



Newtown Housing – What Seniors Think

Changes to the FONS Roundtable

This Roundtable was Roundtable version 2. Regular collaboration between the Commission on Aging (COA), Friends of Newtown Seniors (FONS), and the Newtown Senior Center establishes closer communications and collaboration between the three Newtown organizations focused on seniors. It's now called the **Newtown Senior Alliance**.

This Roundtable reflected a few changes. Meeting time moved from 3:30 to 5:00 pm. Rather than a short survey on the gathering's topic, an online presurvey was distributed. Light refreshments were provided by COA: Pat Bailey, Beth Young, and Peg Posteraro.

Participants appreciated these changes and they will be the norm for future meetings.

There were 22 participants at this Roundtable.

Pre Survey

At past Roundtables short surveys were at the tables for participants to fill out. The survey questions were used to generate discussion. For this meeting, the survey was sent out in advance using Google Forms. Questions are below.

1. Connecticut state law (CGS 8-30g) defines "Affordable Rent" using a formula that starts with 80% of average local income with housing, rent taking not more than 30% of income. Under the State's definition, what would be considered "Affordable Housing" for a two bedroom in Newtown?
 - a. Less than \$1,000 per month
 - b. \$1,000 per month
 - c. \$1,400 per month
 - d. \$1,800 per month
 - e. \$2,200 per month
 - f. More than \$2,000 per month Other:
2. What would you consider an "Affordable" price for a two-bedroom home in Newtown?
3. Does your home still fit you and your family?
4. What most closely defines your housing situation?
5. Your next home will be?
6. How likely are you to find your next home in Newtown?
7. Are interest rates a concern (too high, waiting for reductions, act before rates change)?
8. Is it a seller's or buyer's market for the type of housing you are interested in?
9. Comments or Questions about Newtown Housing

Presentation

Response tabulations and presentation slides are shown in the companion slide deck.



Friends of Newtown Seniors (FONS) Roundtable



Joan Alexander, FONS Board Member and Newtown Realtor, presented data on housing in Newtown. Data was drawn from a variety of sources:

- Berkshire Hathaway “MONTHLY MARKET REPORT,” March 2025
- DataHaven “NEWTOWN 2025 EQUITY REPORT”, December 2025
- 2026 – 2027 BOE and BOS Budget books

Highlights

- Perception of what is “affordable” rent and home price does not match the market. Survey showed home prices in the mid \$200,000’s, but this year’s sales have averaged in the high \$500,000’s.
- Half the respondents plan to “Live my life out in the home currently owned.” The other half want something smaller and/or less expensive.
- There are very few homes, condominiums or apartments available in Newtown.
- Property taxes are a major concern for many.
- Newtown does not have a shared vision of its future that serves as a foundation for actions to realize that vision.
 - It was pointed out that the Plan of Conservation and Development (POCD), updated last year, is a ten-year plan built upon a vision. During the update process public hearings were held but less than 20 people attended.
 - Lack of public participation and how to gain public input was discussed. In person door-to-door surveying was identified as a possibility.
- Final question: Newtown does not have smaller less expensive housing options seniors will want. (also holds for you folks) Is this a problem to be solved, or a characteristic of Newtown.
 - Clear consensus the it is a problem to be solved
 - No conclusion on the obvious follow-up: Who should be working on solutions?

Questions for Follow-up

1. How are population numbers produced between decennial censuses?
2. How many children are schooled outside (private schools, or home schooled) of public schools? How does that affect trends of student enrollment in Newtown?
3. Graduated students who do not live in Newtown:
 - a. Where are they moving to? Connecticut, Northeast, other?
 - b. Why are they not staying/returning to Newtown?
4. What is the trend of Newtown taxes and inflation over the past 20 or more years?
5. What are the demographics and characteristics of people living in Newtown apartments?
6. What is the divorce rate in Newtown?
7. Are there FONS like groups for 20 to 30 somethings and 40 to 50 somethings in Newtown?