



GOMAN+YORK
ADVISORY SERVICES

Housing Characteristics and Income Comparison:
East Lyme and Neighboring Communities
September 06, 2022

East Lyme: Neighboring Town Comparison

Affordable Housing Appeals List (2021)

	2010 Housing Units	2021 Gov. Assisted	2021 Tenant Rental Assistance	2021 CHFA Mortgages	2021 Deed Restricted	2021 Total Assisted	2021 Percent Affordable
East Lyme	8,456	396	19	86	19	520	6.15%
Old Lyme	5,021	64	2	14	3	83	1.65%
Lyme	1,223	0	0	5	8	13	1.06%
Salem	1,635	0	4	30	0	34	2.08%
Montville	7,407	81	54	247	0	382	5.16%
Waterford	8,634	213	33	239	0	485	5.62%

Number of Bedrooms (2020 Estimates)

	East Lyme	Old Lyme	Lyme	Salem	Montville	Waterville
No bedroom	68 (0.8%)	41	0	0	28	74
1 bedroom	719 (8.4%)	330	69	161	480	626
2 bedrooms	2,144 (24.9%)	953	166	156	1,709	2,296
3 bedrooms	3,357 (39.0%)	1,831	567	884	3,139	3,484
4 bedrooms	1,900 (22.1%)	1,291	229	511	1,824	1,874
5 or more bedrooms	422 (4.9%)	361	91	65	165	230

Housing Value and Income (2020 Estimates)

	East Lyme	Old Lyme	Lyme	Salem	Montville	Waterford
Median Sales Value	\$317,100	\$395,800	\$538,700	\$306,900	\$212,300	\$251,300
Median Rent	\$1,320	\$1,404	\$1,303	\$1,394	\$1,110	\$1,365
Household Income	\$96,023	\$105,417	\$106,667	\$104,725	\$80,765	\$90,670
Family Income	\$125,000	\$141,643	\$138,625	\$114,531	\$96,731	\$106,983
Married Couple	\$139,771	\$149,306	\$146,563	\$132,629	\$104,259	\$119,263
Nonfamily	\$52,722	\$43,833	\$46,683	\$66,082	\$44,366	\$50,351

Housing Occupancy (2020 Census)

	East Lyme	Old Lyme	Lyme	Salem	Montville	Waterford
Total housing units	8,610	4,988	1,220	1,719	7,402	8,873
Occupied housing units	7,361 (85.5%)	3,278	1,038	1,599	6,928	8,205
Vacant housing units	1,249 (14.5%)	1,710	182	120	474	668
Owner vacancy rate (%)	0.4	1.0%	0.5%	1.3%	0.4%	1.0%
Renter vacancy rate (%)	1.0	5.3%	9.6%	0.0%	2.8%	5.4%

Owner- Renter-Occupied Housing (2020 Estimates)

	East Lyme	Old Lyme	Lyme	Salem	Montville	Waterford
Occupied housing units	7,361	3,162	988	1,777	6,728	7,940
Owner-occupied	5,360 (72.8%)	2,578	866	1,652	5,502	6,306
Renter-occupied	2,001 (27.2%)	584	122	125	1,226	1,634
Av. household size - owner-occ. unit	2.48	2.45	2.44	2.51	2.61	2.36
Av. household size - renter-occ. unit	1.83	1.78	2.47	2.15	2.38	2.15

Housing Characteristics (2020 Estimates)

	East Lyme	Old Lyme	Lyme	Salem	Montville	Waterford
Total housing units	8,610	4,807	1,122	1,777	7,345	8,584
1-unit detached	6,707 (77.9%)	4,170 (86.7%)	1,095	1,576	5,950	7,120
1-unit attached	270	30	15	32	110	395
2 units	248	298	12	35	167	222
3 or 4 units	324	195	0	8	222	115
5 to 9 units	234	7	0	40	141	328
10 to 19 units	331	35	0	86	165	110
20 or more units	453	10	0	0	72	135
Mobile home	43	62	0	0	518	159
Boat, RV, van, etc.	0	0	0	0	0	0



THANK YOU!

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*. UCL (University College London). 2016
- Master of Science (MS), Geography/Planning. CCSU 2000
- Bachelor of Arts (BA), Psychology & Geography. CCSU 1995

Selected Achievements

- Consultancy work spans 19 states and 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.
- Prepped an economic investment strategy for the City of Oswego, NY that was instrumental the City receiving a \$10 million Downtown Revitalization Grant.

