

6. COMMUNITY FACILITIES

6.1. Introduction

A principal function of local government is to provide the infrastructure and community facilities which allow for the sustained use and enjoyment of private property in the community. The availability, condition, capacity and cost of municipal infrastructure determine land-use mix and density and are key ingredients in defining the local quality of life. This chapter surveys the physical aspect of serving these functions through programs administered in town-owned facilities. Each of the functional service areas will be examined in light of existing programs, utilization levels and facilities. Functional areas include: police and fire departments, town offices, libraries, schools, and senior and youth services. Figure 11: Community Facilities locates town and school district properties.

COMMUNITY FACILITIES GOALS:

East Hartford should provide community facilities and services which respond to residents' needs in a timely, efficient and cost-effective manner.

Effectively manage and control stormwater drainage to minimize hazards to property and the public and protect East Hartford's built and natural environment.

6.2. Existing Conditions

6.2.1. Water System

The Metropolitan District Commission (MDC) provides the Town of East Hartford's entire water supply system. The MDC is a nonprofit municipal corporation chartered by the Connecticut General Assembly in 1929 to provide potable water and sewerage services on a regional basis. Today, the MDC provides quality water supply, water pollution control, mapping and household hazardous waste collection to eight member municipalities in the Greater Hartford Region, including East Hartford. Figure 12 identifies the streets currently served by the water system. MDC has the ability to provide all of its East Hartford customers with the water they require.

6.2.2. Sanitary Sewer System

The MDC also maintains sanitary sewerage systems that provide service throughout the Town. Figure 13 identifies the location of streets served by the sanitary sewer system. The MDC's existing system has the capacity to extend its service to all undeveloped areas in East Hartford. The Town should ensure that MDC receives a copy of this POCD for review so it can coordinate the necessary infrastructure improvements to accommodate future growth.

6.2.3. Storm Sewer System

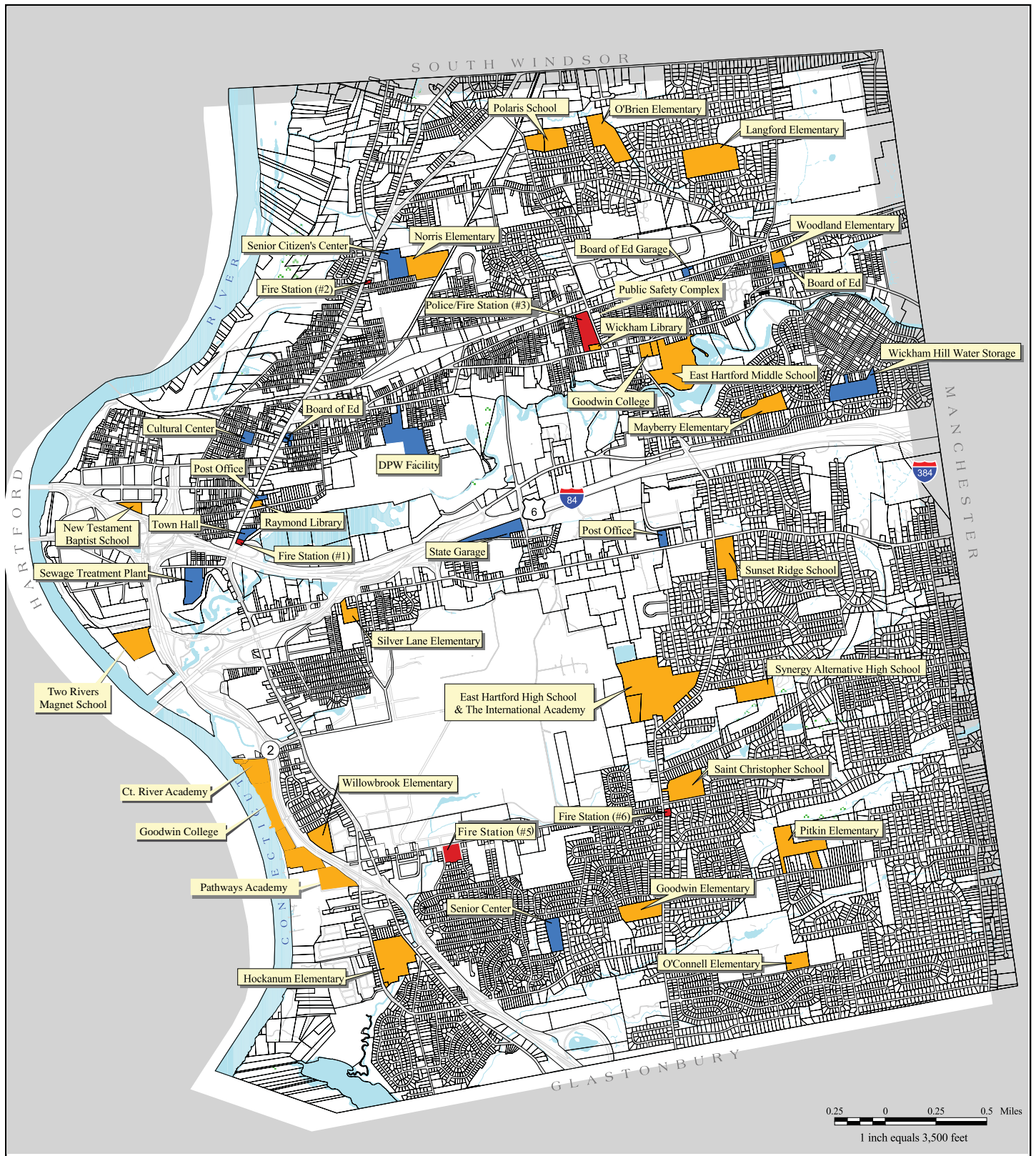
In its entirety, the Town of East Hartford's storm sewer system has not been formally inventoried or assessed since 1980. The absence of an updated version of this study leaves the Town without an updated list and summary of existing drainage conditions. With increasing State and Federal mandates for local comprehensive plans and reviews concerning stormwater quality improvement efforts, the Town should undertake a comprehensive inventory of the Town's drainage and storm sewer system in order to develop a plan that would meet federal and state regulations.

The Town owns and maintains a network of earthen embankments that the U.S. Army Corps of Engineers built in the 1930s and upgraded in the 1990s, as well as three stormwater pumping stations that pump water over the embankments during heavy rainstorms. While gravity allows the water to flow into the Connecticut River when its water level is low, high river level conditions (usually during the early spring when the northern snow melt makes its way to the local watercourses) prevent this gravity-driven flow and require that the water be pumped over the embankment.

After Hurricane Katrina, the Corps began to re-evaluate their built dike systems around the country for structural vulnerabilities that were exposed by the hurricane. In 2007, the Corps notified the Town that the dike system, which was previously deemed acceptable, had similar issues to those that caused the dikes in New Orleans to collapse during Katrina. The Corps required East Hartford to begin the process of maintenance and facility corrections. Since then, the Town has appropriated funds for repair process and has received passing marks on the upkeep of the dikes. However, further work is needed, and the Town should continue to fund this project. If the dikes fail inspection and are de-certified by the Corps, the Town – as well as more than 1,000 residents and business in the flood zone – would be ineligible for federal assistance from the Federal Emergency Management Agency (FEMA) if the embankments failed during a flood.

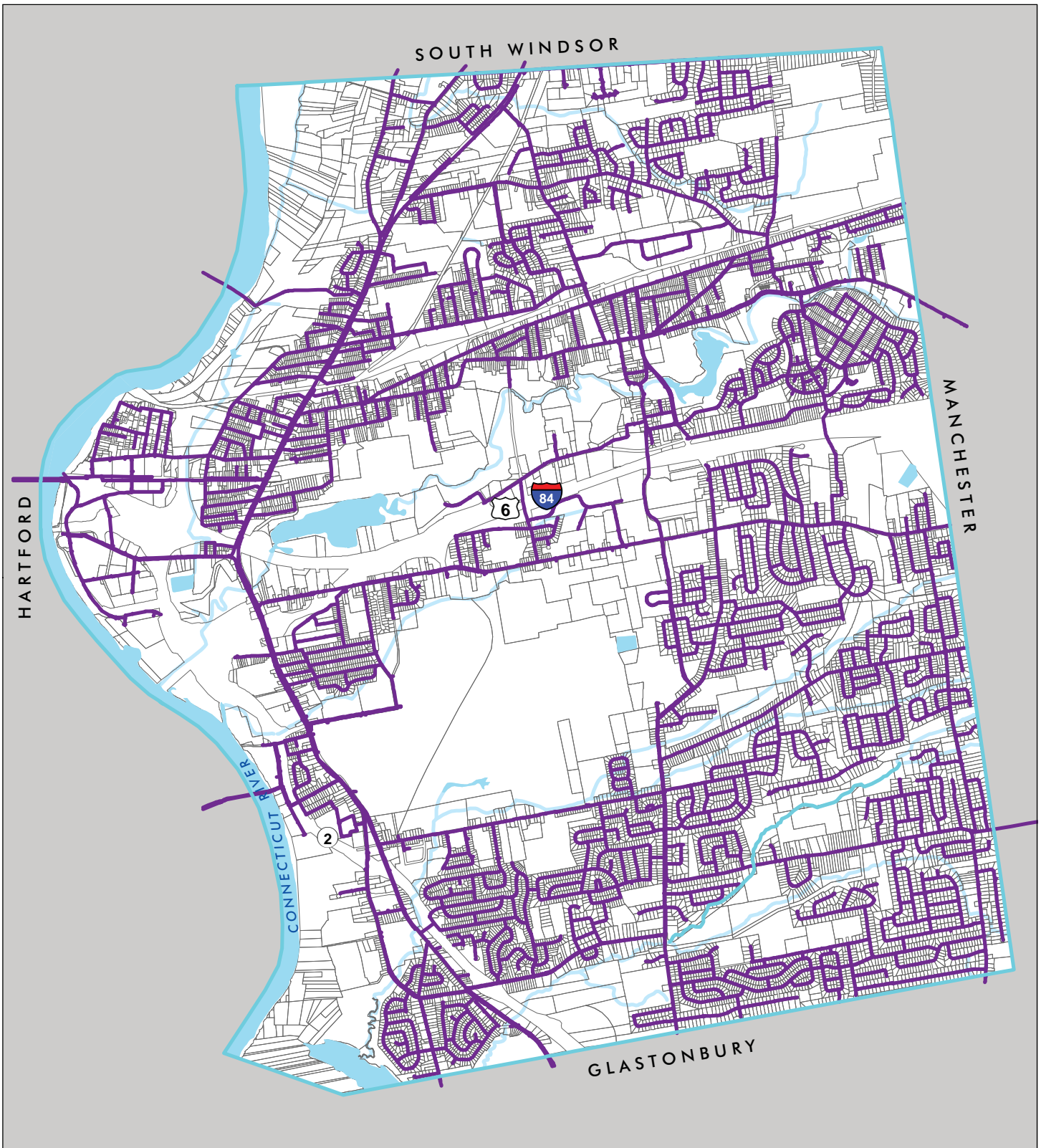


Connecticut River flood control system.
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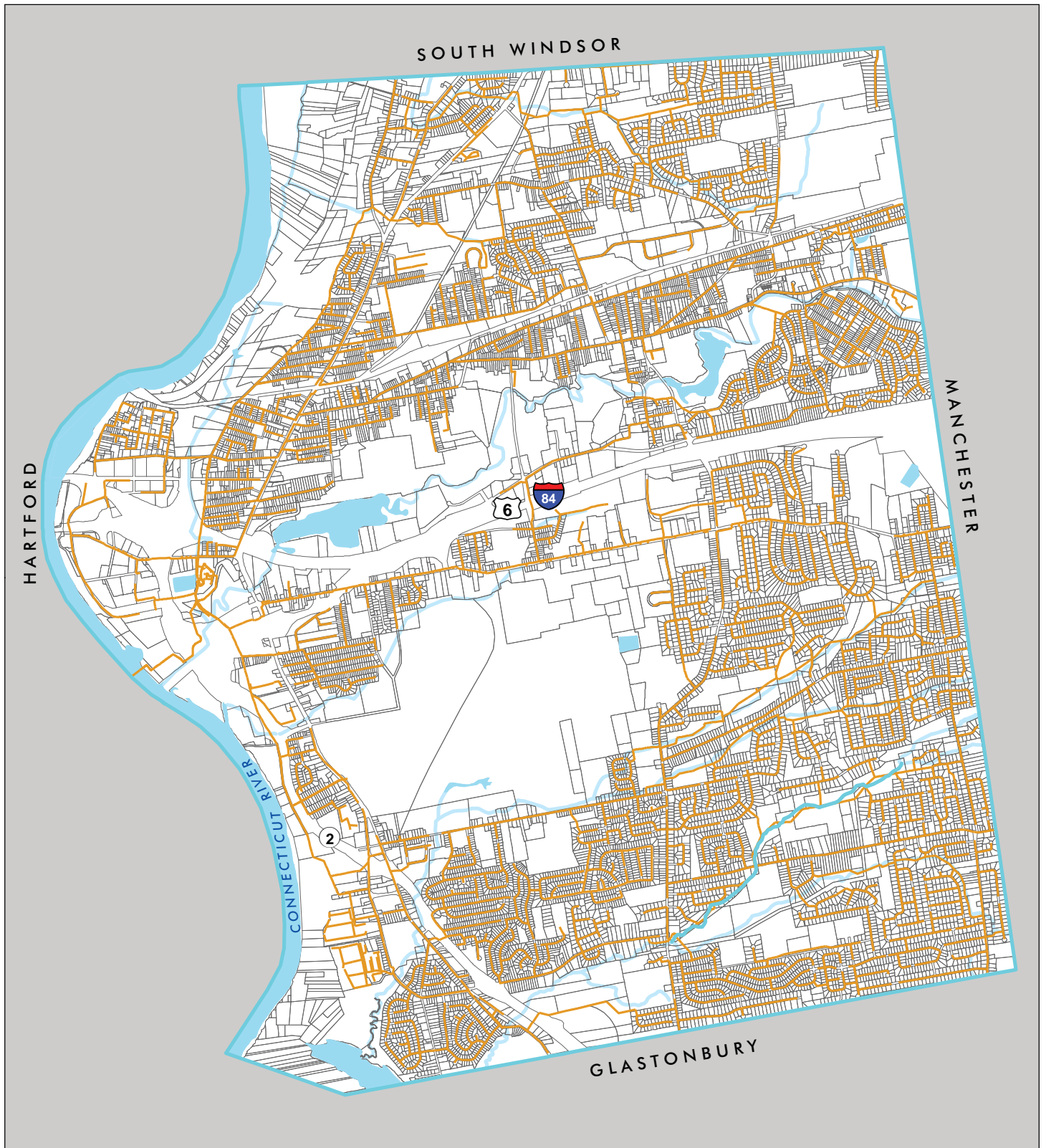
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- Schools & Libraries
- Public Safety
- Community Facilities & Services



Legend

— Water Line



Legend

— Sanitary Sewer Line

6.2.4. Fire Protection

The municipally operated East Hartford Fire Department, operating from five fire stations, provides the Town's fire protection services. To provide this service, the department staffs five paramedic engine companies, two ladder companies, one rescue company and a shift commander vehicle. The department also staffs a Fire Marshal's Office, Medical Division, Apparatus Repair Division, Fire Alarm Division and Training Division, and provides supervision and direction for the Office of Emergency Management. The department is staffed by 130 career fire personnel and four civilian support personnel. Physical resources include the five fire stations and an apparatus repair facility. The department's administrative headquarters (Chief's Office) and Office of the Fire Marshal are co-located with Fire Station #3 at the Public Safety Complex.

At the time of the 1989 East Hartford Building Utilization Task Force Report, all five stations were in need of replacement. Building deficiencies that challenge fire department operations included obsolete facilities, inadequate spatial arrangements and fire safety and building code violations. In 2006, the Public Safety Complex was constructed, permitting the relocation of the members and apparatus of Fire Station #3, the administrative offices and the Office of the Fire Marshal. In 2010, construction of Fire Station #5 was completed. This new facility also included a new Fire Apparatus Repair Facility and workspace for the Fire Alarm Division. Fire Stations #1 and #2 remain in essentially the same condition found during the 1989 study.

In the past 30 years, demand for fire protection and emergency medical services has steadily increased in East Hartford. In 2013, the department responded to 10,464 calls for service. This is a more than 20% increase in activity since 2003. This increase has been handled with no material increase in staff or infrastructure in that time.

The department undertook a strategic planning initiative in 2007. The report was completed and issued in 2008. This document has been used to direct the department's major initiatives. Due in large part to changes in the economic environment and the completion of certain initiatives, the plan is due for an update.

6.2.5. Police Protection

The Police Department has an authorized strength of 125 sworn police officers and 34 civilian support staff. The department operates out of the Town of East Hartford Public Safety Complex at 31 School Street. The complex also houses the Fire Department headquarters, Fire Station #3 and Public Safety Communications, which includes the 911 call center.

The Public Safety Complex (built in 2004) addressed the long-standing need to provide a modern, efficient facility to meet the operational requirements of the Police Department. The current facility was designed and built to meet the projected needs of the department and the community for many decades to come.

Future business and economic development in the area of Rentschler Field, and the expansion of Goodwin College, will not require additional land acquisition or additional facilities. Although the demand for police services is expected to increase due to continued development, there is no current or projected need for police substations or satellite offices.

6.2.6. Library Services

The East Hartford Public Library System consists of two libraries. The Raymond Library, at 840 Main Street, is the Town's main library and is undergoing renovations until 2015. The \$8 million renovation will expand the library by 14,000 square feet on two level built out into the existing parking lot. A parcel behind the library has been purchased for construction of a new lot, and a lower level in that section of the building will also be renovated. During the project, the Raymond Library will relocate to the East Hartford Community Cultural Center. The Wickham branch is located at 656 Burnside Avenue.

Between 1888 and 1889, the Raymond Family constructed the main library branch as an endowment to the Town. The town currently leases the building from the Raymond Family Trust at a nominal fee, provided that the library maintains an area specifically for the Tobacco and Aviation Museum and provides a park on the grounds. Gradual growth in the size of the library's collection led to an addition in 1968 and included a 10-year growth allowance.

The Town's library system participates in CONNECT, a program of the Capitol Region Library Council, in which a network of 26 public and academic libraries share an automated library system. Benefits of this program include faster cataloguing; a shared system database; quick and easy sharing of collections via an Interlibrary Loan; and the collection of staff expertise, training, consultation and troubleshooting. As the Town's libraries increasingly rely on cooperative activity with surrounding municipalities to provide cost-effective services, any future plans should explore the advancements that come with technological developments and shared resources.

6.2.7. Solid Waste Disposal

East Hartford addresses its solid waste disposal needs through a variety of means. The Town operates a transfer station off Burnside Avenue on Ecology Drive; executes service contracts with the Connecticut Resources Recovery Authority (CRRA), Covanta Energy and the Town of Manchester; and runs a recycling program. East Hartford has a goal of recycling 25% of waste generated from within the town and recycles all materials as required by law. In 2010, East Hartford switched to a single-stream curbside recycling program, allowing for all recyclables to be collected together in one cart. Homes served by the curbside pick-up program have trash picked up every other week. Given East Hartford's aging population, it is important to maintain curbside collection of waste, leaves, bulky items and other materials, so as to limit the need for these residents to make trips to Town waste disposal facilities.

Under a consent order issued by the State of Connecticut Department of Energy and Environmental Protection (DEEP), the Town of East Hartford closed and capped its landfill in

October 2001. Since that time, the Town has worked to find long-term disposal solutions for bulk waste. In August 2010, East Hartford joined the Central Connecticut Solid Waste Authority, a group of towns that were looking to bring more competition into the waste disposal market. The Town negotiated a three-year contract (ending in 2014) with Covanta to dispose of waste at its facility in Willimantic, which has unlimited capacity, as it is a waste-to-energy facility. East Hartford also disposes waste at the Manchester landfill. In addition, the Town works with a local farmer to compost its leaves. In the future, East Hartford should explore additional alternatives to dispose of its leaves, such as anaerobic digestion facilities.

The MDC organizes household hazardous materials collection for residents of member municipalities. Each municipality that executes a contract with the MDC has an annual collection of hazardous materials at a specified in-town site. While there is no permanent location for the ongoing collection of hazardous materials throughout the year, residents of East Hartford can bring their hazardous materials to the collection day of any other customer municipality, providing numerous opportunities throughout the year to dispose of hazardous waste.

While East Hartford's service contract with Covanta is an efficient and cost-effective means of disposing of its solid waste, the Town is vulnerable to shifts in the economy and technology that may affect the costs that the Covanta will face, and inevitably pass on to the towns through the rate they charge for their tipping fee. Given these conditions, the Town should focus on its strategies to improve its waste disposal and recycling efforts.

6.2.8. General Government Facilities

Municipal government is administered primarily from East Hartford Town Hall at 740 Main Street. Town Hall was previously evaluated in two separate studies: the Building Utilization Task Force Report (July 1989) and the Vollmer Associates Study of Town Owned Buildings (August 1988). Both reports expected staff increases would lead to a deficiency of space, but noted that Town Hall's historic features were a significant factor in discouraging the construction of a new replacement facility. Town Hall in its current location is also an anchor to the central business district. Given these issues, the Town has begun to adapt the building to accommodate changing government functions. This includes the relocation of some departments to other buildings (such as the Parks and Recreation Department to the East Hartford Community Cultural Center), redesign of the building interior and structural expansion into the courtyards.

While the Town Hall and Community Cultural Center provide space for the functions of administering town services, a number of other facilities are maintained by the Town to store and maintain the equipment used by various divisions to provide municipal services. The Department of Public Works vehicle maintenance facility is located on Ecology Drive, and maintains all municipal vehicles except for those belonging to the East Hartford Fire Department, which are maintained at a facility on Tolland Street.

At present, the DPW vehicle maintenance facility is serviceable due to short-term repairs done in 2012; however it is rapidly deteriorating and needs to be addressed. Many of the offices at the site have been scrapped together over time and are inadequate need to be replaced. Buildings in need of expansion or replacement include the sign shop and eviction storage facility, the park maintenance division office, the attendance station for the transfer station, and the administrative office. Overall drainage and sewage infrastructure also needs to be expanded at the facility. Additional space for fuel tanks which are approaching the end of their life (2019) and storage (for documents, computers, equipment and furniture) is needed. These issues could be accommodated as part of a new DPW complex. The Town should evaluate the need for a new complex with a fiscally prudent method that assesses the cost of the new facility against the future maintenance costs of the existing facilities.



Department of Public Works Garage on Ecology Drive.

BFJ Planning

Another general government facility is the Highway Services Garage, also located on Ecology Drive. Similar to the vehicle maintenance facility, the Highway Services Garage does not have enough space to accommodate all of the division's equipment. Despite the Department's best efforts to limit the negative environmental impact that is caused by material and equipment left outdoors, a history of run-off issues on the site has resulted partially from the spatial deficiencies of the current facility.

The Town recently completed a \$12.3 million energy retrofitting project for its public facilities. This project included lighting retrofits, energy management systems, HVAC and burner replacements, pool covers and solar panels. Since the improvements have been implemented, East Hartford has been saving more than \$600,000 annually, which is being used to pay the financing cost of the project.

6.2.9. Educational Facilities

East Hartford Public Schools

East Hartford's public schools, while not under the Town's direct jurisdiction, are a major factor in attracting families and businesses to the Town, and also serve as anchors for their surrounding neighborhoods, providing community space and recreational amenities. The public school system consists of 16 schools and serves approximately 6,800 students from pre-kindergarten through 12th grade. Board of Education administrative functions are housed in a facility at 1110 Main Street. Table 9 presents a summary of each school facility.

The School District also operates the Connecticut IB Academy (CIBA) and Synergy Alternative High School. In 2003, CIBA relocated from the East Hartford High School to its own facility nearby on Forbes Street. CIBA's International Baccalaureate program focuses on developing well-rounded and globally minded students, and it has been consistently recognized as an exemplary school, receiving honors from the U.S. Department of Education and Magnet Schools of America. The mission of the Synergy School is to provide a small (limited to 100 students), personalized and innovative high school program for dissatisfied or unmotivated students who may benefit from an alternative setting.

Table 9: Summary of East Hartford Public Schools

BUILDING	ADDRESS	YEAR BUILT	GRADES	ADDITIONS	SQ FTG.	ACRES	# of Classrooms	2013/14 Enrollment
Central Admin	1110 Main Street	2004			22,558	6.18		
Thomas S. O'Connell School (East)	301 May Road	1957	K - 2	1965	29,300	10.9	26	132
East Hartford High School	869 Forbes Street	1962	9 - 12	1963, 68 & 72	394,000	50.75	89	1678
Center International Baccalaureate Academy	857 Forbes Street	2003	9 - 12		26,000		12	195
East Hartford Middle School	777 Burnside Ave	1954	6, 7, 8	1959, 68, 72	255,000	30	66	1064
Joseph O. Goodwin School	1235 Forbes Street	1968	K - 6		54,200	9.15	26	279
Hockanum School	191 Main Street	1949	Pre K - 6		51,800	9.74	25	286
Dr. John A. Langford School	61 Alps Drive	1972	K - 6		49,800	9.61	22	371
Dr. Franklin H. Mayberry School	101 Great Hill Road	1959	K - 6	1996	49,000	7.04	28	343
Anna E. Norris School	40 Remington Road	1957	K - 6	1962 & 1996	37,000	2.46	21	277
Robert J. O'Brien School	56 Farm Drive	1961	K - 6	1962 & 1967	60,800	16.2	30	479
Thomas O'Connell School (West)	301 May Road	1959	3 - 6	1967	49,800	5.5	15	510
Governor William Pitkin School	330 Hills Street	1966	K - 6		44,400	15	24	320
Silver Lane School	15 Mercer Avenue	1928	K - 6	1955 & 1998	46,000	4.28	23	282
Stevens Alternate High School	40 Butternut Drive	1966	9 - 12		27,700	9.67	12	60
Sunset Ridge School	450 Forbes Street	1949	4, 5, 6	1951 & 2000	64,950	11.22	34	261
Willowbrook Early Childhood School	95 Willowbrook Road	1955	Pre K	2,000SF Portables	21,140	4.6	12	99
Woodland School	110 Long Hill Drive	1929	TEP	1949	42,800	7.42	18	127
TOTALS:					1,303,690	203.54	483	6,763

Source: 2003 Plan of Conservation and Development, East Hartford Public Schools

School enrollments have been rising since 1991, when the system accommodated 5,880 students, peaking at 7,982 students in the 2000-2001 school year. While there appears to be enough capacity to handle expected enrollments over the short term, changing programmatic requirements, repair and code compliance for an aging building stock, and retrofitting to accommodate new technologies may generate the need to upgrade capital facilities over this plan period.

The East Hartford Public School district consists of (18) eighteen buildings totaling over 1.3 million square feet within 203 acres of land. The Department of Facilities is responsible for the proper care and maintenance of all buildings and grounds.

Other Educational Facilities

Since East Hartford's last POCD update, there has been significant growth in the number of non-municipal school facilities, most notably to Goodwin College's rapid expansion at its main campus along Riverside Drive. Beginning in 2004, the College began purchasing land along the Connecticut River. Much of the area was designated a brownfield site, having previously been home to an oil terminal. The college remediated and redeveloped the sites in partnership with State and Federal environmental agencies and the Connecticut Development Authority (CDA).

Goodwin College now owns approximately 660 acres along a three-mile stretch of the river. Some 29 acres are available for buildings, with the rest located within a floodplain. Future planned uses include athletic fields, an outdoor laboratory for environmental studies and open areas for public recreational use. The college owns the deep-water docks on this part of the river.

Goodwin College's core services are provided in a 110,000-square-foot academic building that houses 35 technically advanced classrooms. Degree programs include business administration, criminal justice, education, health-care fields and manufacturing. Enrollment has grown significantly – increasing by 6% from 2011 to 2012 – and degree-credit enrollment was more than twice as large in 2012 as it was in 2008.

Over the past few years, Goodwin College has built three new inter-district magnet schools, all of which it owns and two of which it operates. The first, located adjacent to the college, is the Connecticut River Academy, a high school with an environmental studies theme. The school follows the "early college" model, enabling students to graduate high school with up to 30 collegiate credits. Pathways to Technology is a City of Hartford-operated public school owned by Goodwin College. Its state-of-the-art facility fosters learning in areas such as robotics, nanotechnology, sound recording and advanced computer design. The college also runs the Early Childhood Magnet School, which opened in September 2013. The 34,000-square-foot facility houses both a full-time pre-kindergarten program and a full-day kindergarten.

In addition to these three magnet schools, the Capitol Region Education Council (CREC) operates the Two Rivers Magnet Middle School on East River Drive which has a science and technology focus. CREC also operates an alternative high school called the Polaris School on School Street.

Several private parochial schools also provide elementary and secondary education in East Hartford, including St. Christopher School on Brewer Street and the New Testament Baptist Church School on Ash Street.

As discussed, East Hartford has a large number of non-municipal school facilities, which, while providing benefits to the town and region, require Town resources for emergency services and road maintenance, and their land area is tax-exempt. Given the potential for further expansion of these facilities, the Town must decide how to balance facility needs with municipal fiscal realities.

6.2.10. Senior Citizen Centers

The role of senior citizen centers has been changing. In the past, they were primarily social and recreational centers, and while they still serve those functions, the two East Hartford senior citizen centers have also become the base for the provision of social services to the town's elderly population.

The North End Senior Citizen Center and the South End Senior Citizen Center, located on the north and south ends of Main Street, respectively, provide services and programs to East Hartford residents 60 years of age and over. Recreational, social and informational programs comprise the core of activities.

The Town's elderly population has decreased over the past decade; the 2010 Census reports that the number of people age 65 and over fell by 8.9% since 2000. However, UCONN's population projections for East Hartford predict an increase of 18% for persons aged 65 and over during the period 2010-2025⁸. If these projections prove to be accurate, the Town's current stock of facilities for senior citizens are likely to be overburdened in the future. East Hartford has recently secured funds from the state to make improvements to existing facilities. The Town is also in the planning stage to determine future needs and whether a new facility or addition is necessary. Given these future trends and needs, the Town should consider a consolidation of its two senior centers into one centrally located facility that can provide the necessary services and activities for East Hartford's growing elderly population in a cost-efficient manner.

6.2.11. Cemeteries

There are six cemeteries in East Hartford, five of which are owned and maintained by the Town; Table 10 presents an inventory of these facilities. All of the cemeteries are still active to some extent, but most of the available space in these cemeteries is sold. Hillside Cemetery is one of the Town's largest cemeteries and is rapidly filling up. Silver Lane Cemetery is currently the most active, and has recently been expanded. Most of the plots this expansion have been purchased. Of all the cemeteries, Silver lane is only one that has additional land available for expansion.

⁸ Connecticut State Data Center at the University of Connecticut Libraries Map and Geographic Information Center MAGIC. (2012). *2015-2025 Population Projections for Connecticut at State, County, Regional Planning Organization, and Town levels*, Nov. 1, 2012, edition. Retrieved from <http://ctsdc.uconn.edu/projections.html>.

Table 10: Cemeteries in East Hartford

Facility	Location	Acres
Hillside Cemetery (Town owned)	224 Roberts Street	31.4
Center Cemetery (Town owned)	948 Main Street	11.4
Hockanum Cemetery (Town owned)	47 High Street	2.7
Silver Lane Cemetery (Town owned)	1310 Silver Lane	37.9
Old South Cemetery (Town owned)	196 South Meadow Lane	0.9
Saint Mary's Cemetery (Private)	910 Burnside Avenue	15.5
Total		99.8

The current status of the cemeteries suggests that future capacity among Town-owned cemeteries will be soon exhausted. Cemetery operation and maintenance represent significant yearly expenses for East Hartford. Considering current budget constraints and the high cost of acquiring land, the Town should consider ceasing to expand cemetery capacity in the future, focusing instead on maintenance of existing plots.

6.3. Issues and Opportunities

The Town of East Hartford provides a wealth of services for its residents in facilities located throughout the town. These facilities have a long-standing history in the community and serve as neighborhood institutions. Yet many may have been constructed to serve a much different, and larger population than exists today. Given these changes and current budget constraints, it will be crucial for the Town to be strategic about expansions or upgrades to community facilities, to ensure that they are undertaken in the most effective and cost-efficient manner and achieve the most “bang for the buck.”

In that context, the following items were identified during this planning process as specific areas of focus for the Town to consider:

- Coordinate with the MDC on necessary infrastructure improvements to accommodate future growth in East Hartford.
- Undertake a comprehensive drainage study of East Hartford, including review of the technical standards of the Town’s Engineering Department.
- Continue to monitor the flood protection system along the Connecticut River, and fund additional improvements as necessary to retain certification from the Army Corps of Engineers.
- Proceed with renovations for fire stations #1 and #2 and complete other station and equipment upgrades, as necessary and based on available funding, with current technology.
- Complete renovations to the Raymond Library and monitor the needs of the other branches, including the potential for cost-saving strategies through cooperation with surrounding municipalities.

- Continue to improve waste disposal and recycling programs, using the latest applicable best practices.
- Evaluate the need for a new Department of Public Works complex, based on an assessment of the cost of a new facility against the department's needs and the future maintenance costs of existing facilities.
- Undertake improvements to senior citizen facilities in accordance with identified needs. Consider a consolidation of the two senior centers into one centrally located facility to provide the necessary services and activities in a cost-efficient manner.
- Consider ending future acquisition of additional cemetery space and focus instead on maintenance of existing plots.

7. HISTORIC RESOURCES

7.1. Introduction

As part of the community outreach process, one of the issues cited was the erosion of East Hartford's history, with comments including concern over the loss of historic buildings and neighborhood fabric. The need to maintain the Town's older housing stock was also an issue of concern, especially along commercial corridors such as Main Street. In some areas of town, the older housing stock is in need of rehabilitation and on-going maintenance. Allowing older buildings to fall into disrepair and in severe cases allowing buildings to become so deteriorated that they require demolition affects the fabric and character of the Town's older neighborhoods.

The desire to maintain and preserve a link to the Town's agricultural heritage through the preservation of agricultural land is addressed in this Plan in the Open Space chapter, while the need to maintain the Town's older housing stock is addressed in the Housing chapter. Preservation of East Hartford's historic and cultural heritage as part of future planning and development efforts benefits the Town in several ways: preserving and enhancing community character; improving community image; and aiding in economic development efforts, especially when promoting or marketing the town's unique qualities and characteristics.

HISTORIC RESOURCES GOAL:

Preserve the Town's historic resources to enhance quality of life and promote economic development.

7.2. Historic Districts and Sites

There are four National Register of Historic Places in East Hartford: the Garvan-Carroll Historic District; the Central Avenue-Center Cemetery Historic District; the Downtown Main Street Historic District; and the Naubuc Avenue-Broad Street Historic District. There is also a Local Historic District known as the Naubuc District which includes a portion of Naubuc Avenue and a few structures on Broad Street. These districts are shown in Figure 14.

While both National Register historic districts and local historic districts are listed on the State Register of Historic Places, they differ in structure and the reviews required. A National Register district is established through the State Historic Preservation Office and National Park Service as formal recognition of an area with historical, architectural or cultural significance. Property alterations only require review if there is State or Federal involvement.

A local historic district offers greater protection and involvement from the community. Within these districts, property owners must obtain a "Certificate of Appropriateness" from the Historic District Commission before making visible changes to the exterior of their property. Under Connecticut statutes, any interested group of residents may ask a municipal government to

appoint a committee to study the possibility for a local historic district and to prepare a report of the historically and architecturally significant properties in the proposed district. The report is submitted to the municipal planning and zoning commission and the State Historic Preservation Office for comment, and a public hearing is scheduled. A local district cannot be established without a referendum of property owners. Two-thirds of the property owners within the proposed district must support the designation or it is not permitted. If the referendum is passed, it must go on to the municipal government for approval.

In addition to these districts, the Town has several individual sites listed on the National Register:



First Congregational Church (837 Main Street)



St. John's Episcopal Church (1160 Main Street)



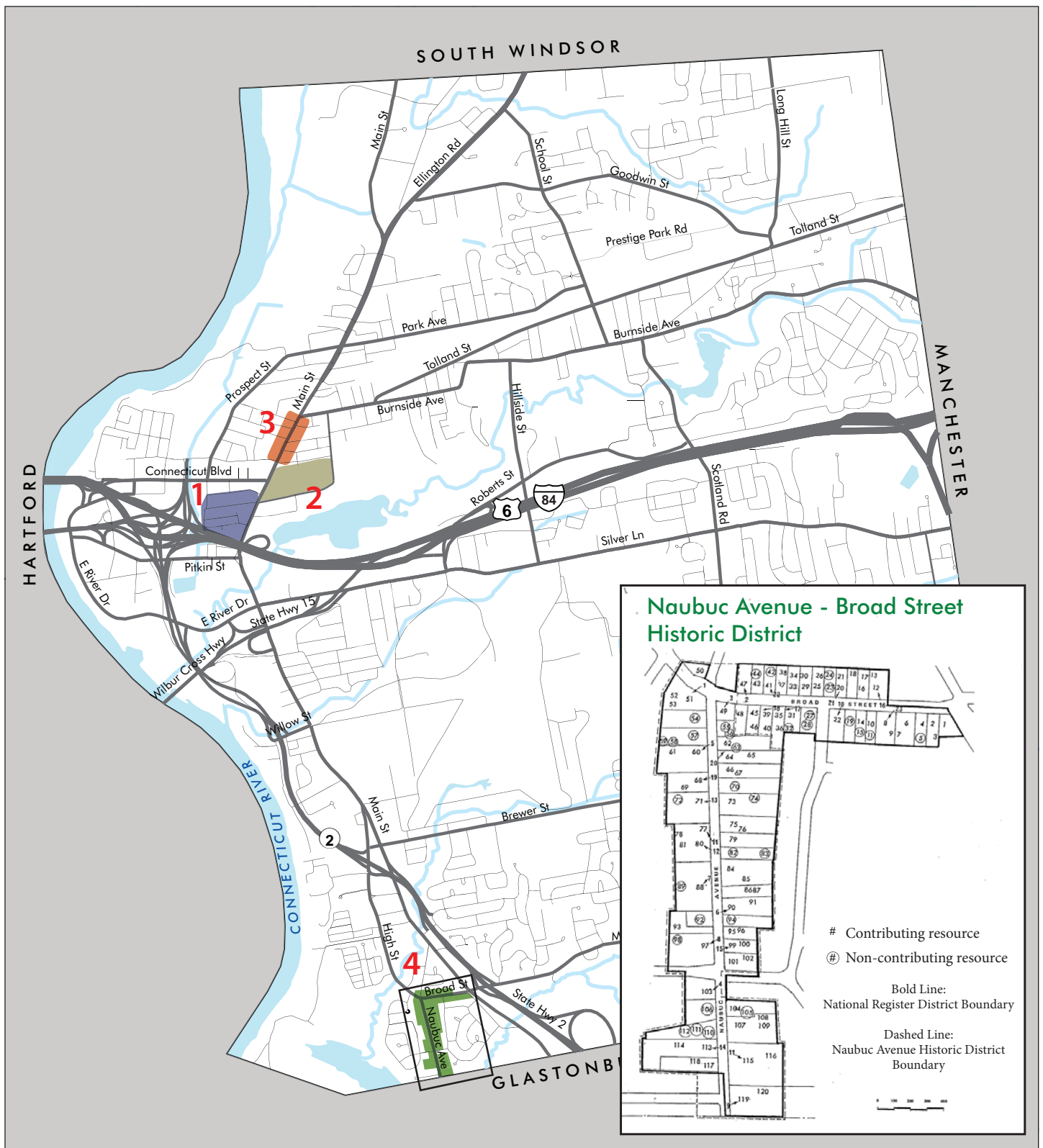
Brewer House (165 Main Street)
Source: East Hartford Historical Society



Bemont, Makens, House (307 Burnside Avenue)



Gilman-Hayden House (1871 Main Street)
Source: waymarking.com



Historic Districts

1. The Garvan-Carroll Historic District*
2. The Central Avenue-Center Cemetery Historic District*
3. The Downtown Main Street Historic District*
4. The Naubuc Avenue-Broad Street Historic District

* Approximate boundary

The Town has over 1,100 structures inventories and recorded with the State of Connecticut through a "Historic Resources Inventory." East Hartford's Grants Administration Office serves as its historic inventory clearinghouse, and the Town inventory of historic structures has been entered into a GIS database. To avoid losing additional Town history, this inventory of historic resources should be consulted as part of future development and redevelopment efforts in order to identify potential impacts on such resources and the potential for preservation or need for mitigating actions.

The 2003 Plan of Conservation and Development recommended that the Town consider seeking National Register designation for a district called "The Mills at Burnside." The district would encompass operating mills along the Hockanum River along portions of Church Street and Forbes Street. This district has not yet been designated, but remains an opportunity to link the architecture, history and archaeology of the mills with the Hockanum River Linear Park. Such a link could combine local history with recreational opportunities. The current extension plans for the linear park, discussed further in Chapter 5, will greatly enhance the visibility and accessibility of these mills, making a linkage between the Town's historic and recreational uses all the more compelling.

8. HOUSING

8.1. Introduction

As one of the principal land uses within a community, housing and housing-related issues affect all residents. The form, layout, condition and cost of housing available are key determinants in residents' quality of life. The General Statutes for the State of Connecticut Section 8-23, which set the standards for a municipal Plan of Conservation and Development read, "Such plan shall make provision for the development of housing opportunities, including opportunities for multi-family dwellings, consistent with soil types, terrain, and infrastructure capacity. Such plan shall also promote housing choice and economic diversity in housing, including housing for both low and moderate-income households."

HOUSING GOALS:

Focus on enhancing and preserving its neighborhoods

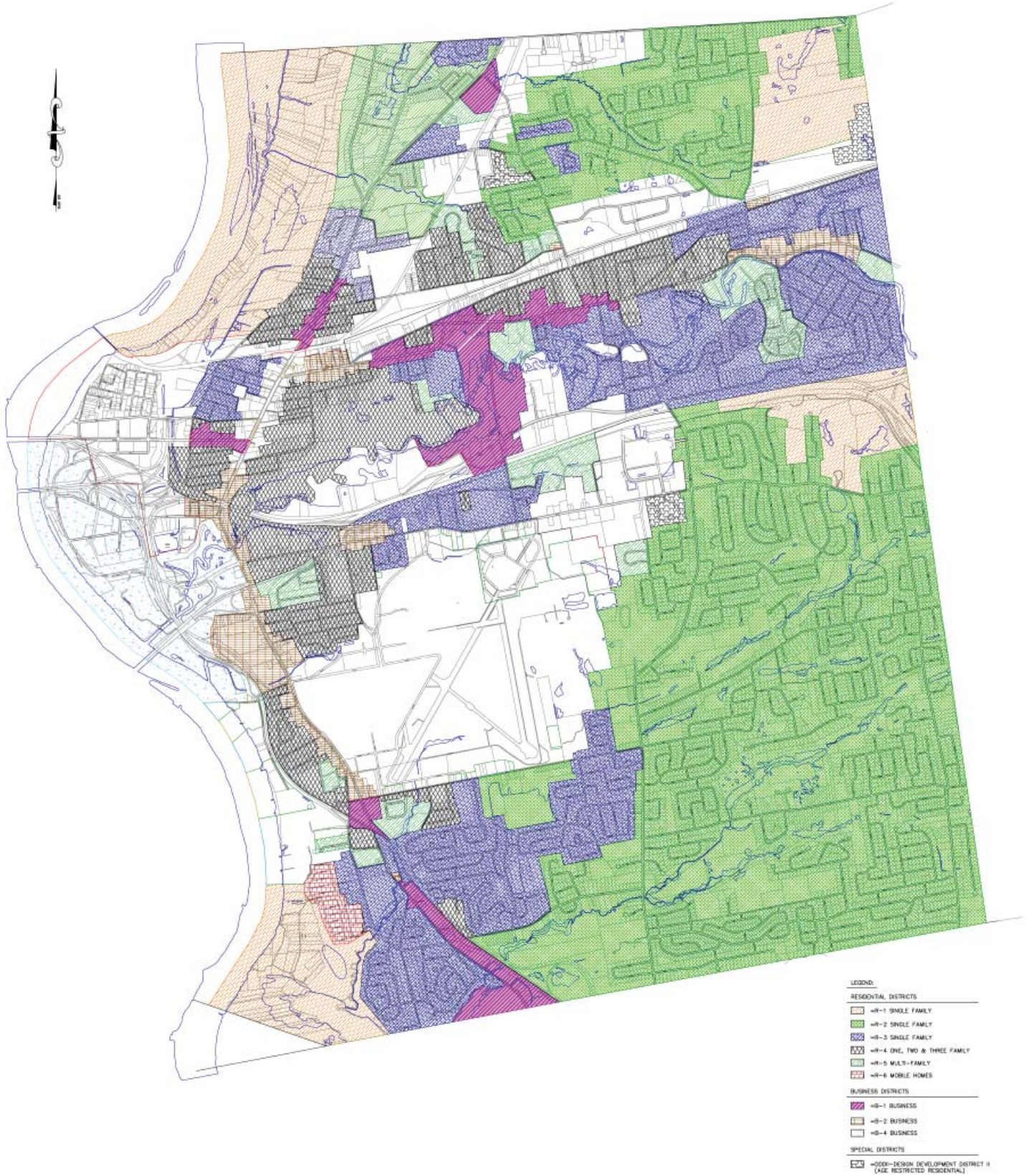
Provide opportunities for the development of a diverse range of new housing, including market-rate as well as affordable, that meets the needs of people at various stages in their life.

Increase the percentage of owner occupied housing within the Town and support programs that assist homeowners in rehabilitating and maintaining their homes.

8.2. Existing Conditions

Zones that allow for residential use are illustrated on Figure 15. The oldest and most dense housing in East Hartford is concentrated in the neighborhoods along Main Street and Burnside Avenue in R-4 and business zones; much of the town's multifamily housing is in these areas. Housing in the southwestern section of the town, immediately south of Rentschler Field, is zoned R-3 and includes mostly small individual lots set in compact neighborhoods. A large mobile home park is also found in this general area. Most of the housing in East Hartford consists of single-family detached homes sited on medium-sized lots. This housing, developed after World War II, is primarily zoned R-2 and concentrated in the southeast section of the Town.

Single-family homes in established R-2 and R-3 zoned neighborhoods represent the majority of East Hartford's housing stock. These neighborhoods are characterized by well-maintained homes, and many contain schools and parks and are close to shopping and major employment centers. This housing is supported by full municipal infrastructure including water and sewer and an ample network of sidewalks, making East Hartford a "walkable" town. In sum, East Hartford's neighborhoods lend themselves to a convenient quality of life for its residents.

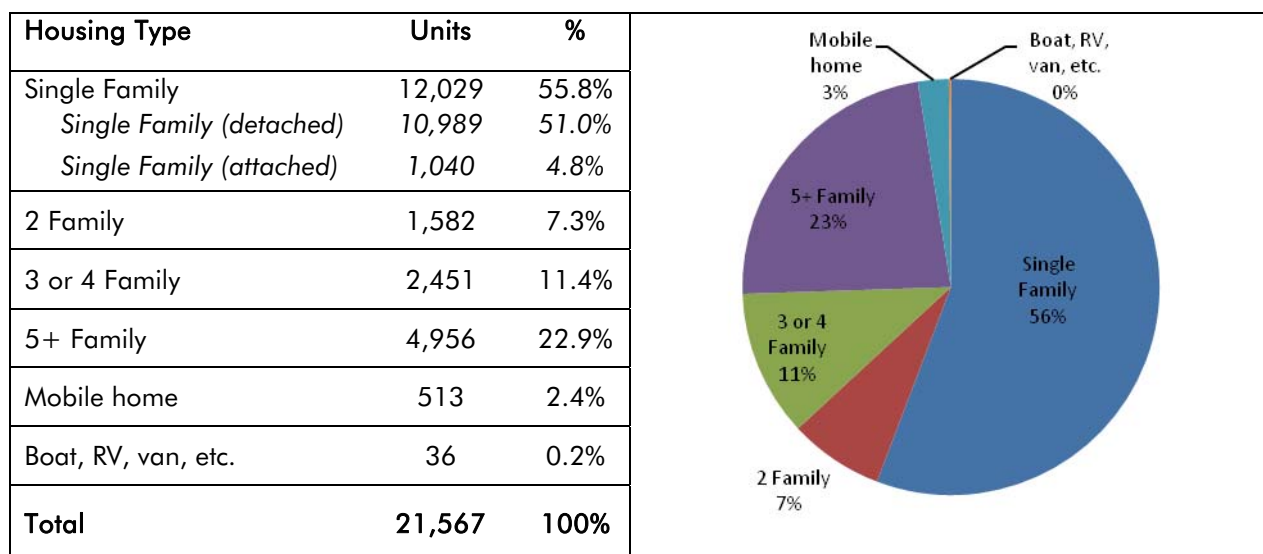


The housing component of the 2003 Plan of Development focused on existing housing conditions and the need to encourage neighborhood and historic preservation within the town. The plan suggested that increased code enforcement and a revolving loan program to assist owners in maintaining their property would greatly increase the quality of the housing stock and preserve the fabric of neighborhoods. The Plan also noted historic districts and Town landmarks that were eligible for historic designation. These recommendations remain valid today.

8.3. Existing Housing Stock

East Hartford's housing stock of 21,000+ units consists of 56% single-family housing; 23% multifamily housing (5 units or more); 18% two-, three- and four-family units; and the remaining 2% mobile homes (see Chart 6). This housing stock is relatively dense when compared with outlying towns in the Hartford metropolitan area. However, the number of units and ratio of single- to multifamily housing is similar to other inner-ring neighboring communities such as Manchester, which has 22,000+ housing units, 57% of which are single-family and 23% of which are multifamily.

Chart 6: East Hartford Housing by Type



Housing Units	Units	%
Occupied	20,246	93.9%
Vacant	1,321	6.1%
Total Units	21,567	100%

Occupied Housing Units	Units	%
Owner-Occupied	11,523	56.9%
Renter-Occupied	8,723	43.1%
Total Occupied Units	20,246	100%

Source: 2007-2011 American Community Survey, 5-year Estimate

Occupied Housing Units

According to the Census Bureau, East Hartford had 21,328 housing units in 2010, virtually unchanged since the 2000 Census. Some 95% of the housing units were occupied, leaving a 5% vacancy rate (1,133 units). Of the total 20,195 occupied housing units 58.5% (11,813) were owner-occupied, and the remaining 41.5% (8,382) were renter-occupied. Almost half of the 1,133 vacant housing units were rental units, 547 or 48.2%. Between the two census periods, the number of owner households within the town grew slightly (187 units), while the number of renter households declined (198 units).

The majority of East Hartford's housing stock (57%) was built after World War II, from 1940 through the 1960s. Housing production leveled off in the 1970s and was significantly reduced during the 1980s and 1990s.

Table 11: East Hartford Housing Units by Year Constructed

Year Constructed	Number of Housing Units	Percent of Total
Before 1940	3,919	18.2%
1940 - 1949	2,618	12.1%
1950 - 1959	5,108	23.7%
1960 - 1969	4,564	21.2%
1970 - 1979	2,479	11.5%
1980 - 1989	1,820	8.4%
1990 - 1999	637	3.0%
2000 - 2004	219	1.0%
After 2004	203	0.9%
Total	21,567	100%

Source: 2007-2011 American Community Survey, 5-year Estimate

Age of housing stock affects the overall aesthetic appeal of much of East Hartford's housing, given that 75.2% of its housing is more than 40 years old. There has been very little residential construction in recent years; only 5% of the town's homes were built after 1990. However, most of East Hartford's housing is in sound condition. According to the Census, only 2.4% of the town's overall housing stock is in substandard condition, and most of these units are suitable for rehabilitation. A strategy of on-going preservation and rehabilitation needs to be encouraged and promoted in East Hartford's older neighborhoods, to ensure that the town's housing remains attractive and is consistent with modern standards.

8.4. Housing Development Activity

As shown in Table 12: Authorized Residential Building Permits, since 2008, East Hartford authorized 62 building permits, all of which were single-family homes. In fact, since the last Plan of Conservation and Development update, only single-family homes have been built.

Table 12: Authorized Residential Building Permits

	East Hartford		South Windsor		Manchester		Glastonbury	
	Buildings	Units	Buildings	Units	Buildings	Units	Buildings	Units
2008	11	11	35	105	22	22	40	40
2009	31	31	20	20	10	10	27	27
2010	7	7	17	17	21	21	48	48
2011	2	2	14	14	13	13	38	38
2012	11	11	15	15	17	17	40	40
2008-2012	62	62	101	171	83	83	193	193

Source: U.S. Bureau of the Census

The number of housing units authorized by East Hartford between 2008 and 2012 was considerably lower than the number of new units gained by the neighborhood suburban communities of South Windsor (171 units) and Glastonbury (193 units). South Windsor was the only Town that permitted multifamily development (88 units in 8 buildings) over that period. Development in East Hartford was somewhat less than Manchester (83 units), which has an existing housing stock that is of comparable age and tenure to that of East Hartford. However, Manchester still has a significant amount of available land upon which to build. The most significant development opportunity in East Hartford exists at Rentschler Field, which is zoned as a Design Development District, a mixed-use zone. The site's location at the center of town, with excellent highway access and proximity to shopping and residential neighborhoods could make it attractive for some residential component of its overall development. However, the redevelopment plans currently under consideration devote the majority of the site for non-residential use. The remainder of East Hartford is closer to being completely built out. Development in these areas is likely to be infill development on one of the several vacant or underutilized parcels scattered throughout the town or a redevelopment project. The town should consider developing guidelines that promote infill residential development in a manner consistent with the scale and character of surrounding neighborhoods.

8.5. Residential Development Potential

New residential development typically occurs either by the development of vacant land through subdivision or redevelopment through infill development. It is difficult to assess the capacity of infill development due to difficulty in identifying precisely where it would occur and how much of a parcel it could occupy. However, it is possible to assess the potential of new residential development on vacant land. The greatest number of new dwelling units can be expected in zones where vacant land is still available for subdivision.

As described earlier in the Land Use section of this Plan, under current zoning, the residential zones in East Hartford (R-1, R-2, R-3, R-4, R-5, R-6) comprise approximately 8,200 acres or 68% of the Town's total land area. The business zones that allow residential development (B-1, B-2, B-

4,) account for an additional 1,140 acres or 10% of the Town. Because most of the Town has been developed, not all of the residential zones have undeveloped (vacant) land that can accommodate new development. In fact, of all the residential zones listed above, only the R-2 and R-3 zones have a considerable number of vacant parcels that have the potential to contribute new dwelling units. Vacant or underutilized parcels account for 13% of all the land zoned for residential use.

The previous plan's residential development potential analysis showed the potential for approximately 900 additional dwelling units within the town's residential zones under current zoning. Between 2003 and 2012, 214 single family building permits were issued in East Hartford. Assuming that these permits resulted in built houses, this leaves the potential for approximately 686 dwelling units in the R-2 and R-3 zones under the existing zoning. Due to the many variables involved in land development, these residential build-out numbers are speculative. In addition, overlay zones to protect a specific resource such as aquifer protection regulations could be established which affect land development; existing municipal facilities could be expanded; or land can be purchased or set aside for open space.

Because of the limited potential for new growth through subdivision, it should be expected that infill development would have an increasing role in the future housing stock in the Town. Infill development occurs on vacant or underutilized parcels within existing areas that are already largely developed. Many older communities, like East Hartford, have vacant or underutilized parcels that have, for one reason or another, been overlooked during the course of urbanization. Successful infill development projects focus on filling in the gaps with a mix of housing types as well as other land uses at densities and design standards that are consistent with the fabric of the surrounding neighborhoods.

8.6. Affordability of Housing

Demand for Affordable Housing

Affordability of Housing is defined in many ways. The most-used affordability definitions are derived from the HUD Area Median Income (AMI) limits for qualification for housing subsidies at levels ranging from 30% (extremely low) to 120% (moderate) of area median income. According to HUD, the AMI for the Hartford-West Hartford-East Hartford area, the most localized area for which the AMI is determined, is \$85,500. The income limits are based on the assumption of a family of four, as further adjusted by number of household members to meet more specific program protocols, i.e., the amount is adjusted by number of household members based on the concept that the more people need to be supported, the higher the income needs to be. The table that follows shows the programmatic income limits by household size with the general income level – that of a family of four – highlighted.

Table 13: Hartford-West Hartford-East Hartford MSA 2013 Median Income Limits for Section 8 and the Federal HOME Investment Partnerships Program

	Household Size							
	1	2	3	4	5	6	7	8
30% of AMI	\$18,000	\$20,550	\$23,100	\$25,650	\$27,750	\$29,800	\$31,850	\$33,900
50% of AMI	\$29,950	\$34,200	\$38,500	\$42,750	\$46,200	\$49,600	\$53,050	\$56,450
60% of AMI*	\$36,000	\$41,100	\$46,200	\$51,300	\$55,500	\$59,600	\$63,700	\$67,800
80% of AMI	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050
100% of AMI*	\$59,900	\$68,400	\$77,000	\$85,500	\$92,400	\$99,200	\$106,100	\$112,900
120% of AMI*	\$72,000	\$82,200	\$92,400	\$102,600	\$111,000	\$119,200	\$127,400	\$135,600

Source: HUDuser.org, 2013 Median Income Limits for the Federal HOME Investment Partnerships Program *Urbanomics derived.

In the table below, the detailed 2007-2011 ACS estimates of household income have been aggregated to correspond as closely as possible to the 2013 HUD programmatic income limits. Based on these estimates, eight out of every 10 households (82.3%) in East Hartford would qualify for subsidized housing of some type.

Table 14: 2011 East Hartford Households by Income

	Households	Percent of Total
Less than \$25,000	5,119	25.3%
\$25,000 to \$39,999	3,123	15.4%
\$40,000 to \$49,999	1,945	9.6%
\$50,000 to \$99,999	6,468	31.9%
\$100,000 or more	3,591	17.7%

Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table B19001

Fully half of all households in East Hartford have incomes of less than \$50,000, qualifying them for low-income program status at 60% of AMI. Half of these, or more than one in four (25.3%), have incomes of less than \$25,000 and are thus at less than 30% of AMI. One in three households have incomes between \$50,000 and \$100,000 – qualifying them for “Workforce Housing.” Only 17.7% of local households have incomes of greater than 120% of AMI.

Affordability Need

Housing is considered “affordable” if less than 30% of household income is being spent on housing costs regardless of tenure. As shown in the table below, more than 41% of East Hartford households were expending 30% or more of their income on housing costs in 2011, according to the ACS.

Table 15: 2011 East Hartford Households Spending 30% or More on Housing by Tenure

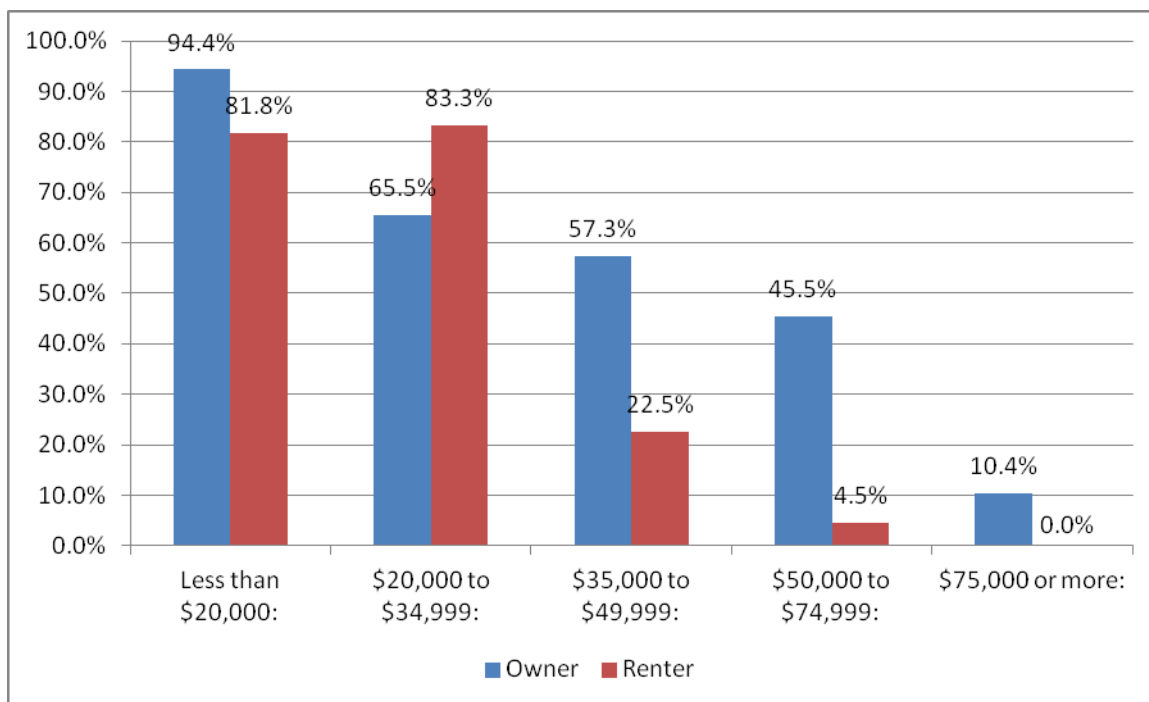
	Total Households	Owner	Renter
Total	20,246	11,523	8,723
More than 30%	8,347	4,457	3,890
Unaffordable Share	41.2%	38.7%	44.6%

Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table B25106

The share of households with unaffordable housing was higher for renters (44.6 %) and lower for owners (38.7%). The portion of owners and renters living in housing beyond the official affordability level varies with income as well. As expected, households with low incomes are more likely to be paying more than 30% of that amount on a mortgage or rent.

However, it is very interesting that, with the exception of households with incomes between \$20,000 and \$35,000, East Hartford owners are more likely than renters in the same income cohort to be in housing that is not affordable. It is possible that this is a reflection of the housing bubble that was still very much in effect during the five-year data collection period – which placed many homeowners “underwater,” owing more than their houses were worth – as well as a lack of higher end rental housing.

Chart 7: 2011 East Hartford Households Spending 30%+ on Housing by Income & Tenure



Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table B25106

Subsidized Housing

East Hartford is exempt from further publicly assisted affordable housing construction, according to the 2012 Affordable Housing Appeals List, with 16.5% of stock consisting of affordable housing units or 3,509 of 21,328 units. This master list is drawn from many different Federal, State and local programs, run by agencies and non-profits. The following section provides additional detail on the share of these units that are managed by the East Hartford Public Housing Authority, and/or are part of Federal rental and mortgage assistance programs. It should be noted that these lists are not mutually exclusive.

According to the that list, there are 1,577 governmentally assisted units in East Hartford including 851 units run by the East Hartford Public Housing Authority. These include both Family and Elderly/Disabled units under both Federal and State programs, as illustrated in the table below.

Table 16: East Hartford Public Housing Authority Units by Program Type

	Federal	State	Total
Family	100	230	330
Elderly/Disabled	491	30	521
Total	591	260	851

Source: East Hartford Public Housing Authority

It should be noted that the buildings are quite old, having been constructed between 1952 and 1976, with a median age of 50. In fact, one of the State moderate-income housing projects, King Court, consisting of 34 buildings and 80 units, recently sold to Goodwin College, in part because of lack of funding to provide capital maintenance and improvements.⁹ The college's acquisition of this complex requires extending the current affordable housing criteria of the State Moderate Income Housing Program. However, there is the potential for future redevelopment of the site with a mix of housing that could contain market-rate and student housing in addition to income-restricted housing.

In addition, there is tenant assistance for 1,024 units in the form of Housing Choice Vouchers¹⁰ and Section-8¹¹ rental units. Of the latter, four are currently available at rents ranging from \$650 to \$1,226. There are also 908 CHFA/USDA Mortgages in the municipality.

⁹ Assumptions regarding reasons for sale are drawn from the King Court RFQ, issued on February 8, 2013.

¹⁰ The federal Housing Choice Voucher program assists very low-income families, the elderly, and the disabled in affording decent, safe, and sanitary housing in the private market. Participants may choose any housing type that meets the program requirements and are not limited to units in subsidized housing projects. Vouchers are administered by local public housing agencies (PHAs).

¹¹ The Section 8 Program provides rental subsidies for eligible tenant families (including single persons) residing in newly constructed, rehabilitated and existing rental and cooperative apartment projects. Rents of some of the residential units are subsidized by HUD under the Section 8 New Construction, Substantial Rehabilitation and/or Loan Management Set-Aside Programs. All such assistance is "project-based", i.e. the subsidy is committed by HUD for the assisted units of a particular Mortgaged Property for a contractually determined period.

A number of affordable units may also be available at any given time in the private market in East Hartford. Based on compiled gross rents from the 2007-2011 ACS, as compared with the April 2012 HUD Fair Market Rents (FMRs) for the town, a total estimate of units below FMR can be determined. Subtracting the number of publicly assisted units and applying the town's rental vacancy rate yields an estimated 220 below-market rental units available in the private market. However, it should be noted that this calculation represents a moment in time; rents can be expected to fluctuate based on overall market conditions and local supply and demand.

8.7. Elderly and Multifamily Housing

The existence of different types of housing (rental or owned) in different types of structures (single-family or multifamily) enables different types of households, from singles to families to seniors, at different income levels, to have viable housing options in a community.

Elderly

As shown in Chart 8 below, fully one in five households in East Hartford (21.4%) is held by someone age 65 or older, slightly less than the overall Hartford County share of 23% and almost five percentage points greater than Hartford at 16.8%.

Table 17 shows the Elderly share of households by tenure and structure type. The majority of elderly householders (76.1%) own their own homes, and the vast majority of these, 2,953 or 89.5 percent are single family attached or detached units.

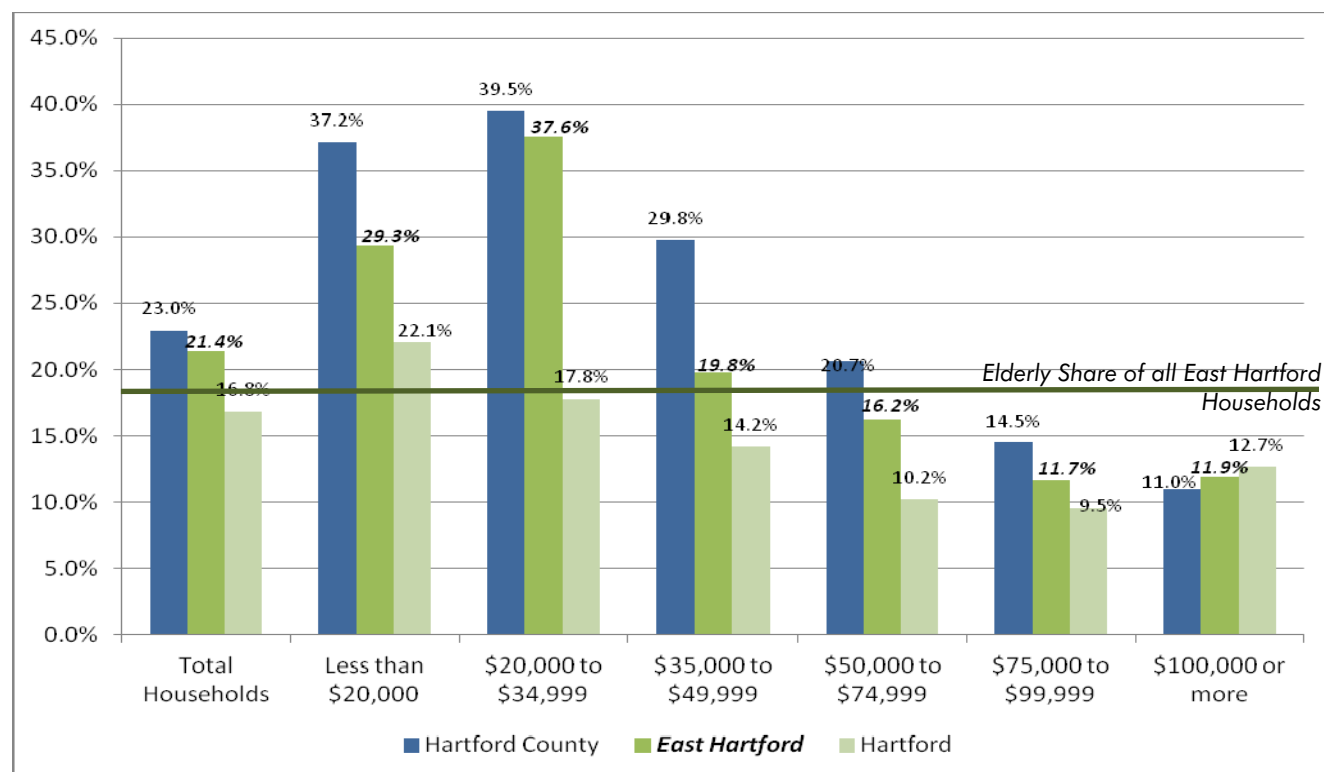
Table 17: 2011 East Hartford Householders 65 and Older by Tenure and Structure Type

	Total	Owner	Renter	Owner Share	Renter Share
All Households	20,246	11,523	8,723	56.9%	43.1%
Householder 65 years and over:	4,336	3,298	1,038	76.1%	23.9%
1, detached or attached	3,095	2,953	142	95.4%	4.6%
2 to 4	335	87	248	26.0%	74.0%
5 to 19	156	44	112	28.2%	71.8%
20 to 49	204	9	195	4.4%	95.6%
50 or more	390	63	327	16.2%	83.8%
Mobile home, boat, RV, van, etc.	156	142	14	91.0%	9.0%

Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table B25125

Multi-unit senior residences are more likely to be rentals, e.g., 74% of two- to four-unit structures, 71.8% of five- to 19-unit structures, 95.6% of 20- to 49-unit structures and 83.8% of structures with 50 or more units.

Chart 8: Elderly Share of Total Households by Income: Hartford County, East Hartford, Hartford, 2011



Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table B19037

When looking at the elderly share of households by income level, it is only in the lowest categories, less than \$20,000 and \$20,000-\$34,999, that the share of elderly households in East Hartford exceeds the overall average, at 29.3% and 37.6%, respectively. This is not unusual, as many older householders are on fixed incomes, and indeed, the same pattern holds for Hartford County and the City of Hartford as well. It is notable that the differential at the lowest income levels is much greater for Hartford County (14.2 and 16.5 percentage points), and much less for the City of Hartford (5.3 and 1.0 percentage points), implying that elderly households in suburban municipalities are more likely than other cohorts to have low incomes. However, as shown in the table below, the elderly are less likely to be classified as impoverished.

In East Hartford, 14.8% of all households are below the poverty level¹² compared with 10.8% of Hartford County and 31.8% of the City of Hartford. More family households are classified as being in poverty than non-family households in East Hartford and Hartford, primarily due to the cost burden of children; whereas in Hartford County as a whole, more non-family households are in poverty – these are driven by households with heads 65 or older, i.e., seniors living alone.

¹² "Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family (and every individual in it) or unrelated individual is considered in poverty." *US Census Bureau, American Factfinder Glossary*

Table 18: 2011 East Hartford Households in Poverty by Age and Household Type

	Hartford County	East Hartford	Hartford		Hartford County	East Hartford	Hartford
All Households	348,438	20,246	46,048		348,438	20,246	46,048
In Poverty	37,684	2,995	14,659		10.8%	14.8%	31.8%
Family Households	18,623	1,743	7,991		49.4%	58.2%	54.5%
Non Family Households	19,061	1,252	6,668		50.6%	41.8%	45.5%
At or Above Poverty Level	310,754	17,251	31,389		89.2%	85.2%	68.2%
All Households 65 or Older	79,995	4,336	7,756		79,995	4,336	7,756
In Poverty	7,719	481	2,192		9.6%	11.1%	28.3%
Family Households	1,365	152	526		17.7%	31.6%	24.0%
Non Family Households	6,354	329	1,666		82.3%	68.4%	76.0%
At or Above Poverty Level	72,276	3,855	5,564		90.4%	88.9%	71.7%
All Other Households	268,443	15,910	38,292		268,443	15,910	38,292
In Poverty	29,965	2,514	12,467		11.2%	15.8%	32.6%
Family Households	17,258	1,591	7,465		57.6%	63.3%	59.9%
Non Family Households	12,707	923	5,002		42.4%	36.7%	40.1%
At or Above Poverty Level	238,478	13,396	25,825		88.8%	84.2%	67.4%

Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table B17017

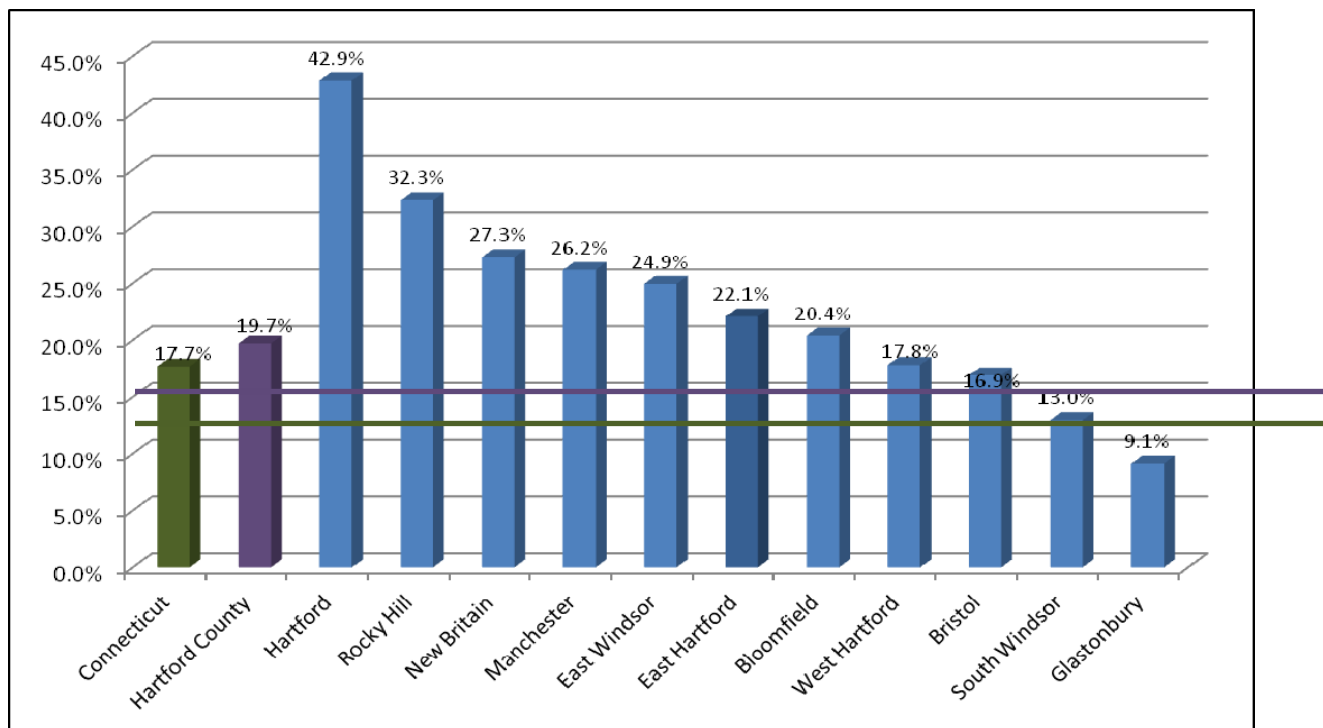
In East Hartford, 11.1% of households with heads 65 or older are in poverty. Of these, 68.4% (seven out of every 10) are non-family households or seniors living alone; however this is a smaller share than in the City of Hartford, or Hartford County as a whole (76.0% and 82.3%, respectively). When examining households with heads under the age of 64, the majority that are in poverty are family households: 63.3% in East Hartford, 59.9% in Hartford, and 57.6% in Hartford County.

Multifamily

As shown in the chart below, fewer than one in five (17.7%) units of Connecticut housing is in multiunit structures (defined as buildings with five or more units). Hartford County's share of multiunit structures is two percentage points higher at 19.7%, largely driven up by the 42.9% share of multifamily units in the City of Hartford. East Hartford ranks sixth in Hartford County in share of housing units in multifamily structures at 22.1%, with Hartford, Rocky Hill, New Britain and Manchester all having larger multifamily shares.

In addition to multifamily units, East Hartford also has some 3,600 units (17.8% of all stock) in two- to four-unit buildings. The quality and price points of that housing, as well as the number of bedrooms are critical factors in the adequacy of housing choice.

Chart 9: Multi-Family Housing Units as a Share of Total: Connecticut, Hartford County and Select Hartford County Municipalities, 2011



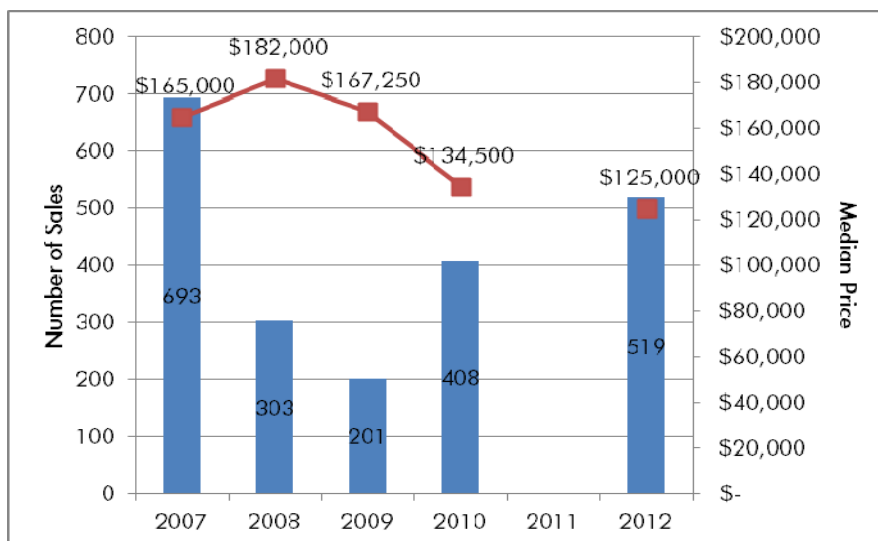
Source: U.S. Census Bureau, 2007-2011 American Community Survey, Table DP04

8.8. Housing Sales Activity

East Hartford has suffered from the same decline in housing sales activity as the rest of the country in the past five years, reflecting the lingering effects of the 2008 housing crisis and ensuing recession. In terms of activity (number of sales), the picture is improving. According to the Real Estate Sales Database of the Connecticut Office of Policy and Management, in 2012, there were 519 housing units sold in East Hartford at a median price of \$125,000.

However, in terms of housing prices, the picture is less robust. As illustrated in the chart below, the number of units sold is the highest it has been in five years; however the median price is 31.3% lower than it was at its peak in 2008.

Chart 10: East Hartford Home Sales and Median Price, 2007-2010, 2012**



Source: CT OPM Real Estate Transactions Database

**Data for 2011 were not available.

8.9. Housing Issues/Gaps

A healthy housing market is determined to a large extent by the balance of housing options – single-family and multifamily; market-rate, workforce and affordable. There is a sufficient amount of subsidized housing in East Hartford at this point. However, as shown in previous sections, elderly householders are likely to own their own homes; yet the number of these with lower, likely fixed, incomes is significant. The Town should support programs that assist homeowners in rehabilitating and maintaining their homes. Programs should be targeted toward the elderly who comprise 78% of the Town’s low-income homeowners. Alternative housing options should be explored for seniors to encourage their continued residence in the Town.

It is notable that East Hartford has a lower ownership rate than the surrounding municipalities. The Town should develop and/or support programs that assist renters to become first-time home buyers. In addition, supporting the diversification of owner-occupied stock in appropriate areas will improve the ownership ratio.

The housing issue of greater concern is the still-declining sales price of homes, which could be buoyed by the development of market-rate options – particularly for singles, young couples and empty nesters – in appropriate locations in order to attract and retain higher income residents. It is noted in the economic development section that there is a relatively large share of higher paying jobs in East Hartford; however these jobs are not held by East Hartford residents. Because of the relatively low price point of housing in the Town relative to the region, it is likely that upwardly mobile younger residents and new employees are unable to find housing appropriate to their income levels or smaller household size, thus being forced to look elsewhere instead of keeping their income in East Hartford.