

Plan of Conservation and Development Update

Public Listening Session

Town of Portland

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Agenda

- Introduction
- Plan of Conservation and Development (PoCD) Overview
 - What is a PoCD
 - Current Statistics and Demographics
- Breakout Sessions
 - Economic Development
 - Housing
 - Riverfront/Downtown
 - Conservation
 - Infrastructure/Town Facilities/Schools
- Open Dialogue/Feedback



Introduction



Connecticut based Planning specializing in Comprehensive & Master Planning, Municipal Staff and Commission Support, Project Planning and Permitting, and Regulation and Policy Development.

John Guskowski,
FAICP, CZEO, LEED AP
Principal



Michael D'Amato,
AICP, CZEO
Principal



Robin Newton,
AICP, CZEO
Senior Planner



Jeremy DeCarli
AICP, CZEO
Senior Planner



Johnell Clarke
Associate Planner



Zoe Chatfield
Associate Planner



Manuel Medina
Associate Planner



What is a Plan of Conservation and Development?



A strategic and comprehensive document that provides guidance for the future growth and development of a municipality as it makes decisions about land purchases, infrastructure investments, and zoning changes.



An opportunity to participate in a town-wide planning effort, to tell local leaders what they like about Portland, what needs improvement, and what the town should prioritize to make it the most prosperous community it can be.



Sets forth the policies, procedures, and guidance that will impact the way community members live, work, and play in Portland.



What are the PoCD Requirements?



Governed by
Connecticut General
Statute 8-23



At a minimum, the PoCD must consider:

- Future land use;
- Affordable housing;
- Protection and preservation of drinking water supplies;
- Cluster development and soil types;
- Physical, social, economic, and governmental conditions and trends;
- Community needs;
- Energy;
- Protection and preservation of agricultural resources;
- Sea level concerns; and
- Technology needs of the municipality

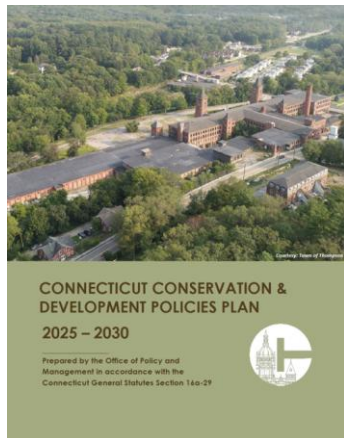


Must be updated at least
every 10 years to remain
eligible for grant funding

Consistency with State and Regional Plans



- Plan must be reviewed for Consistency with both the regional plan of the Lower Connecticut River Valley Council of Governments (RiverCOG) and Connecticut Conservation and Development Policies Plan (State Plan)
- Inconsistencies must be noted



Portland Statistics



General

Current Population:

9,421

Median Age:

41



Income

Median Household Income:

\$118,955

Poverty Rate:

5%



92% of residents speak English at home

2% of residents speak Spanish at home



Educational Attainment

High School Only: 17%

Associates Degree: 9%

Bachelor's Degree: 32%

Master's Degree or Higher: 18%



Housing

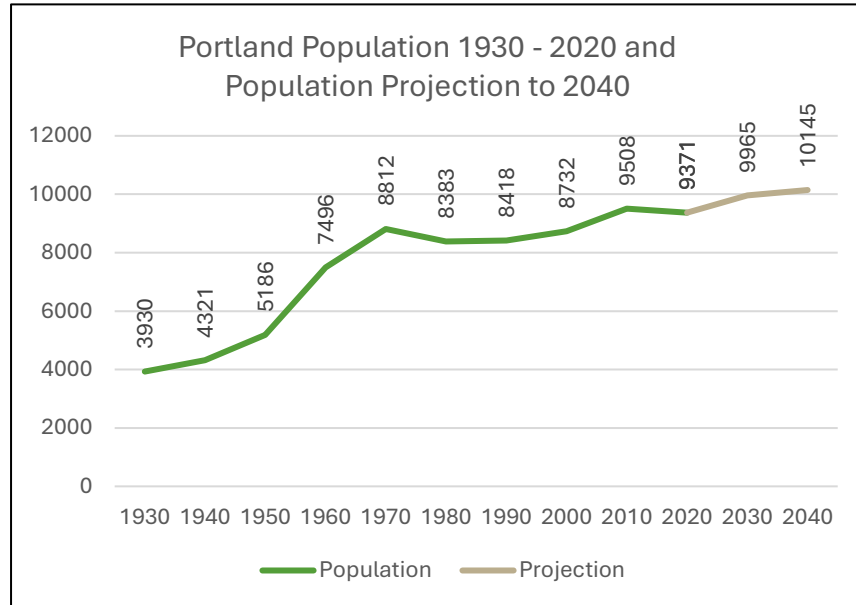
Median Home Value: \$305,800

Median Rent: \$1,115

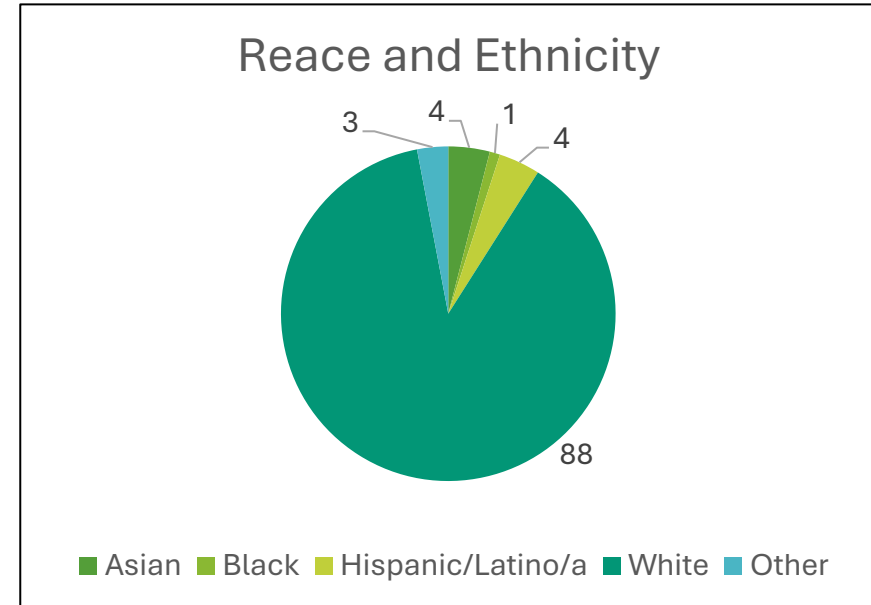
Housing Units: 3,961

Owner-Occupied 82%

Portland Demographics



Portland is expected to continue growing, slowly.

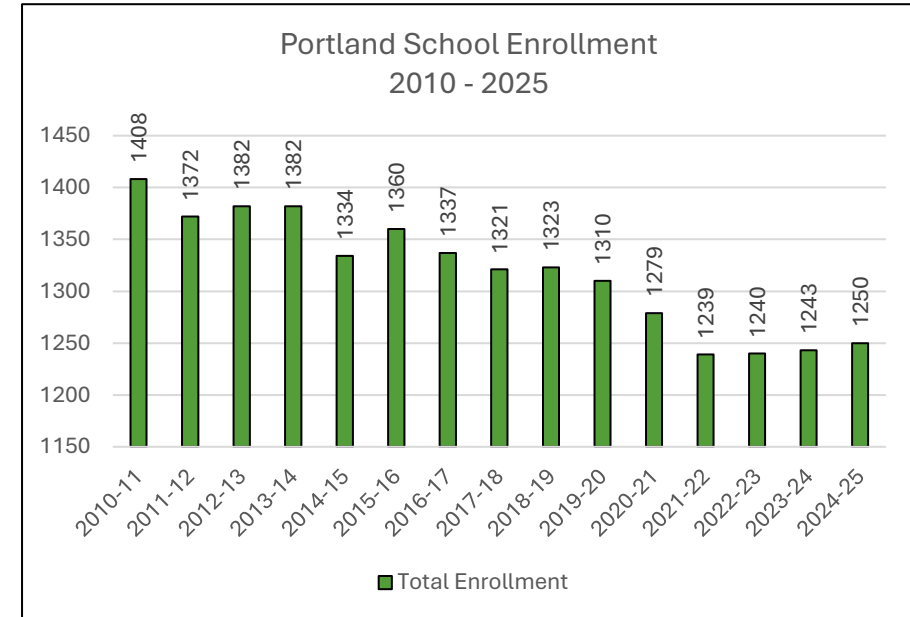
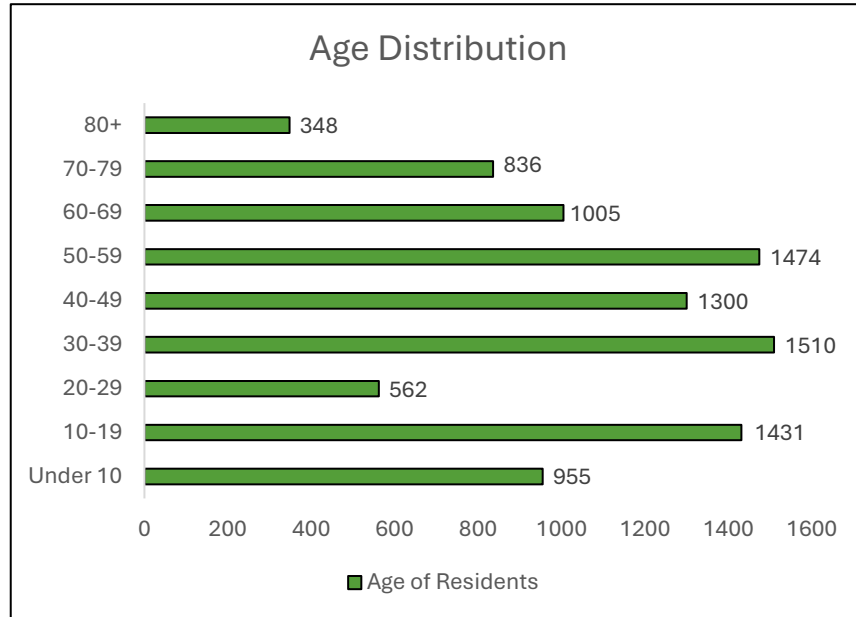


Portland is getting more diverse

- The share of individuals identifying as white has dropped from 92% in 2016 to 88% in 2024



Portland Demographics



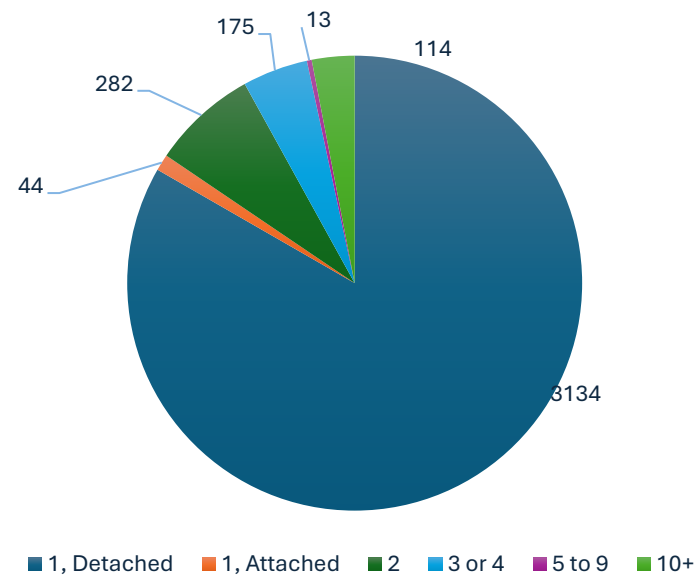
Housing Statistics

Housing Unit Room Count

Source (2023 ACS 5-Year Estimate)

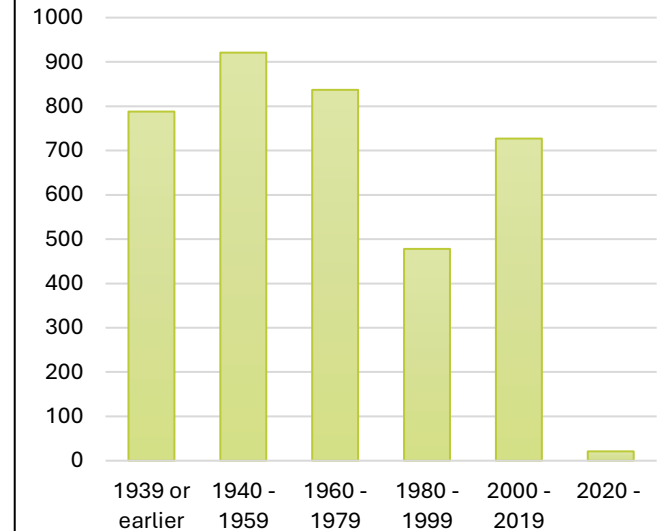
	No. of Units	% Total
Total Unit Count	3762	100%
Total Room Count Per Unit		
1 Room	0	0.0%
2 or 3 Rooms	242	6.4%
4 or 5 Rooms	1187	31.6%
6 or 7 Rooms	1486	39.5%
8 or More Rooms	847	22.5%
Total Bedroom Count Per Unit		
1 Bedroom	347	9.3%
2 or 3 Bedrooms	2541	67.5%
4 + Bedrooms	874	23.2%

Number of Housing Units in Structure



Housing Unit Year of Construction

Source: 2023 ACS and CT Data Collaborative



Affordable Housing

Affordable Housing

According to **Connecticut General Statute § 8-30g**, *affordable housing* is defined as housing that is:

- Either government-assisted (through programs that subsidize housing),
- Or sold or rented at prices that are affordable to low- or moderate-income households.

More specifically, it applies to households earning no more than:

- 80% of the area median income (AMI) for the housing region, or
- 60% of AMI for rental housing, depending on the type of unit.

To qualify under § 8-30g, a development must have at least 30% of its units designated as affordable, meeting those income and cost guidelines, and the affordable units must deed-restricted for a minimum of 40 years.

Portland lies within the Hartford – West Hartford - East Hartford area. In 2025 80% AMI for a family of 4 is \$101,280.

Example: 2 Bedroom Unit and 4 Person Household	Total/Year	Total/Month
Area Median Income (AMI)	\$126,600	\$10,500
Median income level per household in the surrounding market/area		
80% AMI	\$101,280	\$8,440
80% of the Median income listed above		
30% of 80% of AMI	\$30,384	\$2,532
Maximum non-burdened budget for housing		
120% of HUD Fair Market Rate	\$23,803	\$1,984

Source: Hud 2025 Fair Market Rates, 2BR - Hartford-West Hartford
HMFA (Rent/Mortgage + Utilities)



Affordable Housing

Cost – Burdened Household

A cost-burdened household is one that spends more than 30% of its annual household income on housing costs including mortgage/rent, and utilities.

ALICE Household

Asset **L**imited, **I**ncome **C**onstrained, **E**mployed households are those that are fully employed and able to meet all their financial responsibilities but are living paycheck-to-paycheck. These are households that would not be able to sustain a financial emergency and would have to make difficult decisions about what bills get paid. According to the United Way, these households often include family members who need care and assistance, including two householders working full-time, and are often in jobs where wages are not keeping up with the rising cost of living.

Affordable Housing Units in Portland

Type of Affordable Unit	2024	2020
Total Unit Count	4,128	4,077
Gov't Assisted Units	120	185
Rental Assistance Units	96	94
Single Family CHFA/USDA Mortgages	69	70
Deed Restricted Units	0	0
Percentage Affordable	6.90%	8.56%

Source: CT Dept. of Housing Affordable Housing Appeals List

Cost-Burdened Households

Owners: 23%

Renters: 47%

ALICE Households

29%



Economic Activity



Total Active Business: 721

March 2025

Key Employers

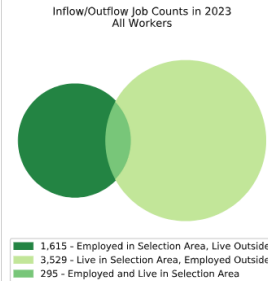
1	Birdon
2	Specialty Lighting Group
3	Airex Rubber Products
4	Jarvis Airfoil
5	Standard Knapp

Industry	Jobs	Share of Industry
Government	874	
<i>Local Government</i>		72%
Retail Trade	617	
<i>Gasoline Stations & Fuel Dealers</i>		29%
Accommodation & Food Services	394	
<i>Food Services & Drinking Places</i>		93%
Health Care & Social Assistance	390	
<i>Nursing & Residential Care Facilities</i>		87%
Manufacturing	319	
<i>Transportation Equipment Mfg</i>		41%

Source: Advance CT 2025 Town Profile



Commuting Patterns



Inflow/Outflow Job Counts (Private Primary Jobs)

	2023 Count	Share
Employed in the Selection Area	1,910	100.0%
Employed in the Selection Area but Living Outside	1,615	84.6%
Employed and Living in the Selection Area	295	15.4%
Living in the Selection Area	3,824	100.0%
Living in the Selection Area but Employed Outside	3,529	92.3%
Living and Employed in the Selection Area	295	7.7%

[Reset Highlighting](#)



Top Employment Destinations for Portland Residents (2023)

Destination	Count	Share
Middletown	479	12.5%
Hartford	939	10.3%
Portland	231	6.0%
East Hartford	158	4.1%
New Haven	113	3.0%
Meriden	90	2.4%
New Britain	89	2.3%
Glastonbury	64	1.7%
West Hartford	60	1.6%
North Haven	54	1.4%
All Others	2,093	54.7%



Fiscal Indicators



Municipal Revenue

Total Revenue	\$39,321,587
Property Tax Revenue	\$29,986,582
<i>per capita</i>	\$3,180
<i>per capita, as % of state avg.</i>	97%
Intergovernmental Revenue	\$7,536,180
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$37,981,755
Educational	\$24,973,935
Other	\$13,007,820

Grand List

Equalized Net Grand List	\$1,396,249,653
<i>per capita</i>	\$148,080
<i>per capita, as % of state avg.</i>	83%
Commercial/Industrial Share of Net Grand List	11%
Actual Mill Rate	35.01
Equalized Mill Rate	21.47

Municipal Debt

Moody's Rating (2024)	Aa3
S&P Rating (2024)	AA+
Total Indebtedness	\$13,707,141
<i>per capita</i>	\$1,454
<i>per capita, as % of state avg.</i>	50%
<i>as percent of expenditures</i>	36%
Annual Debt Service	\$2,523,476
<i>as % of expenditures</i>	7%

Source: CT OPM, FY 2021-22



Breakout Sessions



15 Minutes at Each Station

1. Economic Development
2. Housing
3. Riverfront/Downtown
4. Conservation/ Open Space
5. Infrastructure/ Town Facilities/ Schools

At each station, please tell us:

1. What IS working
2. What IS NOT working
3. What would you like to see more of (and where)?
4. Anything else we should know about that topic!

Comments and Questions

Your Feedback is needed!



PoCD Survey is Open!

www.surveymonkey.com/r/portlandpocd



Next Steps



Stay up to date on the website!

<https://tyche.mysocialpinpoint.com/town-portland>

- Drafting is in progress
- Goals and Action Items will be updated to reflect feedback
- Visit us at events this spring (egg hunt, others)
- Public Hearing – Late Summer
- Adoption – Late Summer/Early fall

