



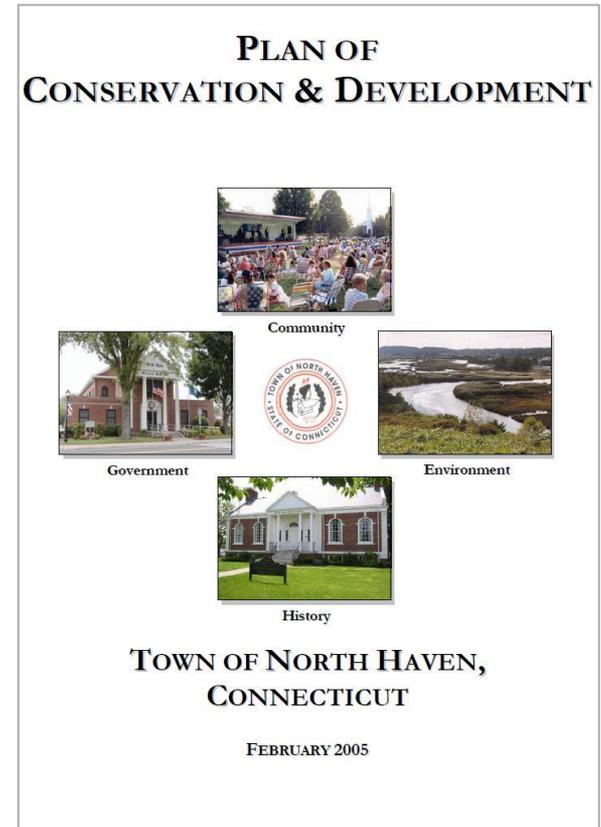
Town of North Haven POCD 2015 Update

North Haven
Economic Development Commission
April 14th, 2016



What is a POCD?

- Gets the entire community together to help set the direction for North Haven
- Advisory document for long term vision and short term decision making
- Local Plans of Conservation and Development (POCDs) provide policy guidance for the physical, economic, and social future of a community
- States goals and visions
- POCD does not have authority of a law or regulation but recommends actions to help achieve goals



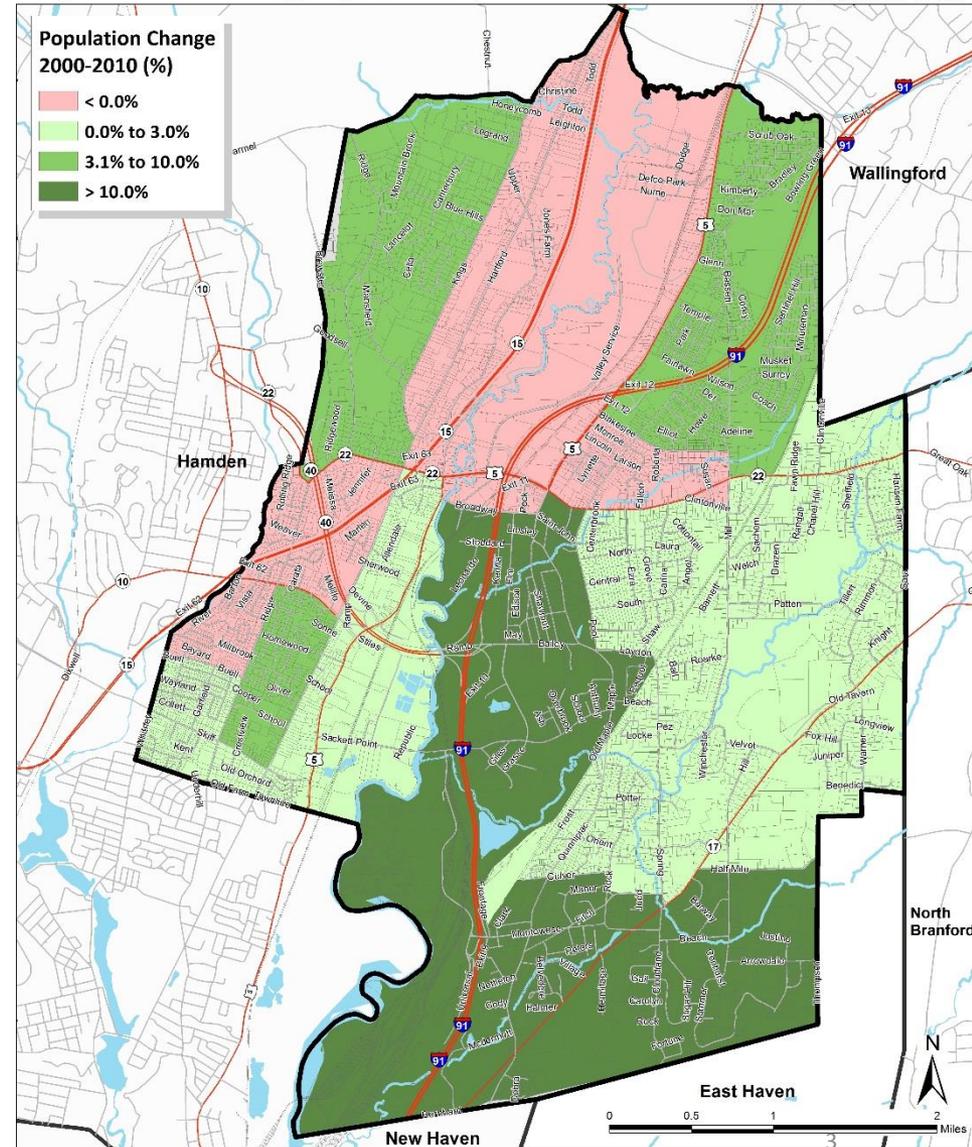


Population Change

- Total population grew 5% from 2000 to 2010
- 24,093 residents according to 2010 census
- Fastest growth in southern neighborhoods (adjacent to I-91, New Haven, and North Haven)

Population Change by Block Groups

North Haven POCD

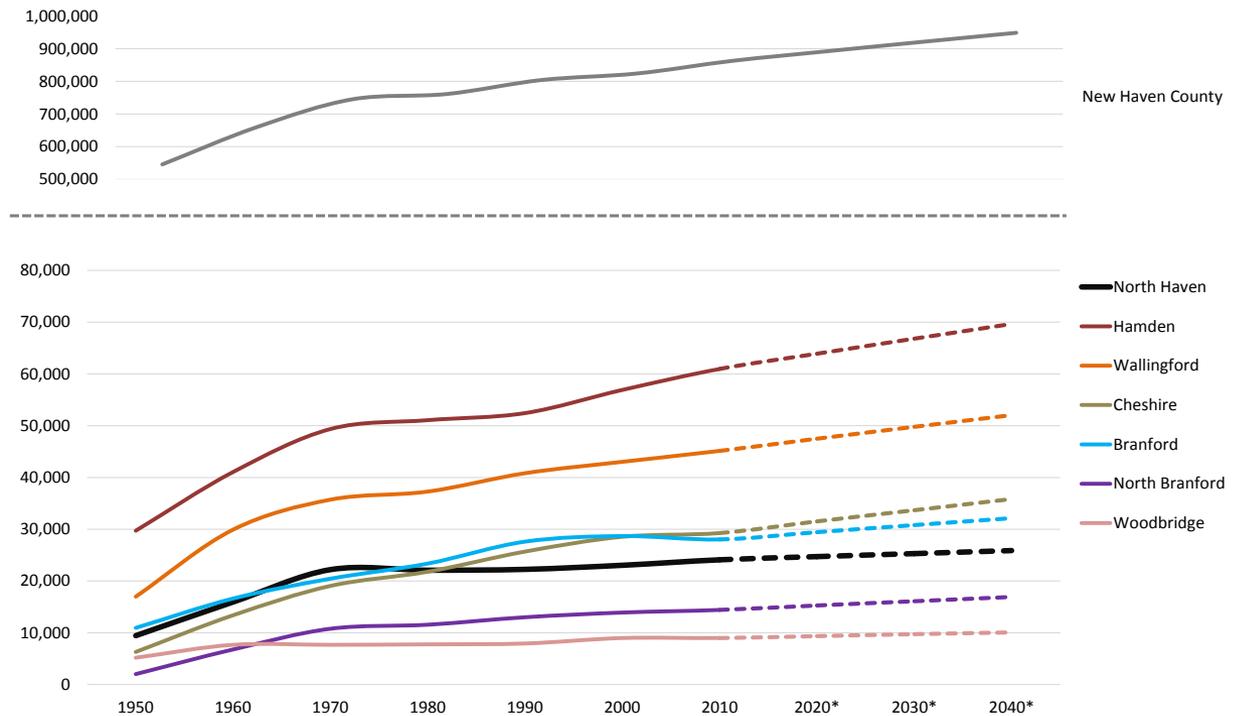




Population Trends

- Between 2010 and 2040, North Haven's population growth is projected to slow, increasing only 7% over the period
- Regionally, population growth rates have remained steady since 1970

Comparison of Population Projections:
2010 to 2040 North Haven and Surrounding Communities



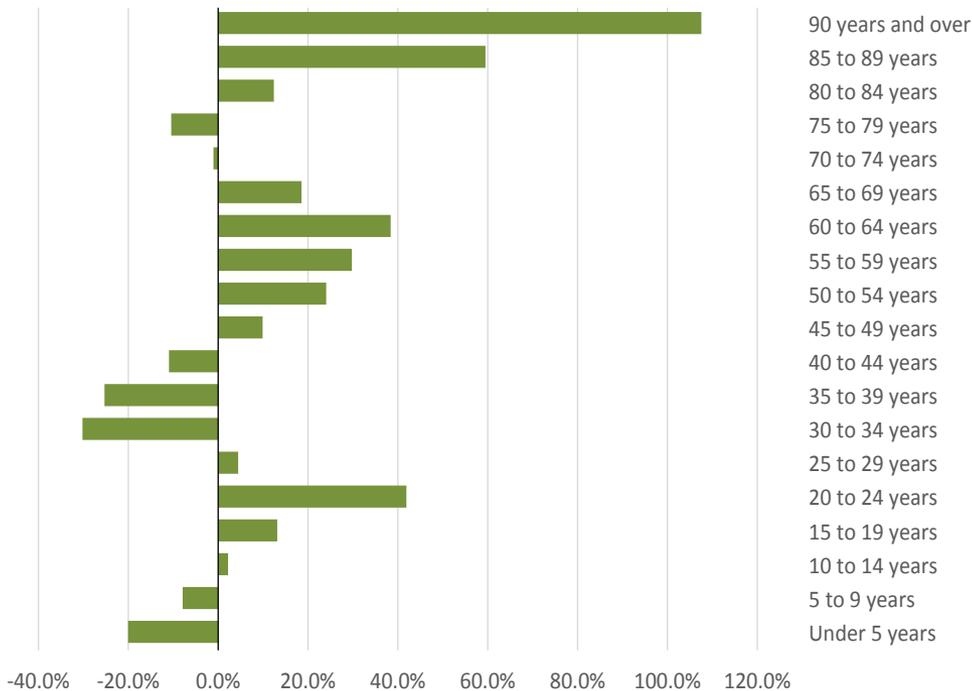
Note: *population projections.
Sources: ct.gov/ecd; U.S. Census Bureau, Census 2000 and 2010. U.S. Projections – State of Connecticut, Department of Transportation. 2014.



Aging Population

- Seventh oldest median age in New Haven County
- Ages rising across the region, especially in rural communities
 - Long-term impacts and considerations: housing, community services

North Haven Population Change 2000-2010



Source: U.S. Census Bureau, Census 2000 and 2010.

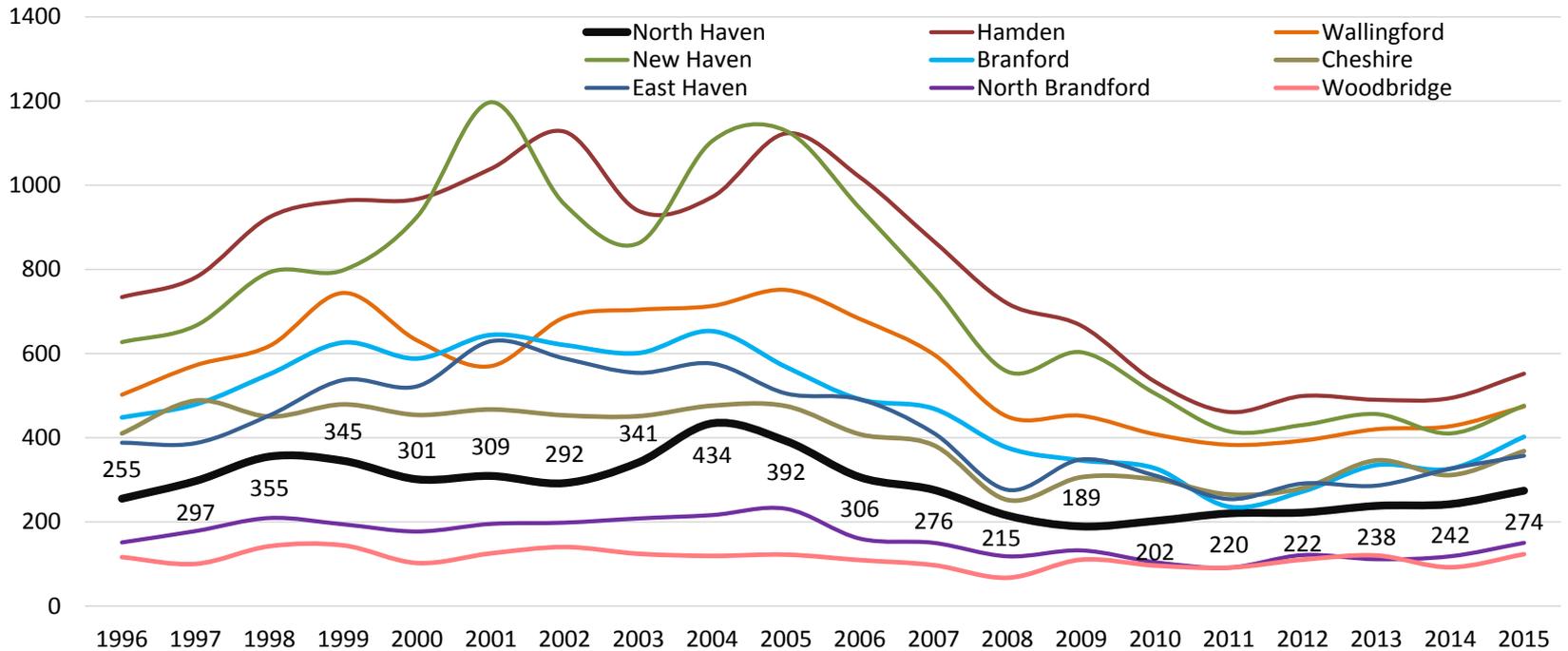
Change in Median Age in New Haven County 2000 - 2010			
	2000 Med. Age	2010 Med. Age	% Change
State-wide	37.4	40	7.0%
Hamden	37.7	37.4	-0.8%
West Haven	36.4	36.6	0.5%
Waterbury	34.9	35.2	0.9%
New Haven	29.3	29.9	2.0%
Middlebury	42.8	43.9	2.6%
Meriden	36.2	37.7	4.1%
Ansonia	36.8	38.4	4.3%
Orange	43.2	45.7	5.8%
Derby	37.7	40.3	6.9%
Naugatuck	35.5	38.2	7.6%
Seymour	38.5	41.6	8.1%
North Haven	41.9	45.5	8.6%
Southbury	45.7	49.9	9.2%
East Haven	38.8	42.5	9.5%
Wallingford	39.1	42.9	9.7%
Cheshire	38.4	42.2	9.9%
Milford	39.4	43.5	10.4%
Bethany	40.6	44.9	10.6%
Prospect	39.4	43.8	11.2%
Woodbridge	42.8	47.6	11.2%
Guilford	41.8	46.6	11.5%
Wolcott	38.1	42.7	12.1%
Oxford	38.4	43.4	13.0%
Beacon Falls	36.7	41.5	13.1%
Branford	41.4	47	13.5%
Madison	41.0	46.6	13.7%
North Branford	39.1	44.6	14.1%

source: U.S. Census 2000 and 2010



Housing Sales

Number of Housing Sales in North Haven and Adjacent Towns 1996 to 2015



Source: The Warren Group.

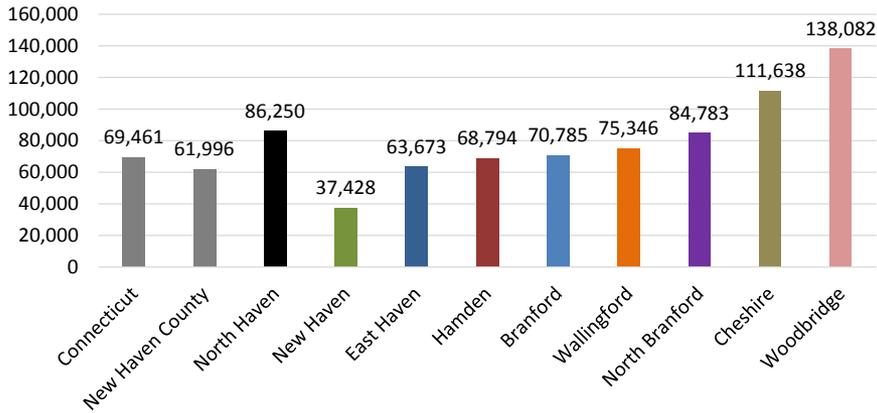
➤ Housing sales have been slowly recovering since the late 2000s recession



Income

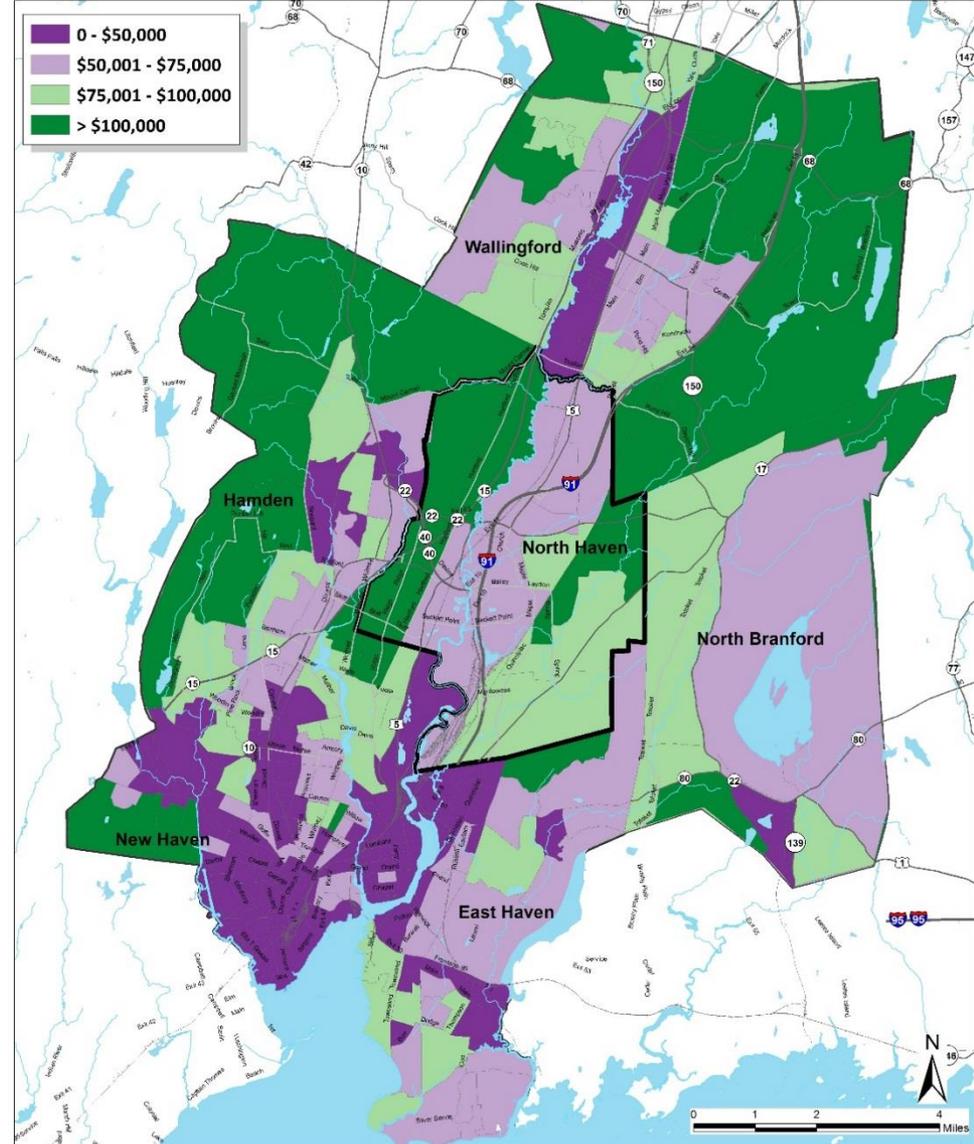
➤ Median income for North Haven was \$86,250 in 2013

Median Household Income in North Haven and Surrounding Communities, 2013



Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey.

Regional Median Income by Block Groups in 2009-2013 North Haven POCD





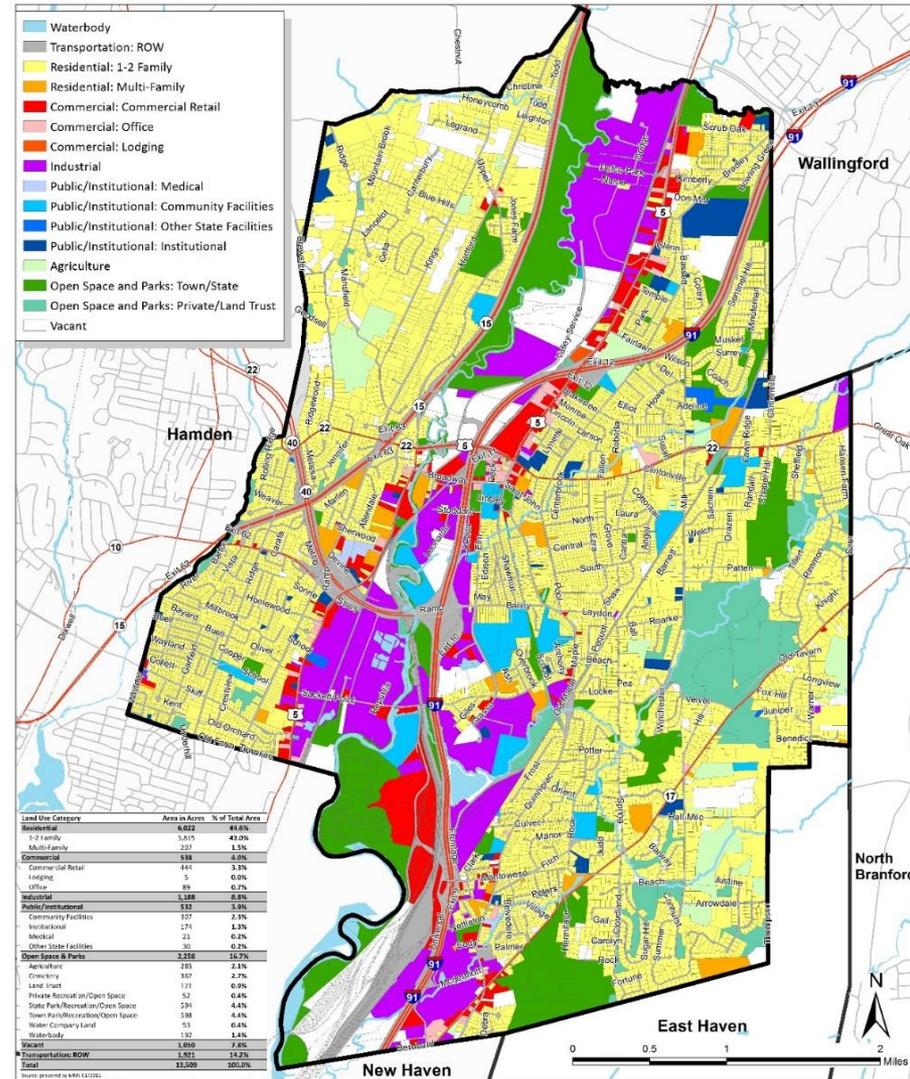
2015 Land Use Inventory

Land Use Category	Area in Acres	% of Total Area
Residential	6,022	44.6%
1-2 Family	5,815	43.0%
Multi-Family	207	1.5%
Commercial	538	4.0%
Commercial Retail	444	3.3%
Lodging	5	0.0%
Office	89	0.7%
Industrial	1,188	8.8%
Public/Institutional	532	3.9%
Community Facilities	307	2.3%
Institutional	174	1.3%
Medical	21	0.2%
Other State Facilities	30	0.2%
Open Space & Parks	2,258	16.7%
Agriculture	285	2.1%
Cemetery	362	2.7%
Land Trust	121	0.9%
Private Recreation/Open Space	52	0.4%
State Park/Recreation/Open Space	594	4.4%
Town Park/Recreation/Open Space	598	4.4%
Water Company Land	53	0.4%
Waterbody	192	1.4%
Vacant	1,050	7.8%
Transportation: ROW	1,921	14.2%
Total	13,509	100.0%

Source: prepared by MMI. 01/2016.

- Largely residential: 44.6%
- Commercial & industrial: 12.8% (+104 acres since 2005)
- Land conversion to commercial uses in Upper Washington and west Montowese areas
- Vacant Land: 7.8% (1,050 acres)

Existing Land Use 2015



MILONE & MACBROOM®
This map is intended for planning purposes only. Delimitations may not be exact.

For North Haven, CT 1015

About this map: Boundaries: Hydrography: Scale: Parks: DEEP (2011)
Streets: ESRI (2011) Parcel: Town of North Haven (2015)
Demographic Information: US Census Bureau (2010-2013)



Land Use Comparison

Land Use Category	North Haven 2015		Wallingford (2015)		Woodbridge (2015)		Cheshire (2007)	
	Area (Acres)	% of Town's Land Area	Area (Acres)	% of Town's Land Area	Area (Acres)	% of Town's Land Area	Area (Acres)	% of Town's Land Area
Residential	6,022	44.6%	10,692	41.4%	6,862	56.1%	6,700	31.7%
Commercial	538	4.0%	1,119	4.3%	71	0.6%	141	0.7%
Industry	1,188	8.8%	3,247	12.6%	47	0.4%	1,638	7.8%
Public Institutional	532	3.9%	1,580	6.1%	434	3.5%	1,077	5.1%
Open Space & Parks	2,258	16.7%	6,066	23.5%	3,940	32.2%	4,309	20.4%
Transportation/Roads	1,921	14.2%	2,376	9.2%	780	6.4%	<i>Not Listed</i>	
Vacant/Undeveloped	1,050	7.8%	741	2.9%	94	0.8%	7,263	34.4%
Total Land Area	13,509	100.0%	25,821	100%	12,228	100%	21,128	100%

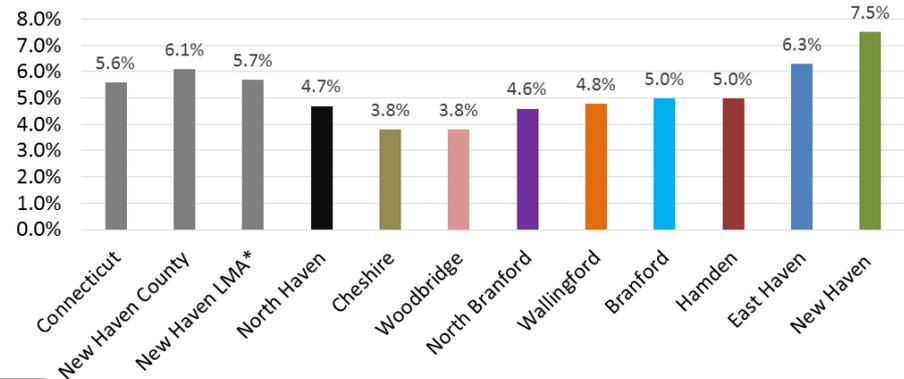
Sources: 2015 North Haven GIS assessor's records; 2015 Wallingford POCD; 2015 Woodbridge POCD; 2007 Cheshire POCD



Jobs and Unemployment Stats

- The average annual unemployment rate for 2015 was 4.7% (lower than region and many neighbors)
- Manufacturing, retailing account for biggest shares of local jobs

Unemployment Rate in 2015 Annual Average North Haven and Surrounding Communities



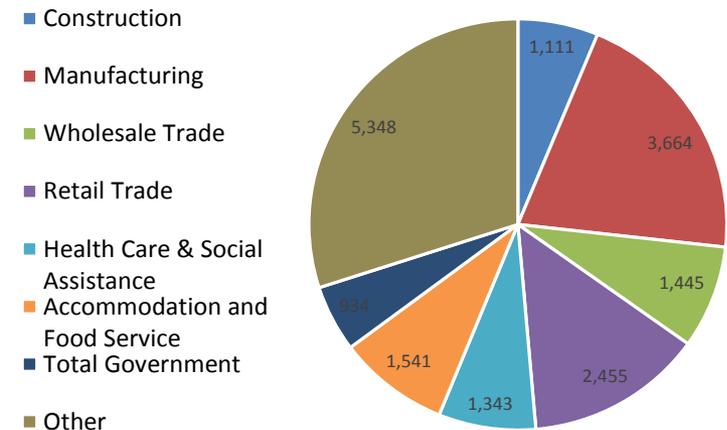
Source: Connecticut Department of Labor, Office of Research, 04/2016.

Town of North Haven Major Employers- Unaudited

Employer	Type of Business	Employees	
		2014	2003
Covidien	Wound Closer Devices	1,531	1,869
Town of North Haven	Municipality	813	635
Brescome Barton	Liquor Distributor	339	N/A
Area Cooperative Education Services	Educational	296	321
HB Communities	Sales/Service Audio Visual and Video Eqmt	213	150
New Breed Logistics	Freight Traffic Managers	180	N/A
Mossberg. OF & Sons	Firearms	231	166
Connecticut Container Corporation	Corrugated Shipping Containers and Displays	126	145
Quinnipiac University	Education	328	N/A
United Aluminum	Manufacturer	160	N/A

Source: North Haven Annual Financial Report FY 2014.

North Haven Employment Industries by Number of Jobs, 2014



Source: CERC Town Profile, 2016.



Employment Trends

- Goods Production jobs declined since 2009
- Service jobs down overall, but some growth areas
 - Information/ Finance & Insurance saw largest declines
 - Administration/ Waste Mgmt., Educational Services and Other Services increased most
- Both goods producing and service sector job trends below state and regional averages

North Haven Employment Trends Comparison: 2009-2014 Employment Estimates

	Town of North Haven				New Haven County		CT	
	Count		% Change		Change	% Change	Change	% Change
	2009	2014	2009-2014	2009-2014	2009-2014	2009-2014	2009-2014	2009-2014
Total Non-Farm Employment	19,975	17,826	-2,148	-10.8%	11,519	3.9%	37,183	2.3%
Goods Producing	5,719	4,776	-943	-16.5%	-4,180	-8.8%	-10,351	-4.6%
Mining	*	*					-80	-12.7%
Construction	1,153	1,111	-42	-3.6%	236	1.9%	1,329	2.4%
Manufacturing	4,566	3,665	-901	-19.7%	-4,416	-12.5%	-11,600	-6.8%
Service Producing	13,342	12,115	-1,226	-9.2%	15,699	6.3%	47,534	3.4%
Utilities	78	*			411	34.5%	-701	-10.6%
Wholesale Trade	1,399	1,446	47	3.4%	-568	-3.9%	-1,907	-2.9%
Retail Trade	2,234	2,456	222	9.9%	1,357	3.3%	6,409	3.6%
Transportation and Warehousing	1,119	1,229	110	9.8%	816	11.2%	2,963	7.6%
Information	397	104	-293	-73.8%	-3,254	-38.9%	-3,009	-8.6%
Finance and Insurance	1,973	578	-1,395	-70.7%	-360	-3.1%	-10,759	-9.1%
Real Estate and Rental and Leasing	208	220	12	5.7%	538	11.6%	75	0.4%
Professional, Scientific, and Technical Services	869	910	40	4.6%	726	4.6%	8,203	9.4%
Management of Companies and Enterprises	236	215	-22	-9.2%	1,491	46.6%	4,244	15.4%
Admin. & Waste Management	823	1,002	178	21.7%	4,149	27.9%	10,045	13.3%
Educational Services	304	350	47	15.3%	2,496	10.6%	5,048	9.7%
Health Care and Social Assistance	1,353	1,344	-9	-0.7%	3,977	6.2%	17,272	7.1%
Arts, Entertainment, and Recreation	213	167	-45	-21.3%	496	13.0%	2,761	11.7%
Accommodation and Food Services	1,657	1,542	-115	-7.0%	2,682	11.0%	13,861	12.6%
Other Services (except Public Administration)	477	553	76	15.9%	742	5.8%	3,611	6.4%
Total Government	914	935	21	2.3%	-1,858	-3.7%	-10,582	-4.3%
Farm Employment	*	*	*	*	75	10.0%	555	12.0%

Source: CT Department of Labor, QCEW Program Data, 2009-2014



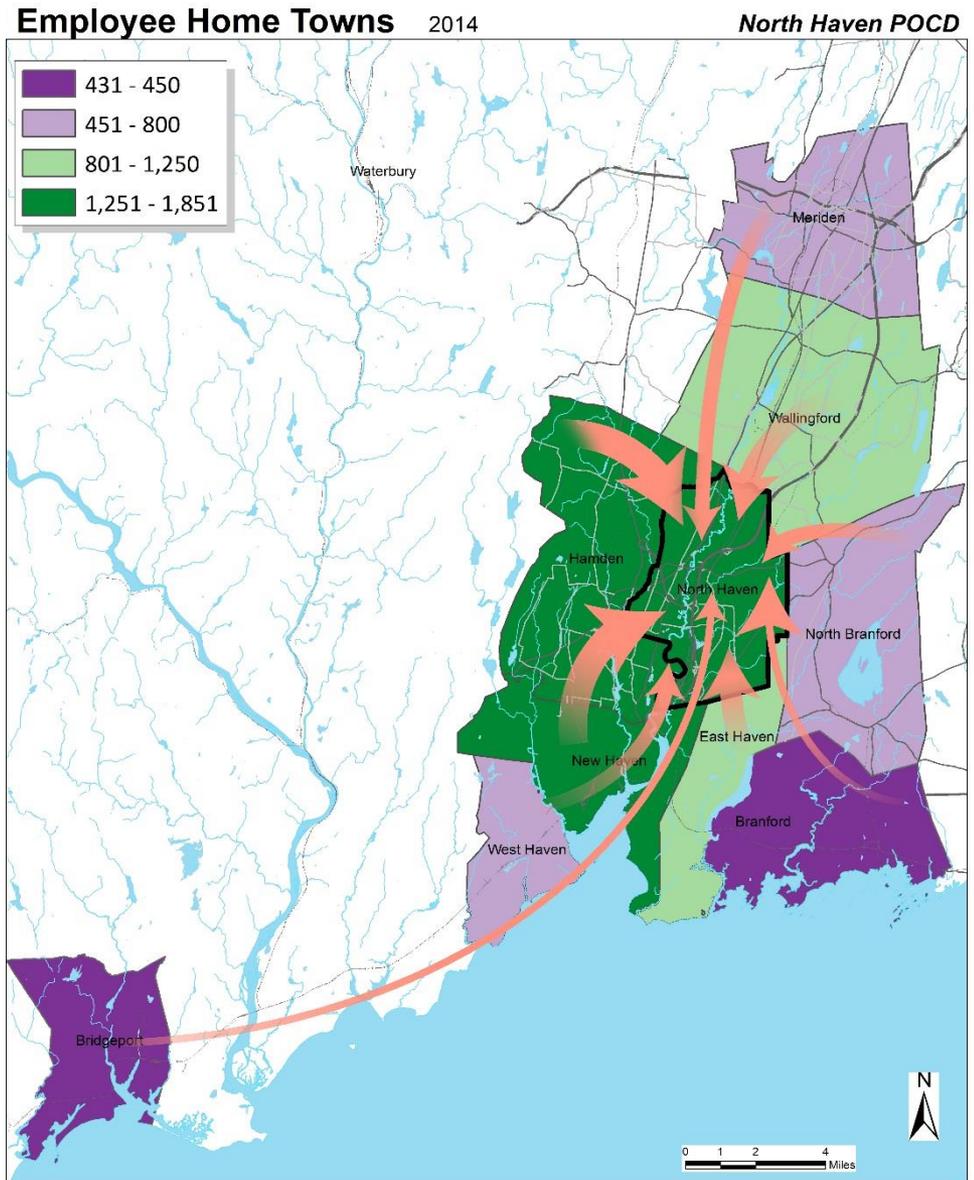
Journey to Work: Labor Force

Town of North Haven Employee Home Towns, 2014

New Haven	1,851	10.1%
North Haven	1,793	9.7%
Hamden	1,258	6.8%
Wallingford	1,157	6.3%
East Haven	824	4.5%
West Haven	795	4.3%
Meriden	733	4.0%
North Branford	451	2.4%
Branford	448	2.4%
Bridgeport	431	2.3%
All Other Locations	8,676	47.1%
Total	18,417	100.0%

Source: onthemap.ces.census.gov, 04/2016

➤ About half of workers employed in North Haven live in town or in adjacent communities





Journey to Work: Residents

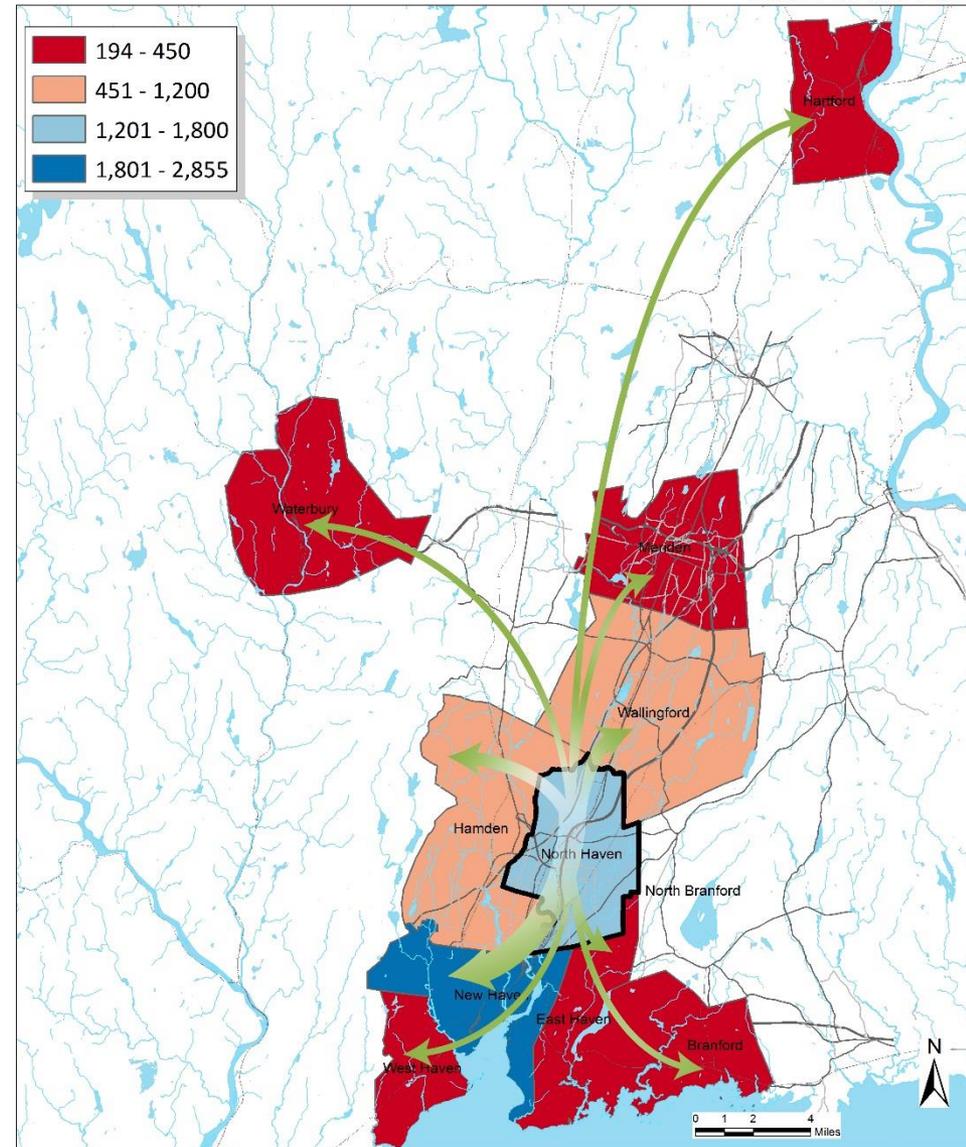
Town of North Haven Laborforce Work Destinations, 2014

New Haven	2,855	22.9%
North Haven	1,793	14.4%
Hamden	1,119	9.0%
Wallingford	668	5.4%
Hartford	437	3.5%
Branford	337	2.7%
West Haven	253	2.0%
Meriden	232	1.9%
East Haven	221	1.8%
Waterbury	194	1.6%
All Other Locations	4,372	35.0%
Total	12,481	100.0%

Source: onthemap.ces.census.gov, 04/2016

- 14% of employed residents live **and** work in North Haven
- About 45% work in adjacent towns (especially New Haven and Hamden)

North Haven Labor Force Work Destinations 2014 North Haven POCD





Fiscal Trends

➤ Moody's bond rating: Aa1 (12/14)

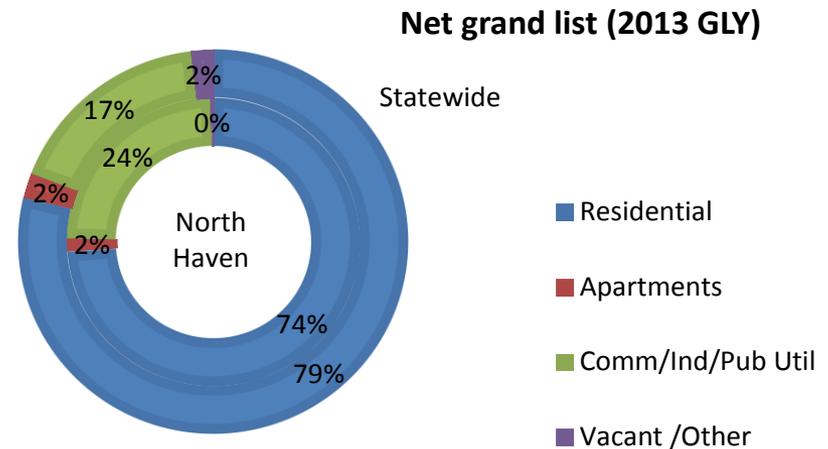
➤ Debt per capita: \$2,118

(FY 12-13)

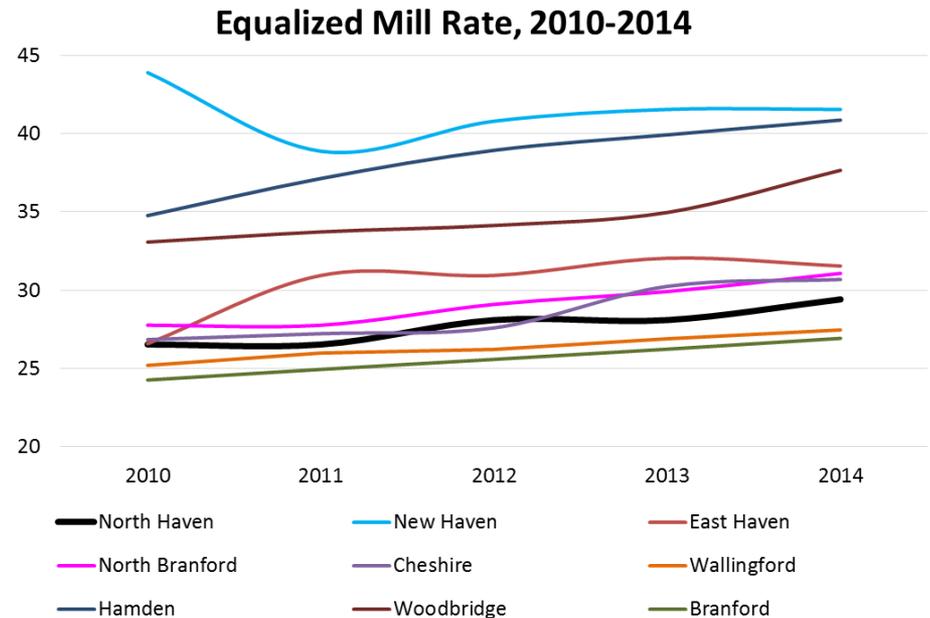
➤ Average across state: \$2,276

➤ Median across state: \$1,610

➤ Mill rate of 29.42 remains below rates of most neighboring communities



Source: CT OPM, 2010-2014.



Source: CT OPM, 2010-2014.



Takeaways - Demographics

- Population growth in North Haven has been slow and migration-driven
- The median age in North Haven and surrounding communities will likely continue to rise in the immediate future
- In spite of this, young adults in North Haven (age 20-24) did experience significant population growth 2000-2010, over 40% increase
- Average household sizes fell over this period, with more (especially older) adults living alone



Takeaways – Housing & Land Use

- North Haven has an older housing stock that remains predominantly single family residential
- Rental housing stock has made up a large portion of housing growth
- North Haven's median income is higher than neighboring towns
- One-third of North Haven's vacant land was developed since 2005, future development will largely be infill and redevelopment
- Significant increase in commercial land use between 2005 & 2015



Food for Thought

- What do these facts and trends say to you about doing business in North Haven?
- What impact could these demographic changes have on economic development in North Haven?
- Are North Haven's land use patterns consistent with your understanding of the Town's zoning?
- What is the Town doing right in terms of fostering a positive climate for business?
- What could be improved about doing business in North Haven?



POCD Next Steps

- Next TPOCD Meeting- May 27th, Economic Development discussion
- Future TPOCD meetings - on 4th Monday of each month
- Take the online community survey - <https://www.surveymonkey.com/r/NorthHavenPOCD>
- Community Workshop on May 3rd, Park and Rec gym, 6 pm



North Haven POCD 2015

Tell us about yourself! General Demographics

Collecting some demographic information about the people taking the survey helps us learn what might be important to different demographic groups. For example, a retiree may have very different community priorities than a young family with children in the school system.

1. What is your age?

- Under 18 (Please take the Youth Survey, at www.surveymonkey.com/r/NorthHavenYouth)
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 or older

2. Please select the option or options that best describe your current occupation/industry:

- Retired / Stay at Home Parent
- Unemployed
- Financial services & Insurance (banks, accounting, stocks, insurance)
- Professional Services (architecture, engineering, teaching, law, medicine, etc.)
- Public sector (emergency services, library, government, etc.)

North Haven Community Survey