	51.8
Portland	46.4
Westbrook	54.2
LCTRV	46.6*

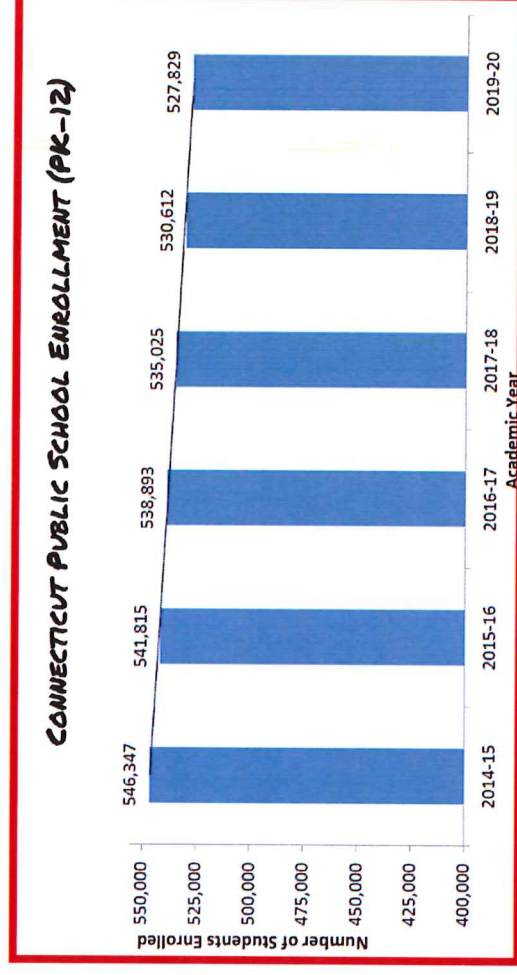
Education Costs

- Increasing education costs are not driven by enrollments.
- Increased cost are primarily driven by healthcare, transportation, salaries, mandates, and utilities.
- Per pupil cost increases are a factor of both the above-mentioned cost increases and declining enrollments—fixed costs spread across fewer pupils.
- New housing is not the driver of enrollments or education costs.

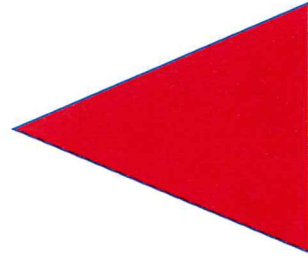
The Dynamics of Demographics and Economic Development

Hartford Region – Historic Case Study

- In 1970 the Capitol Region (Hartford & 28 surrounding towns) had 249,229 persons between age 0-19 (school age population) or 37.2% of the region's population.
- In 2000, the 0-19 age cohort declined to 195,943 persons or 27.1% of the region's population.
 - That is a 21.5% decline in the 0-19 age cohort—equals a loss of 53,286 school-age children.
- From 1970 to 2000 the Capitol Region added 81,802 new housing units to the housing stock (while school age children declined by 53,286 persons).
- If new housing was the driver of school age children, the Region should have gained school age children, not lost 0.65 school age children for every new housing unit added.



The Dynamics of Demographics and Economic Development



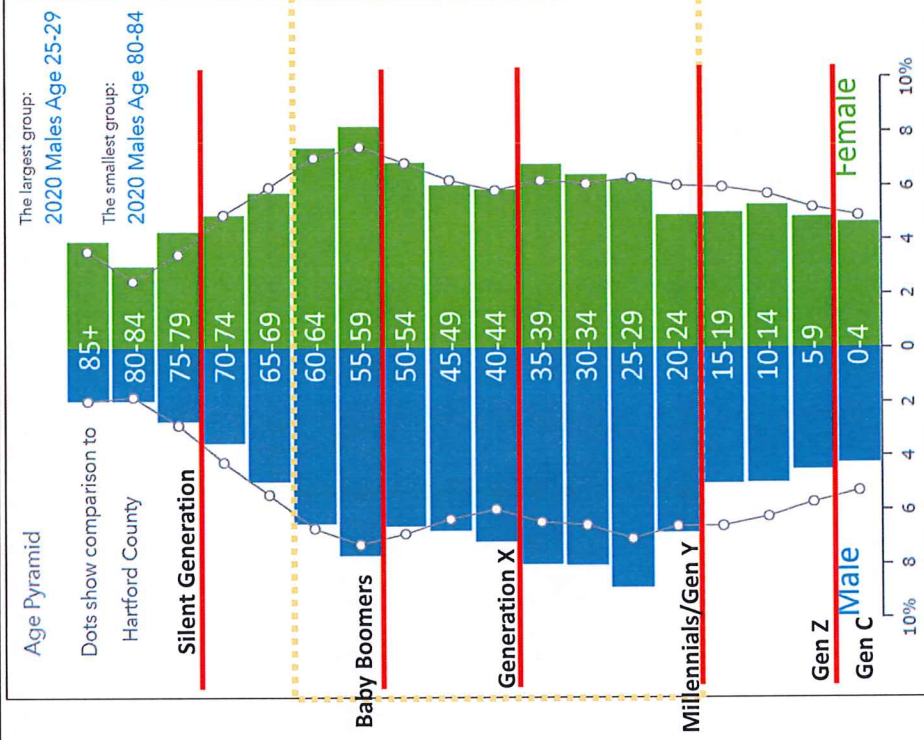
Connecticut Age Structure 2020 (2030)

Age	Population	Percent	
Under 5 years	180,598	5.1%	
5 to 9 years	193,466	5.4%	
10 to 14 years	216,194	6.1%	
15 to 19 years	238,670	6.7%	
20 to 24 years	239,939	6.7%	
25 to 34 years	444,509	12.5%	
35 to 44 years	426,967	12.0%	
45 to 54 years	480,565	13.5%	
55 to 59 years	258,972	7.3%	
60 to 64 years	256,375	7.2%	
65 to 74 years	352,559	9.9%	
75 to 84 years	187,950	5.3%	
85 years and over	88,523	2.5%	
Median age (years)	41.2	(X)	

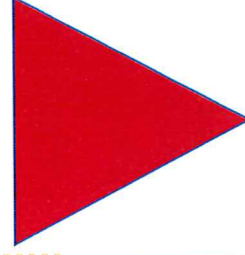
30% of Population
26% of Population

38% of Population
26% of Population

32% of Population
48% of Population



- Census 2010 to 2020
- Total Population = -6%
 - Total Adult Pop. = -4%
 - Total <18 Pop. = -14%
- Non-Hispanic White
- Total Population = -14%
 - Total Adult Pop. = -10%
 - Total <18 Pop. = -29%



The Dynamics of Demographics and Economic Development

Real Property Market Demand Drivers

Jobs (Employment): Growth in jobs drives demand for residential, commercial, and industrial space.

Connecticut = **Stagnant**

Population: Growth in population drives demand for residential and commercial space.

Connecticut = **Anemic**

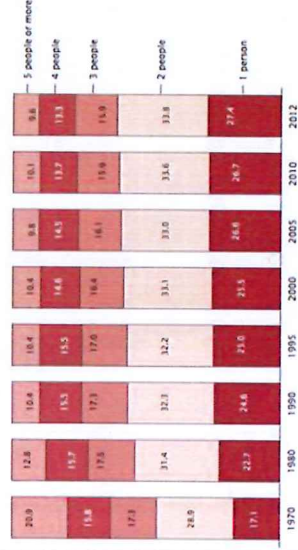
Household Formations: Growth in the number of households—new household formations—drives demand for residential and commercial space.

Connecticut = **Modest Growth**

Income, Household and Per Capita: Income growth drives the price point of where demand is realized.

Connecticut = **Anemic**

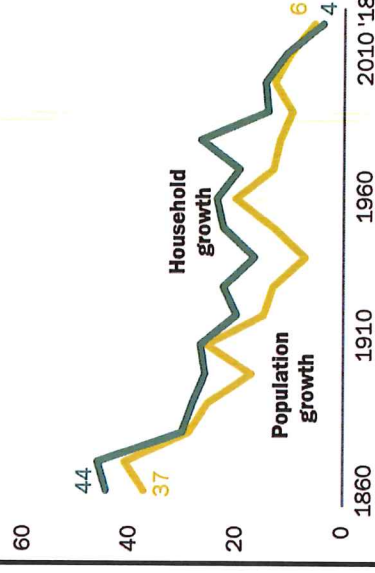
Figure 3.
Households by Size, 1970 to 2012: CPS
(in percent)



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplements, selected years, 1970 to 2012.

Since 2010, household growth has trailed population growth

Growth in number of households and population per decade (%)

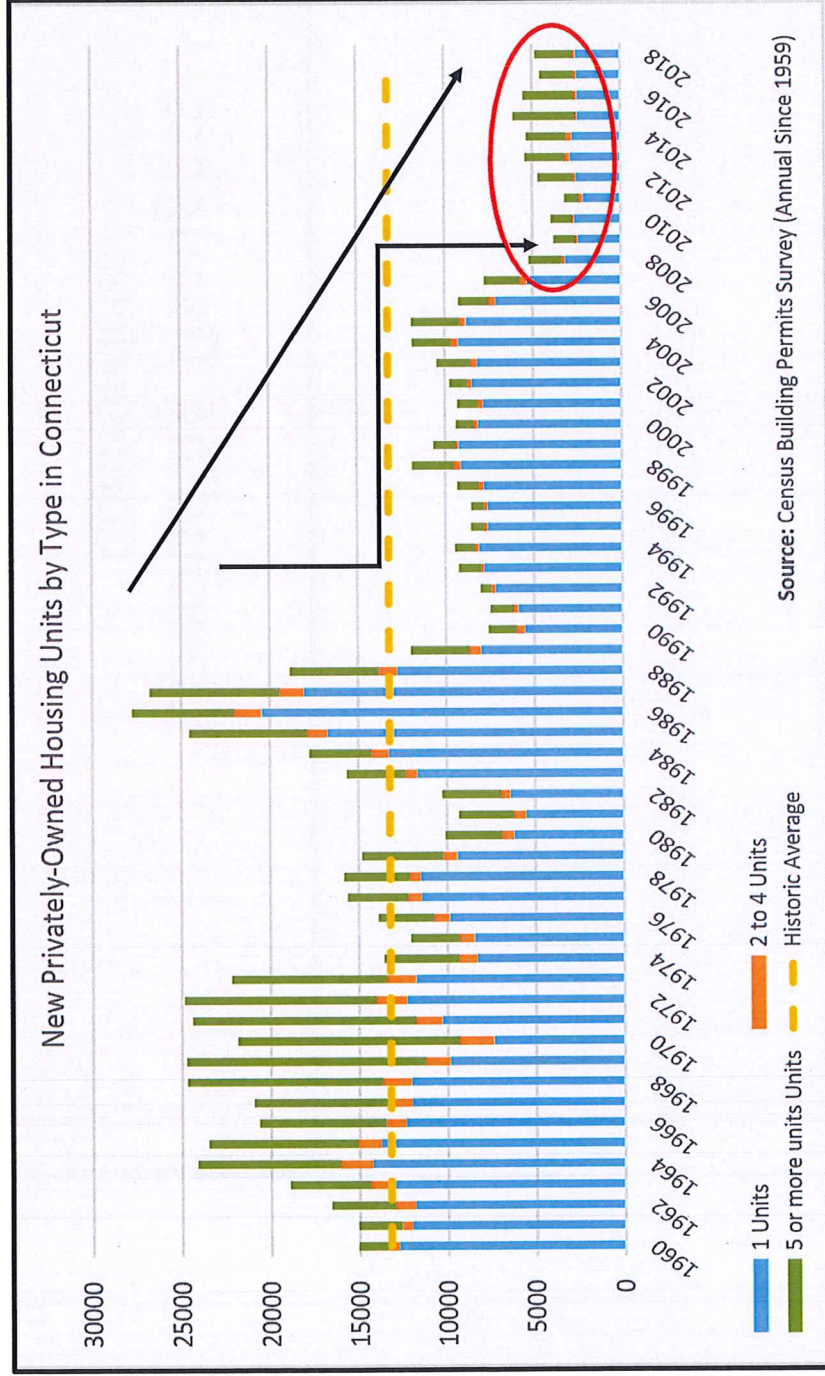


Note: Data labels are for 1860 and 2018. Population growth refers to the population residing in households.

Source: Pew Research Center analysis of Census historical statistics, 2010 Census SF1 data and 2018 American Community Survey.

PEW RESEARCH CENTER

The Dynamics of Demographics and Economic Development



Demand Drivers – Jobs

- 1985 to 1990 (5 years) nonfarm employment increased by 103,400.
- 1990 to 2020 (30 years) nonfarm employment increased by only 44,800.
- 1990 to 2020 (30 years) population grew by only 318,828 persons.

1950	2,007,280	17.4%
1960	2,535,234	26.3%
1970	3,031,709	19.6%
1980	3,107,576	2.5%
1990	3,287,576	5.8%
2000	3,405,565	3.6%
2010	3,574,097	4.9%
2020	3,605,944	0.9%

Concluding Thoughts Connecticut

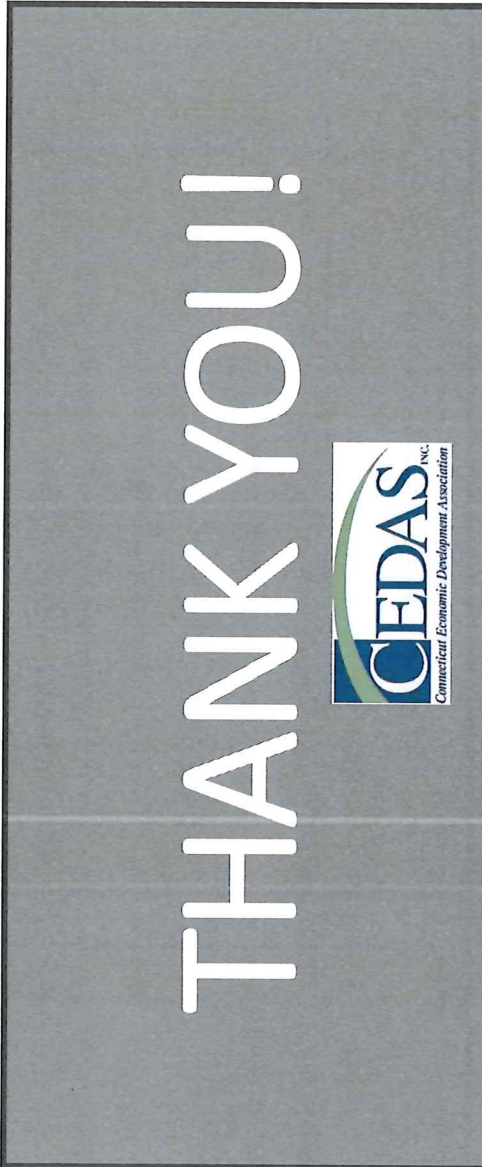
The Dynamics of Demographics and Economic Development

Connecticut

- A slow-to-no-growth state for 30 years—slow moving variables of change are hard to notice in real time.
- Household formations have masked our economic and population stagnation—CT now on the threshold of decline.
- CT cannot sustain continued stagnant job and anemic population growth—2030 demographic forecast is not good.
- Real Estate Market Demand
 - Housing: driven by household formations and changing household structure—now slowing
 - Commercial office: driven by healthcare for an aging population—not job growth
 - Retail: driven by contracting per sq. ft. returns and changes in consumer behaviors
 - Industrial: driven by ecommerce and distribution

To change our demographic destiny, we must embrace:

- Change—whatever it may be
- Growth—in all its forms
- Development—in all its forms
- Housing—rental, multi-family, and affordable
- Young persons and young households
- Family households with children—regardless of school enrollments
- Immigrants, ethnic, and racial diversity
- Minority businesses



THANK YOU!

GOMAN+YORK
PLANNING AND DESIGN

Professional Experience: Dr. Donald Poland, AICP

Dr. Poland is a geographer, planner, and community strategist whose work focuses on assisting communities to compete for wealth and investment through strategic market, land use, and planning interventions that build community confidence, foster pride in place, create governance capacity, and grow market demand. With twenty-four years experience the public, private, non-profit, and academic sectors, Dr. Poland offers a unique perspective and approach to addressing the social, economic, and governance challenges of creating and maintaining resilient, vibrant, and prosperous communities.

Education

- Doctor of Philosophy (PhD), Geography. *Cities and Urbanization*. University College London (UCL). 2016
- Master of Science (MS), Geography with concentration in city planning. CCSU, Geography Department. 1999
- Bachelor of Arts (BA), Geography & Psychology. CCSU. 1995

University Teaching

- Trinity College, Urban Studies. Visiting Associate Professor (2015-16 and 2020 - present).
- CCSU Geography Department, Lecturer (2009 - present)
- UCONN Urban Studies, Lecturer (2010 - present)

Personal

- A licensed private pilot, he lives in Stafford Springs, and likes to spend time at his second home in the Maine North Woods with his life-partner Alison and their furry kids (Bowie, Skye & Brixton).

Selected Achievements

- Consultancy work spans 18 states and over 100 communities.
- Extensive work on post-Katrina planning, land use, and redevelopment strategies in St. Bernard Parish, Louisiana.
- Accepted as an expert witness in land use planning, neighborhood redevelopment, and community development in the US District Court, Eastern District of Louisiana.
- Prepared an economic investment strategy for the City of Oswego, NY that was instrumental the City receiving a \$10 million Downtown Revitalization Grant.

Affiliations

- American Planning Association (Past-President, CT Chapter)
- American Institute of Certified Planners
- American Association of Geographers