



Town of North Haven POCD 2015 Update

Town Plan of Conservation & Development (TPOCD) Meeting
Demography & Housing
Jan. 25, 2016



Purpose of Today's Meeting

- Supplement data analysis with qualitative understanding of community trends in demographics and housing;
- Obtain assistance in identifying issues and concerns;
- Inform POCD Steering Committee.



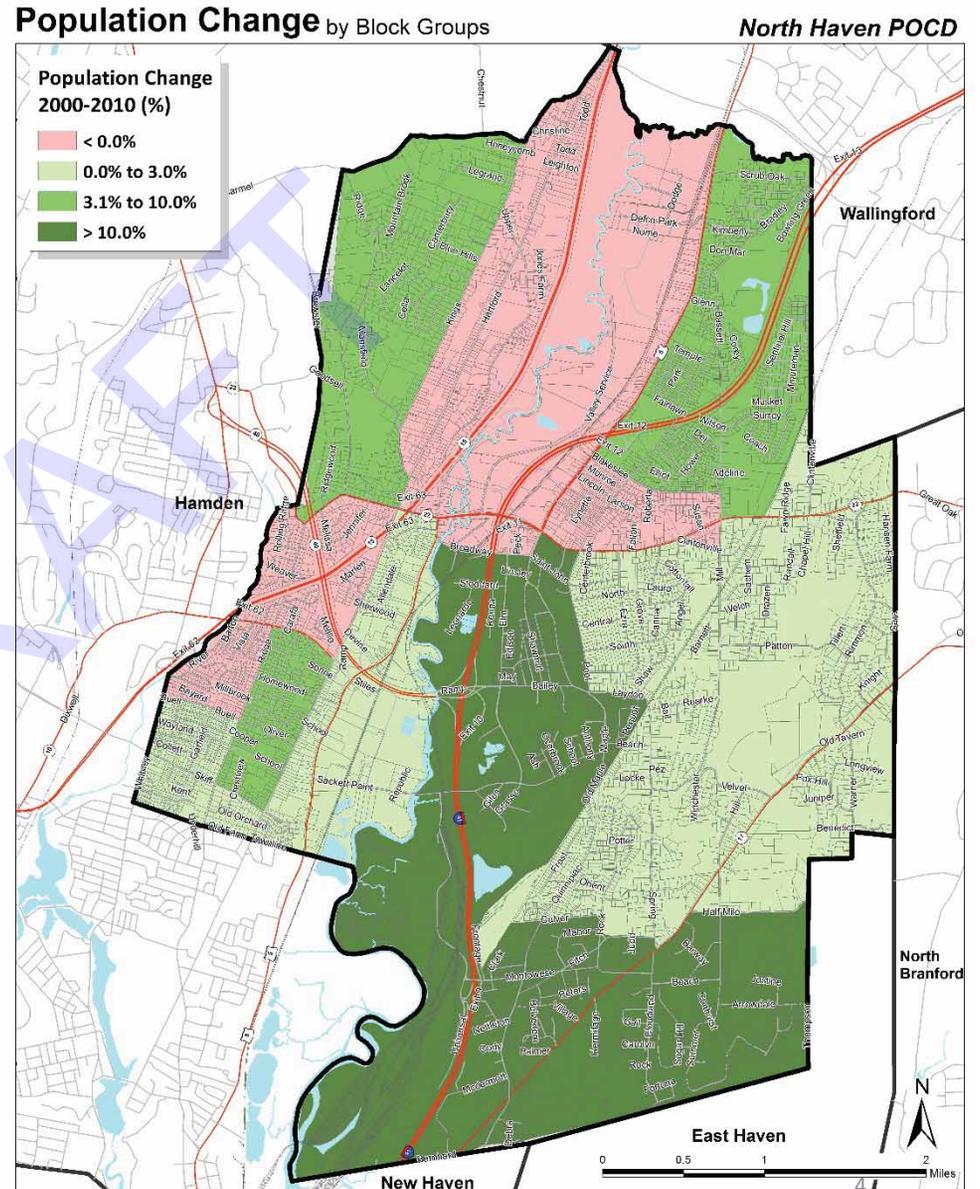
DEMOGRAPHY





Population Change

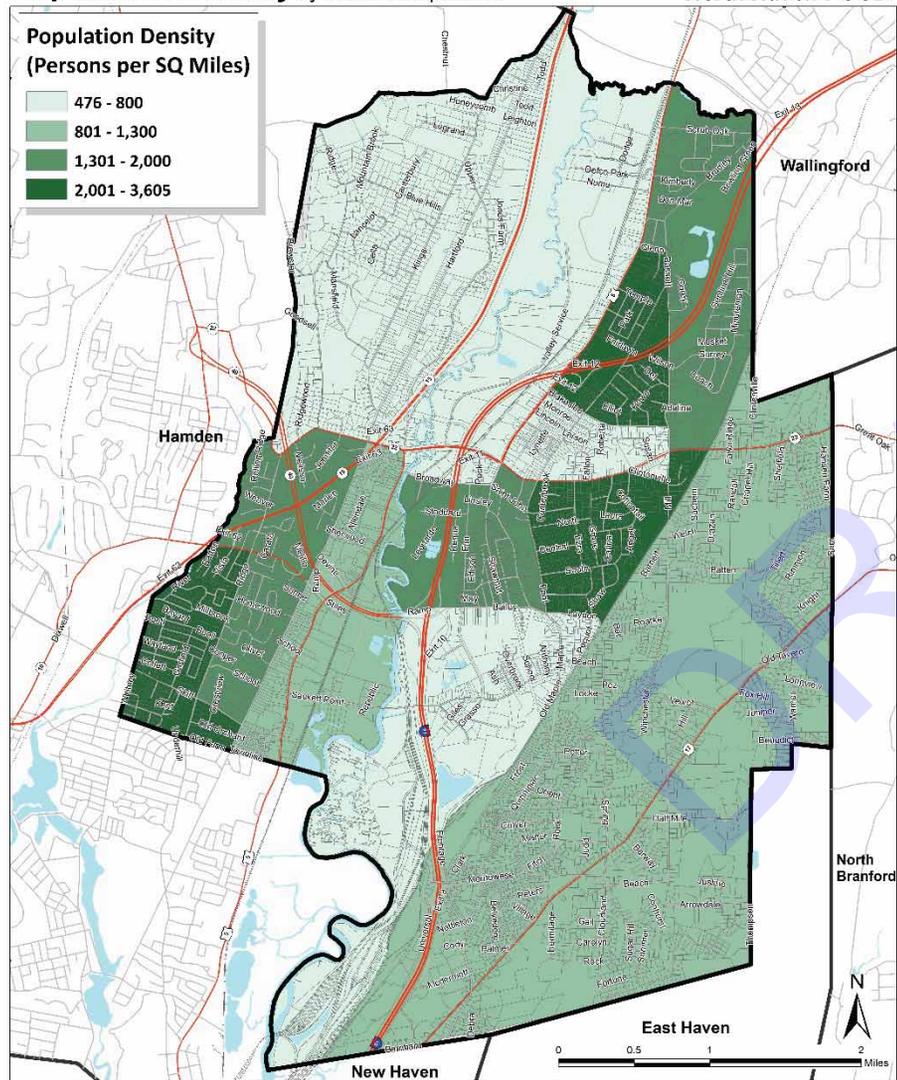
- Total population grew 5% from 2000 to 2010;
- 24,093 residents according to 2010 census;
- Faster rates of population growth in the southern portion of town.



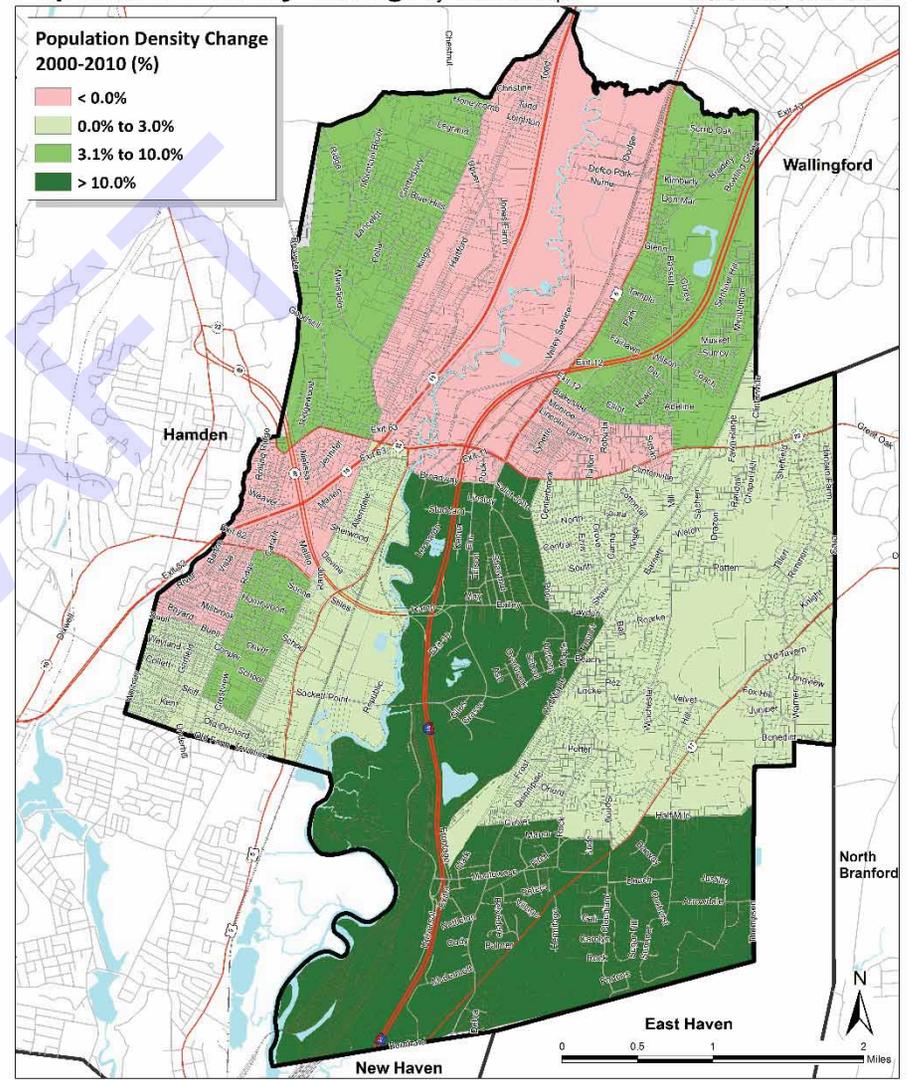


Population Density

Population Density by Block Groups 2010



Population Density Change by Block Groups



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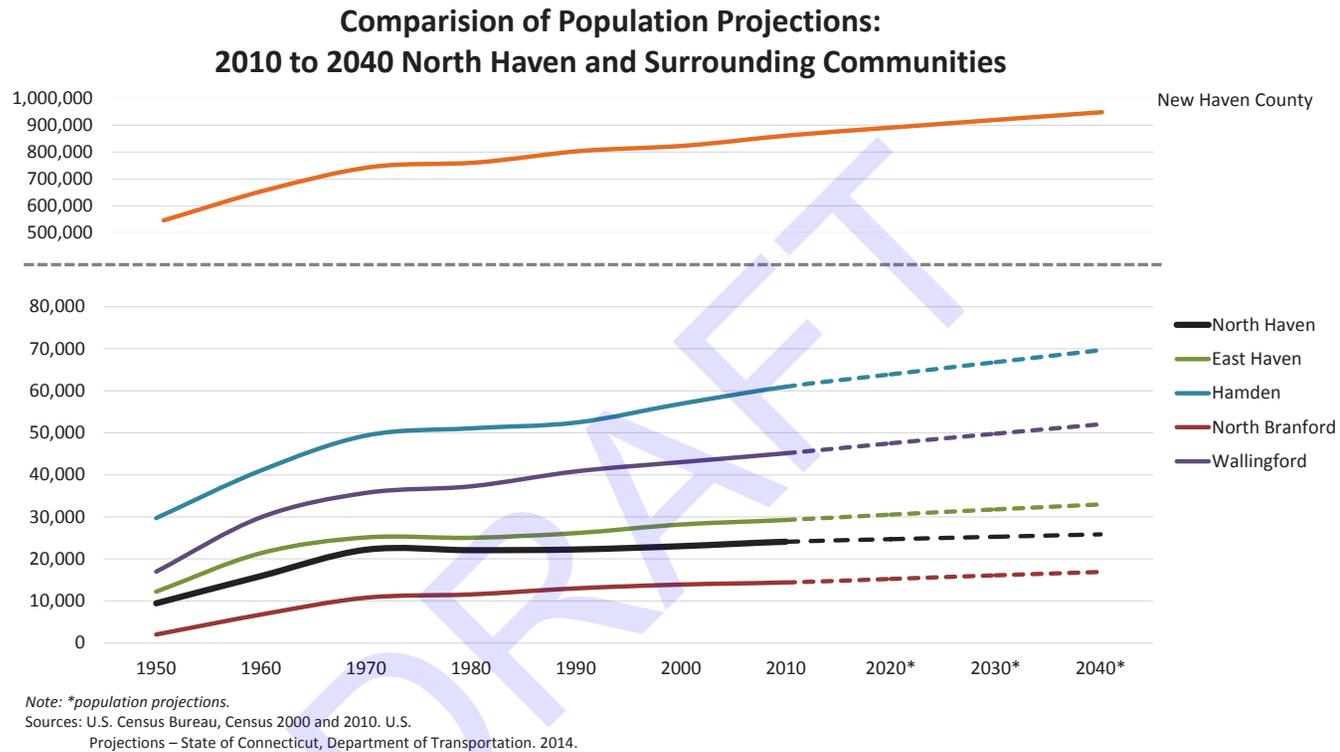
About this map: Boundaries: Hydrography: State Parks: DEEP (2011);
 Streets: ESRI (2011); Parcels: Town of North Haven (2014);
 Demographic Information: US Census Bureau (2010-2013).

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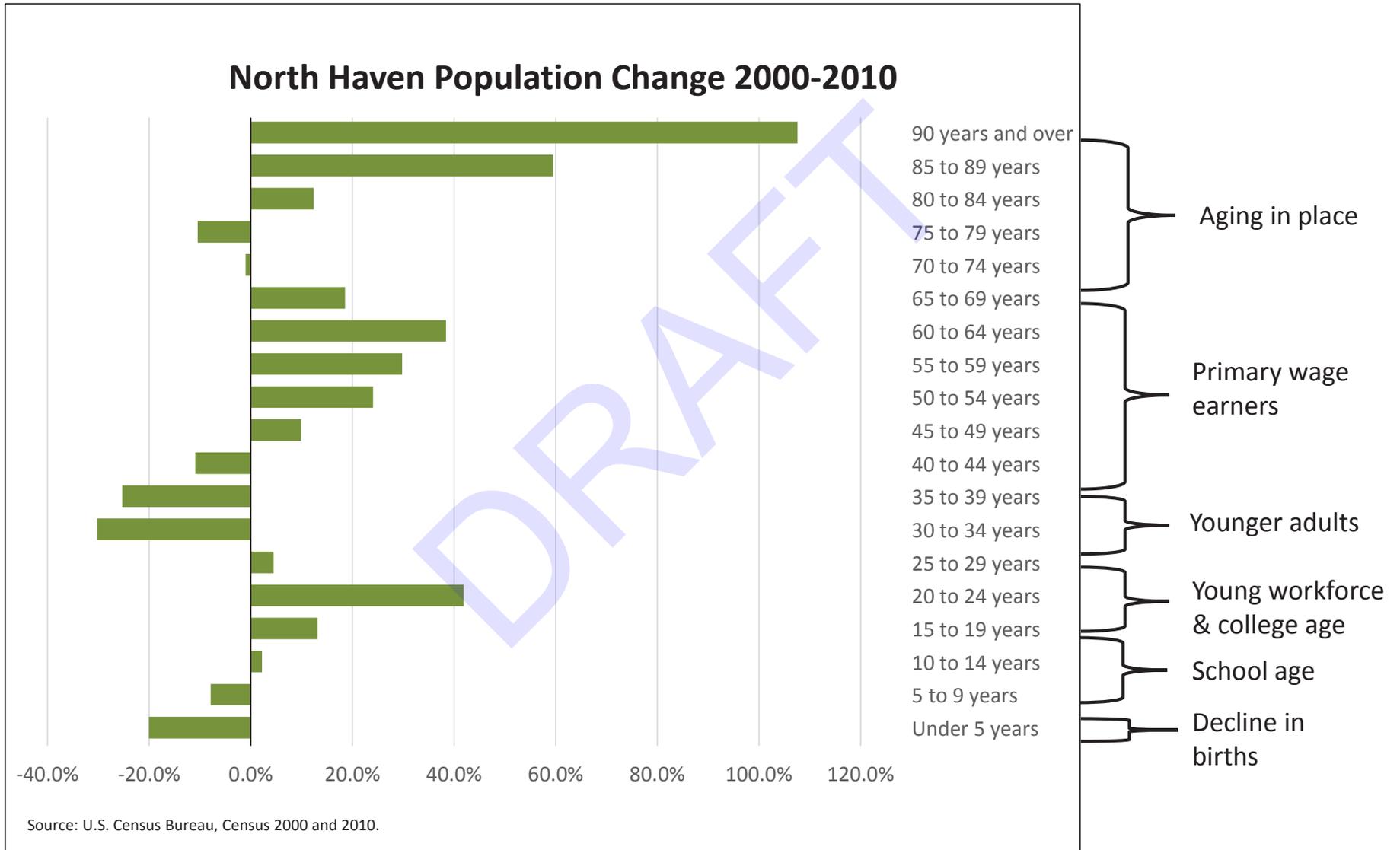
Population Trends



- 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.



Population Change by Age





Median Age Change

- 2010 median age in North Haven is seventh oldest in County, and rate of change is around the middle of the pack;
- Median age of almost every town in County is rising, with urban communities aging more slowly than rural;
- How might aging population change community service needs?

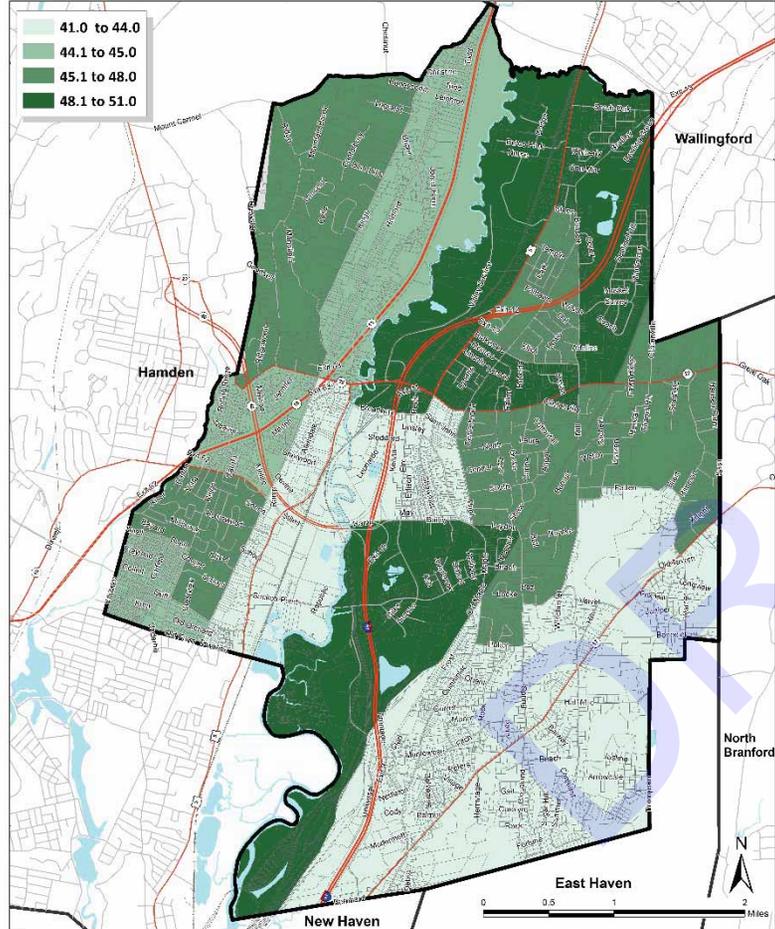
Change in Median Age in New Haven County 2000 - 2010			
	2000 Med. Age	2010 Med. Age	% Change
State-wide	37.4	40	7.0%
Hamden	37.7	37.4	-0.8%
West Haven	36.4	36.6	0.5%
Waterbury	34.9	35.2	0.9%
New Haven	29.3	29.9	2.0%
Middlebury	42.8	43.9	2.6%
Meriden	36.2	37.7	4.1%
Ansonia	36.8	38.4	4.3%
Orange	43.2	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



Median Age

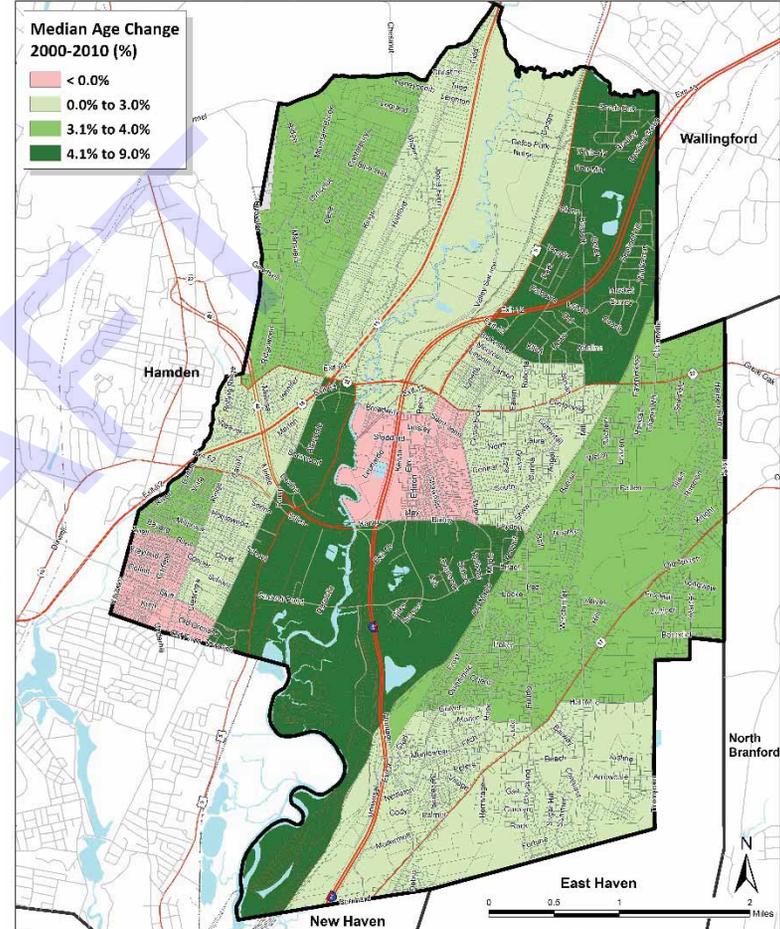
Median Age by Block Groups 2010



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About this map: Base: aerial; Hydrography: State Parks; Data: 2010 Census; Streets: Esri (2011); Parcels: Town of North Haven (2013); Demographic Information: U.S. Census Bureau (2010-2012)

Median Age Change by Block Groups



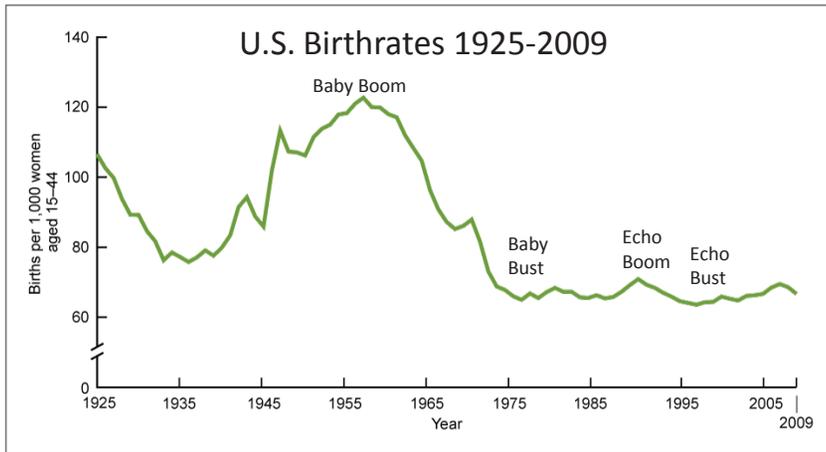
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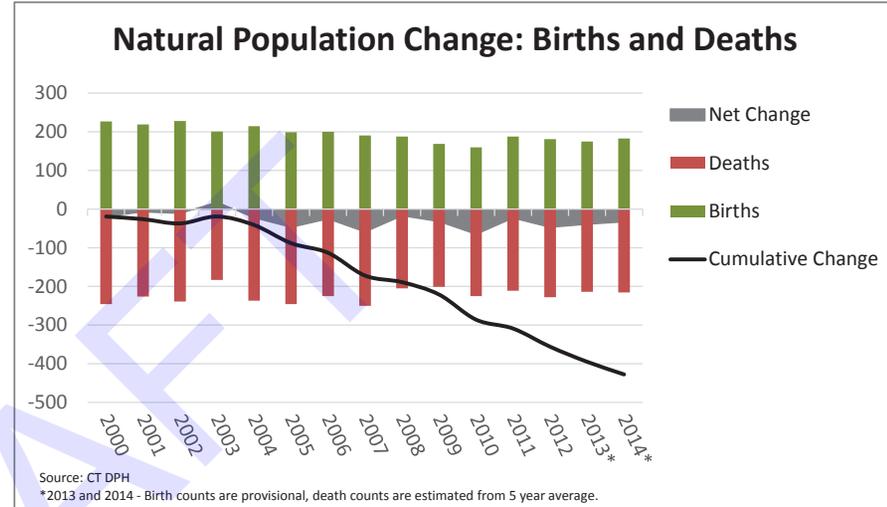
- North Haven's Town Center and southwest corner got younger;
- Resident median ages in all other areas have risen.



Natural Increase



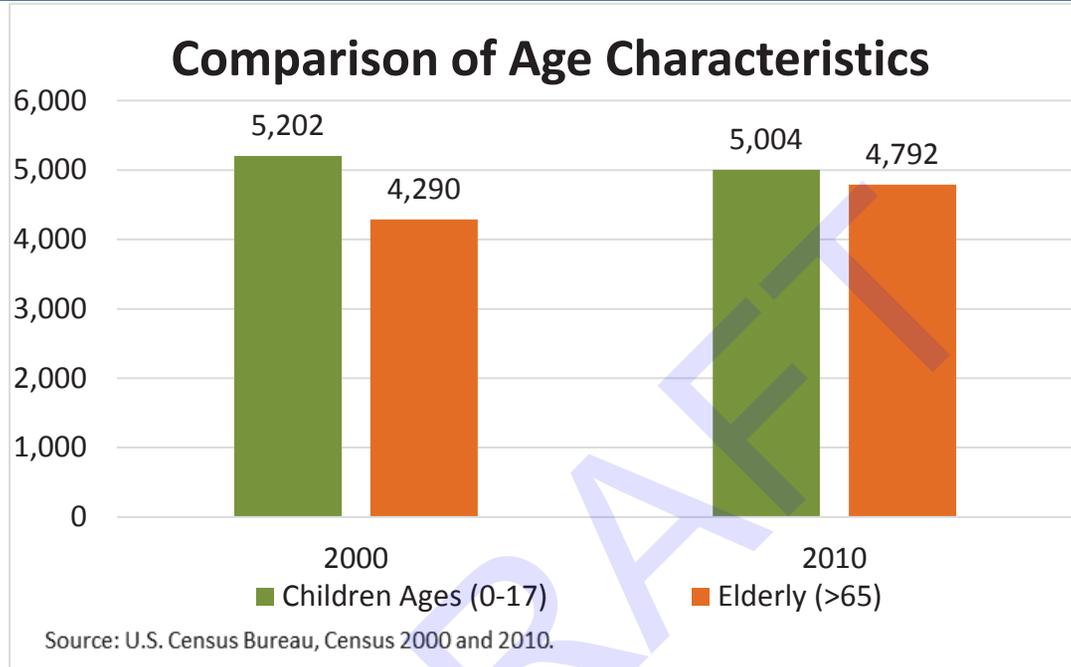
NOTES: Data for 2009 are preliminary. Access data table for Figure 1 at: http://www.cdc.gov/nchs/data/databriefs/db60_tables.pdf#1.
SOURCE: CDC/NCHS, National Vital Statistics System.



- Negative rates of natural population change since at least 2000;
- Death rates remained relatively constant 2000-2010;
- Birth rates dropped significantly since the mid-2000s;
- Runs contrary to Connecticut and New Haven County trends, where births consistently outpace deaths.



Age Characteristics

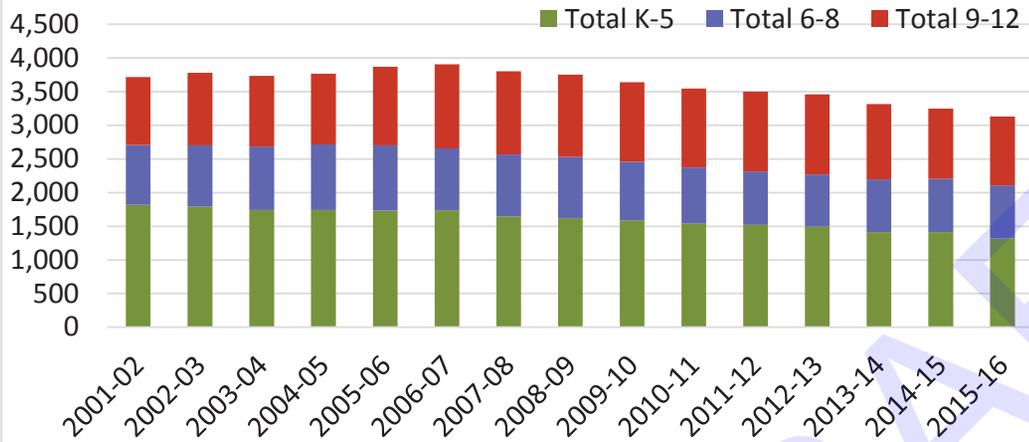


- Number of children (0-17) decreased 4%, while elderly residents (>65) increased 12%;
- Median age of North Haven's residents rose from 41.9 in 2000 to 45.5 in 2010;
- What do these demographic changes signal for North Haven's housing needs?



School Enrollment

School Enrollment 2001-2015



Sources: CT Dept. of Education from 2001-2010, and North Haven School District from 2011-2015.

Enrollment Change

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>Total</u>
2006-07	1,736	922	1,246	3,904
2015-16	1,319	788	1,022	3,129
Change	-417	-134	-224	-775

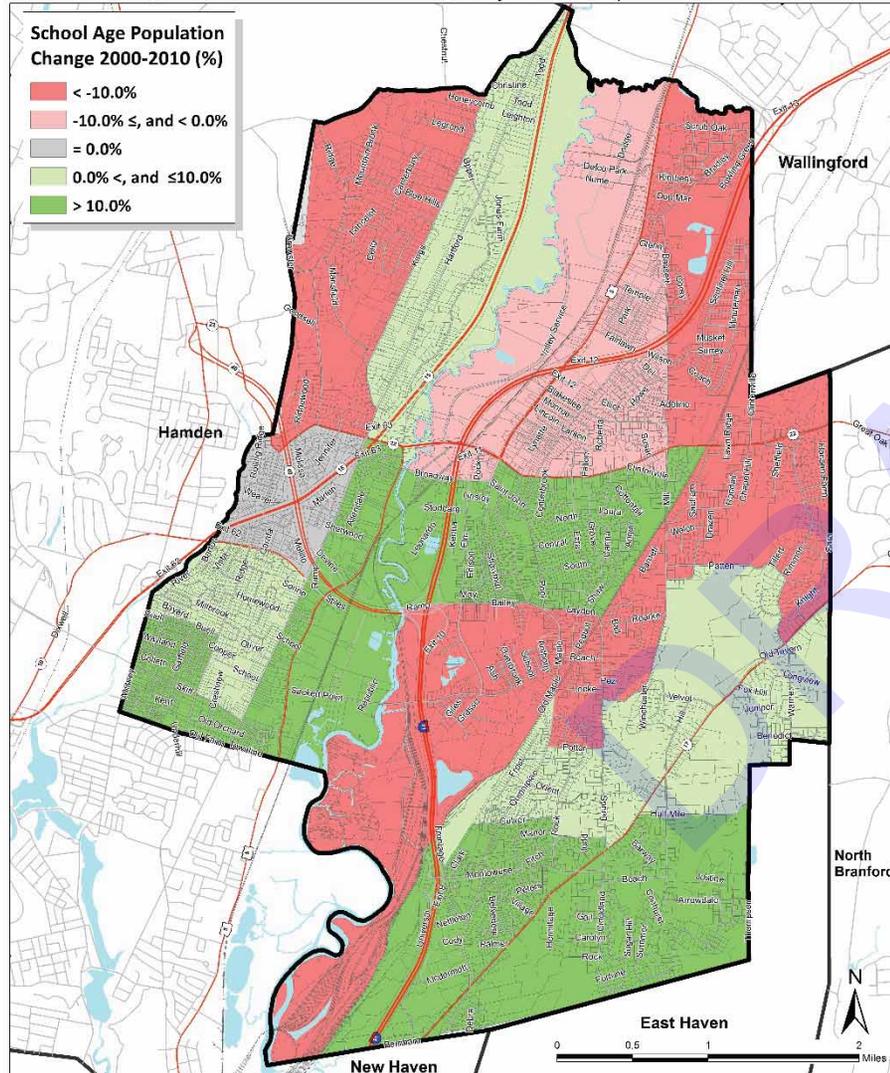
Sources: CT Dept. of Education from 2001-2010;
North Haven School District from 2011-2015.

- Since 2006, enrollments have dropped steadily;
- Elementary students make up smaller shares of the total student population;
- Decline in birthrates and enrollments mirrors statewide enrollment declines.



School Age Children and Young Adults

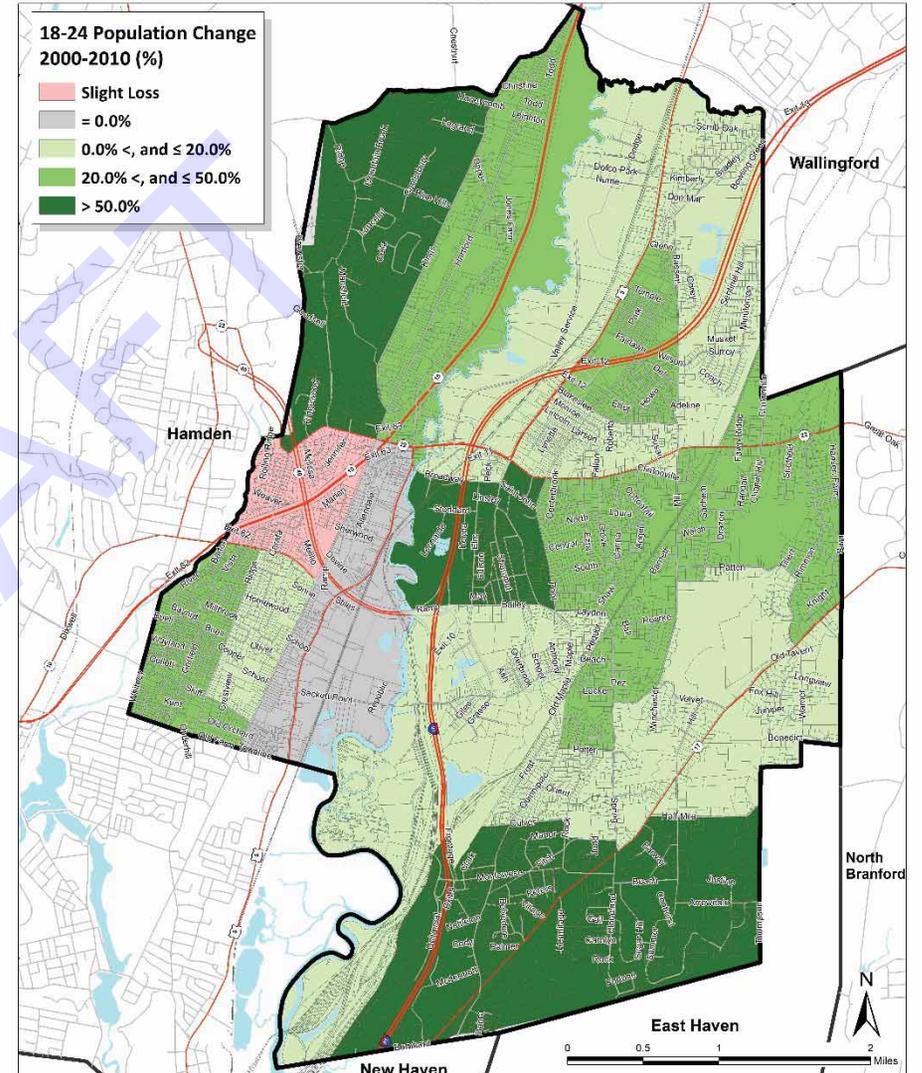
School Age Population Change by Block Groups *North Haven POCD*



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About this map: Boundaries: Hydrography: State Parks: DEP (2011);
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18-24 Age Population Change by Block Groups *North Haven POCD*



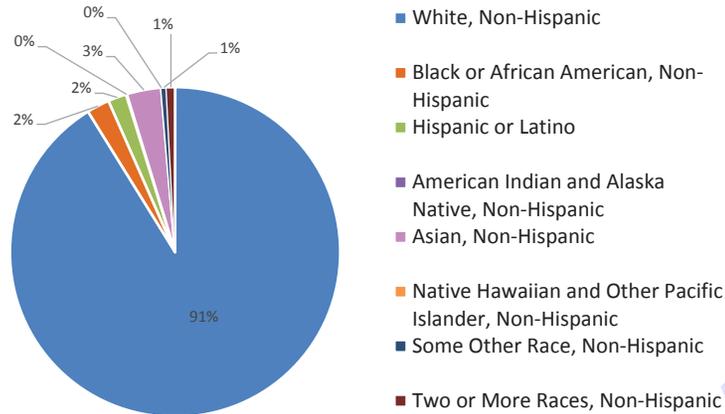
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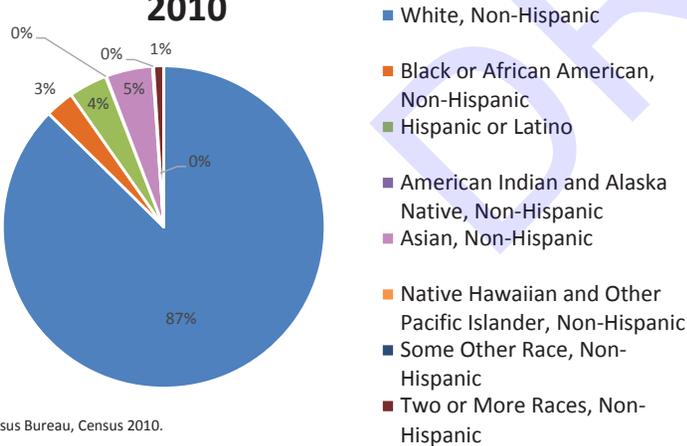
Racial Composition

Population of North Haven by Race, 2000



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

Population of North Haven by Race, 2010



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

- Racial and ethnic characteristics remained stable 2000-2010;
- Hispanic and Asian populations have seen the largest increase.



Demography Summary

- Overall, North Haven has experienced modest population growth, with population density increasing in the southern part of town;
- Older populations are growing while younger populations are shrinking;
- What impact will these demographic shifts have on North Haven's...
 - school system?
 - tax base?
 - community services?
 - housing needs?
 - workforce?
 - transportation needs?



HOUSING





Households

Households by Household Type, 2000-2010						
Household Type	North Haven	North Haven	North Haven	Connecticut	Connecticut	Connecticut
	2000	2010	% Change	2000	2010	% Change
Family Households	6,490	6,632	2.2%	881,170	908,661	3.1%
With Own Children Under 18	2,666	2,607	-2.2%	419,285	410,990	-2.0%
Married Couple Family	5,520	5,445	-1.4%	676,467	672,013	-0.7%
With Own Children Under 18	2,317	2,142	-7.6%	307,126	287,161	-6.5%
Female Householder, No Husband Present	697	853	22.4%	157,411	176,973	12.4%
With Own Children Under 18	270	348	28.9%	91,114	97,651	7.2%
Non-Family Household	2,107	2,503	18.8%	420,500	462,426	10.0%
Householder Living Alone	1,807	2,133	18.0%	344,224	373,648	8.5%
Householder 65 Years and Over	939	1,170	24.6%	132,061	144,919	9.7%
Total Households	8,597	9,135	6.3%	1,301,670	1,371,087	5.3%
Households with Individuals under 18	2,870	2,843	-0.9%	451,411	448,063	-0.7%
Households with Individuals 65 years and Over	2,941	3,343	13.7%	326,743	362,973	11.1%
Average Household Size	2.65	2.61	-1.5%	2.53	2.52	-0.4%
Average Family Size	3.10	3.09	-0.3%	3.08	3.08	0.0%

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

- 6.3% household growth rate outpaced Town's total population growth, and statewide household growth;
- Very large increases in female-headed households and single-person households, especially those age 65+ living alone (2x the statewide rate).



Households

Change in Female Householders, no husband present, 2000-2010

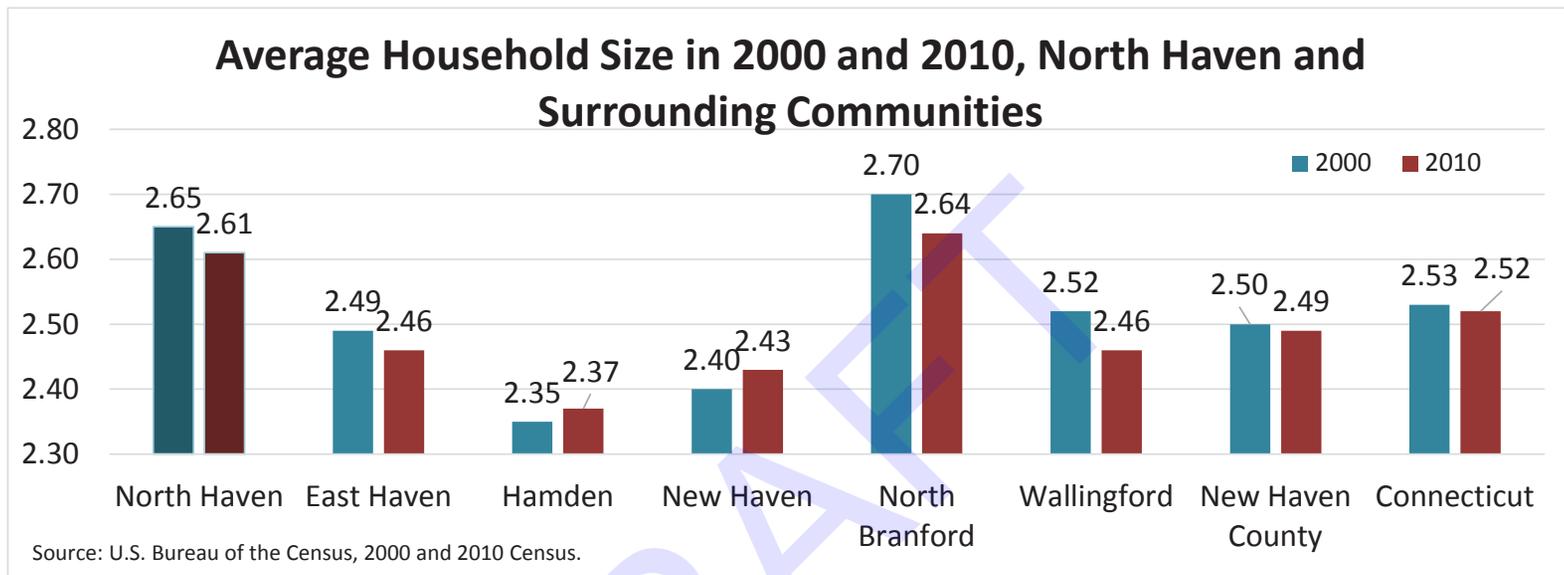
	Total	% Change	Subtotal (with own children)	% Change
Connecticut	19,562	12.4%	6,537	7.2%
New Haven County	5,250	12.1%	1,732	6.9%
East Haven	183	13.6%	48	8.0%
Hamden	438	17.4%	193	15.5%
City of New Haven	165	1.5%	-363	-5.1%
North Branford	90	22.0%	4	2.0%
North Haven	156	22.4%	78	28.9%
Wallingford	273	18.2%	89	11.5%

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

- Female-headed households with no husband present rose most sharply in towns with high incomes and property values, (rise in single professional women?);
- Towns with growing numbers of college students (North Haven and Hamden) saw the greatest increases in households headed by unmarried mothers.
- In 2014, 26% of all U.S. college undergraduates were also parents. That number is likely higher for graduate and professional students.



Household Size



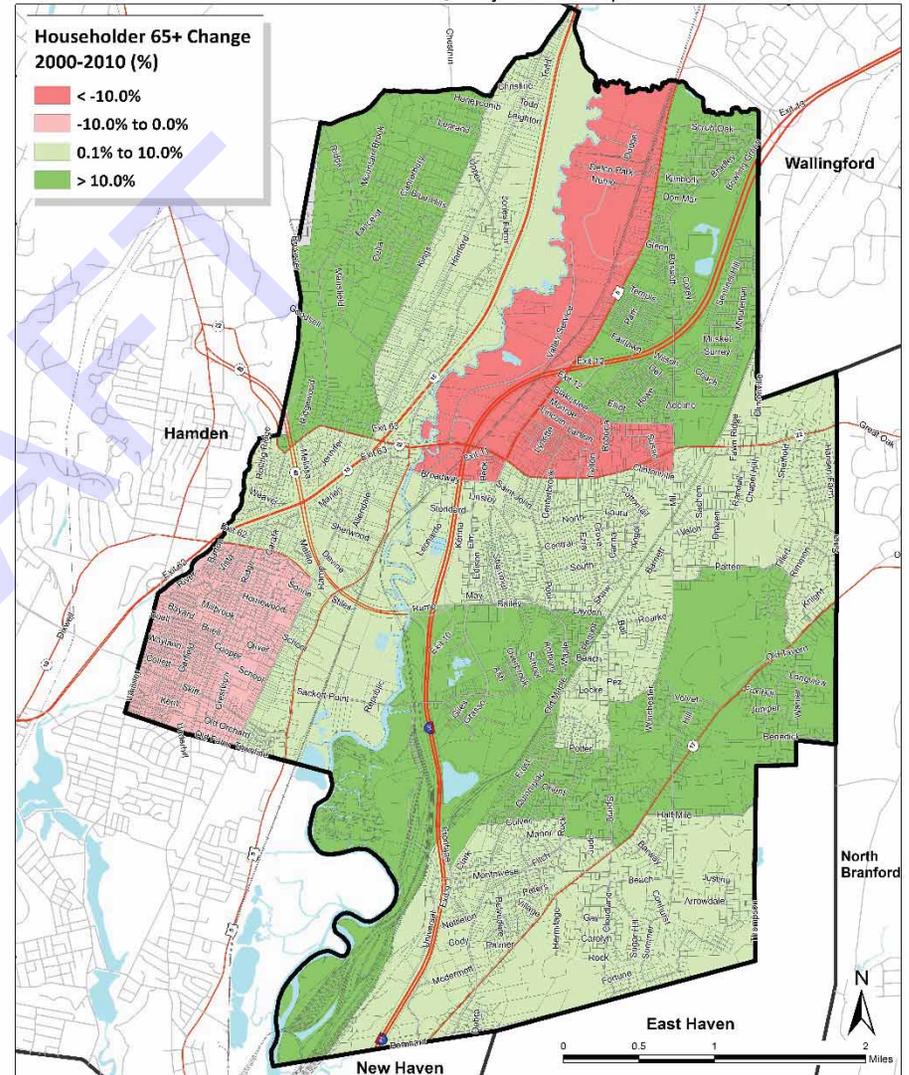
- Households in more suburban communities saw household sizes decrease;
- In Hamden and New Haven, households sizes increased slightly;
- Older and smaller households benefit from smaller housing units that are less expensive, closer to community facilities, and connected to pedestrian amenities and transit;
- Older households also benefit from specific housing types (single-story apartments and condos).



Householders over 65

- Areas with largest amount of householders over 65 are ripe for housing turnover in the next decade;
- Adequate supply of senior housing for retention of older residents?

Householders over 65 Change by Block Groups North Haven POCD



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Housing Trends

Housing Units and Occupancy Characteristics of North Haven, CT. 2000-2010

	2000		2010		Change	
	Number	%	Number	%	Number	%
Total Housing Units	8,773	100%	9,491	100%	718	8.2%
Occupied	8,597	98.0%	9,135	96.2%	538	6.3%
Vacant	176	2.0%	356	3.8%	180	102.3%
Occupied Housing Units	8,597	98.0%	9,135	96.2%	538	6.3%
Owner Occupied	7,440	84.8%	7,667	80.8%	227	3.1%
Population in Owner-occupied Housing Units	20,424	89.5%	20,933	87.9%	509	2.5%
Average Household Size of Owner-occupied Units		2.75		2.73	-0.02	-0.7%
Renter Occupied	1,157	13.2%	1,468	15.5%	311	26.9%
Population in Renter-occupied Housing Units	2,398	10.5%	2,871	12.1%	473	19.7%
Average Household Size of Renter-occupied Units		2.07		1.96	-0.11	-5.3%
Vacant Housing Units	176	2.0%	356	3.8%	180	102.3%

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

- Active homebuilding market of the early 2000s, followed by economic contraction after 2006, resulted in higher vacancy rates;
- Rentership increased dramatically
- Nationally, rates of renting are at their highest point since the 1960s.*

* Source: http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/ctools/css/introduction_and_summary_from_americas_rental_housing_2015_web.pdf



Housing Units and Construction Activity

North Haven Housing Units and Construction Activity Authorized 2003-2014*

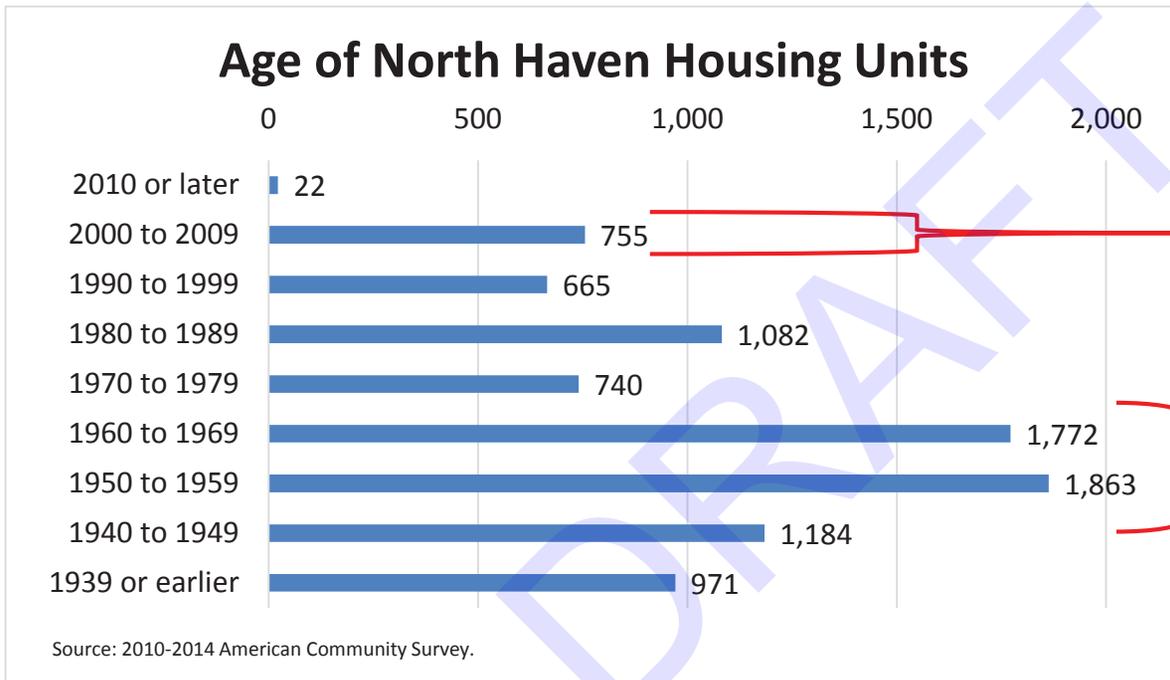
Year	Total Authorized Housing Units	1 Unit	2 Units	3 & 4 Units	5 Units or More	Demolitions	Net Gain
2003	53	35	0	18	0	9	44
2004	131	131	0	0	0	8	123
2005	128	25	0	0	103	2	126
2006	31	21	10	0	0	4	27
2007	16	16	0	0	0	8	8
2008	4	4	0	0	0	0	4
2009	0	0	0	0	0	2	-2
2010	11	11	0	0	0	3	8
2011	11	11	0	0	0	0	11
2012	19	19	0	0	0	3	16
2013	20	20	0	0	0	4	16
2014	18	18	0	0	0	2	16

Note: *Awaiting verification of recent DECD housing permit figures by North Haven Building Department
 Source: CT DECD, Connecticut Housing Production and Permit Authorized Construction Report.

- Housing permits spiked 2004/2005, have not yet rebounded to pre-recession levels;
- Since recession, new housing permits issued exclusively for single-family units.



Age of Housing



2000s housing boom was relatively subdued in North Haven; new housing units are greatly outnumbered by mid-20th century housing.

Approximately 40% of North Haven's housing stock dates from the 1950s and 1960s, when the baby boom expanded the market for housing



Change in Housing Unit Types

North Haven Housing Units by Structure Type Change, 2000-2014

Type of Structure	2000		2014		Change (2000-2014)	
	Number of	% of Housing	Number of	% of Housing	Number	%
	<u>Total Units</u>	<u>Stock</u>	<u>Total Units</u>	<u>Stock</u>		
1 unit, detached	7674	87.5%	7499	82.8%	-175	-2.0%
1 unit, attached	206	2.3%	422	4.7%	216	2.5%
2 units	226	2.6%	184	2.0%	-42	-0.5%
3-4 units	68	0.8%	98	1.1%	30	0.3%
5+ units	599	6.8%	839	9.3%	240	2.7%
Mobile home, trailer, other	0	0.0%	12	0.1%	12	0.1%
Total	8773	100.0%	9054	100.0%	281	3.2%

Source: U.S. 2010 Census and 2010-2014 ACS.

- In 2014, 82.8% of North Haven's occupied housing units were detached single family;
- Little change in housing unit numbers since 2000;
- Small increase in units driven by increases in townhouse and multi-family
- Overall numbers of single-family and duplexes declined over the period.



Housing Units 2010

Housing Unit Characteristics in North Haven and Surrounding Communities 2010

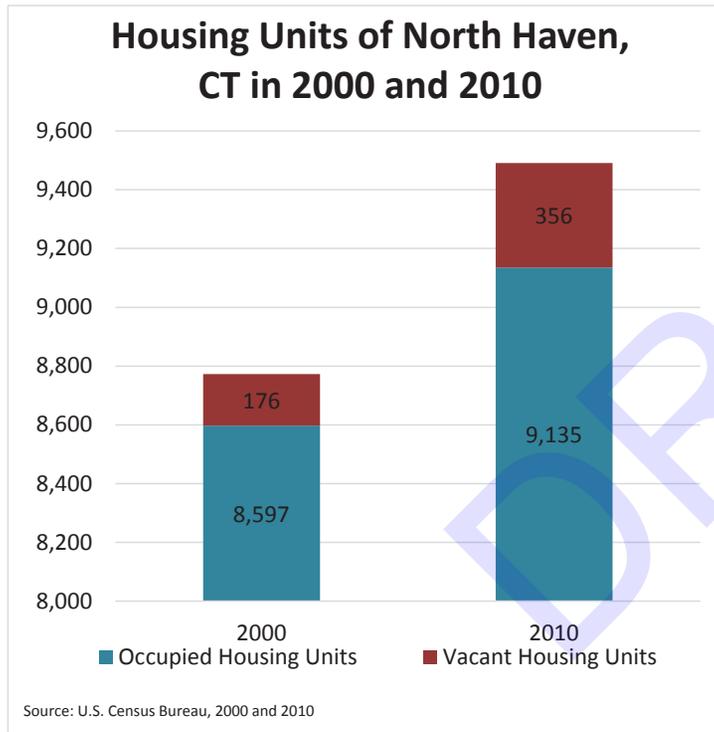
	Total Housing Units	% Occupied	Total Occupied Units	% Owner Occupied
North Haven	9,491	96.2%	9,135	83.9%
North Branford	5,629	96.7%	5,441	86.0%
Wallingford	18,945	95.2%	18,032	72.9%
East Haven	12,533	93.8%	11,756	72.3%
Hamden	25,114	94.5%	23,727	65.6%
New Haven	54,967	88.9%	48,877	15.7%
New Haven County	362,004	92.4%	334,502	63.4%
Connecticut	1,487,891	92.1%	1,371,087	67.5%

Source: U.S. 2010 Census.

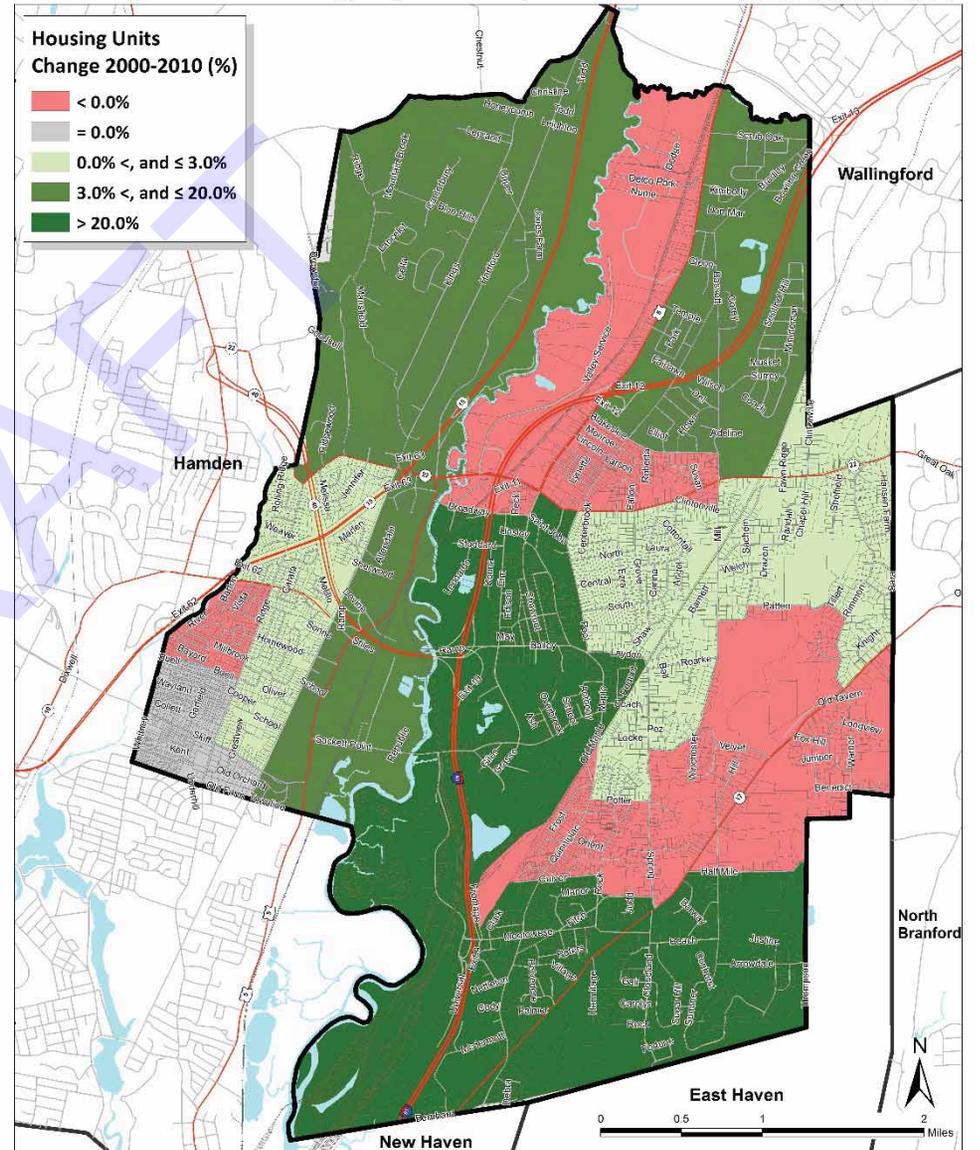
- North Haven vacancy rates rose between 2000 and 2010;
- Compared to neighboring communities, County, and State, vacancy rates remain low;
- Owner occupancy rates are also higher than in neighboring communities, State, and County.



Housing Trends



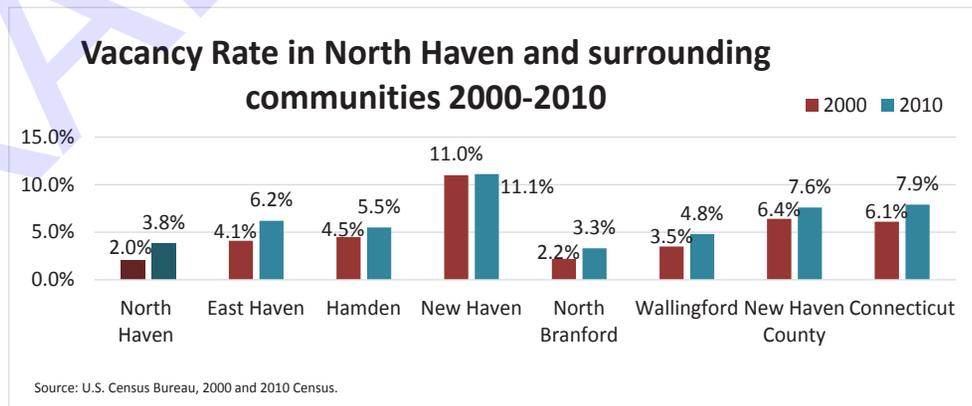
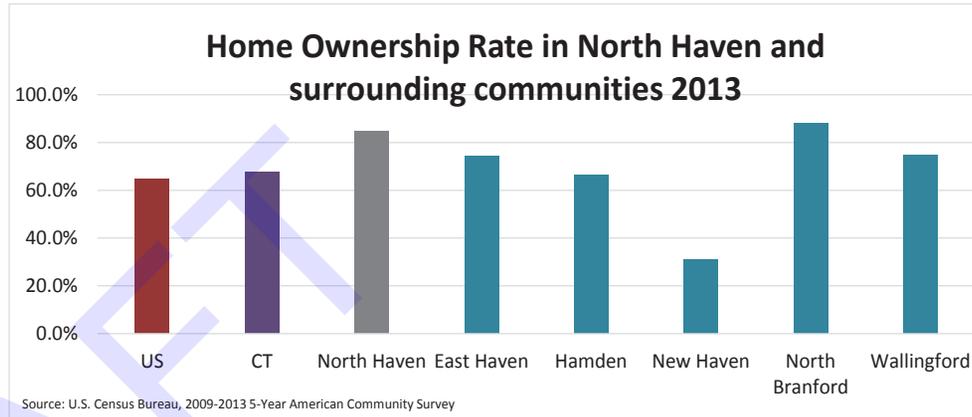
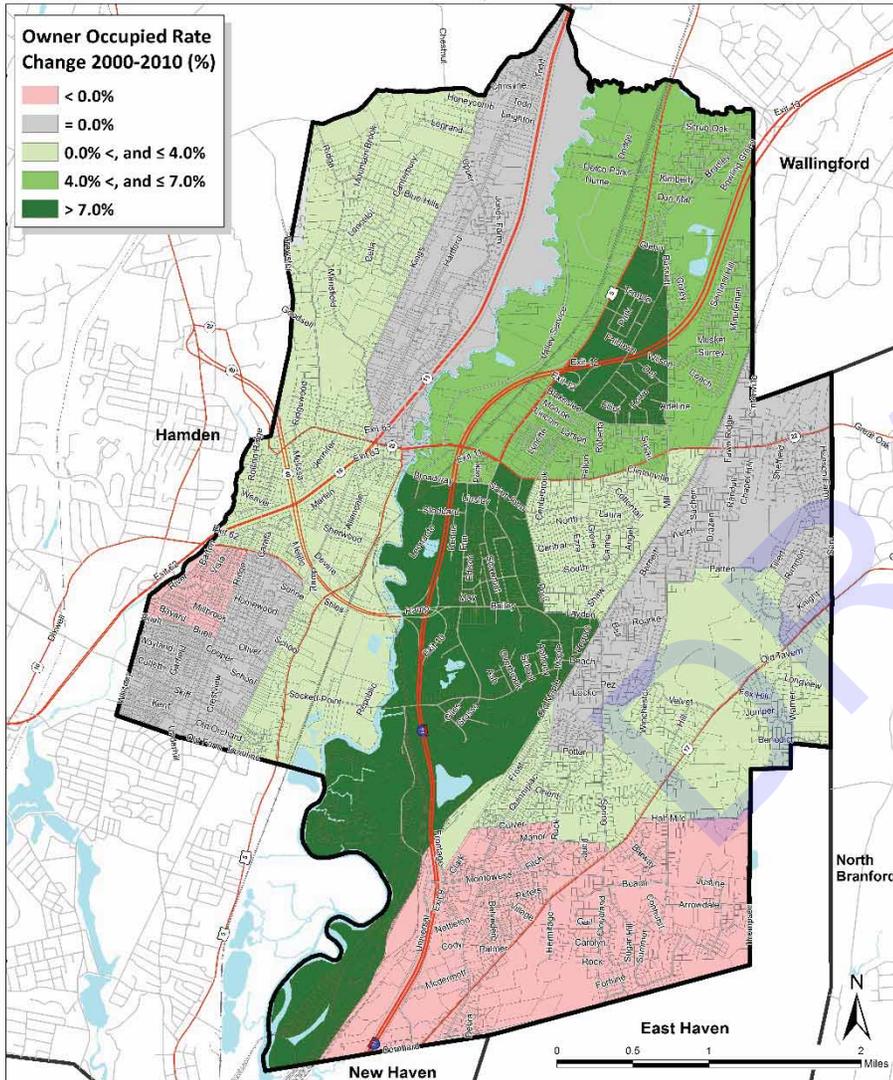
Housing Units Change by Block Groups North Haven POCD





Housing Ownership

Owner Occupied Rate Change by Block Groups North Haven POCD



➤ Regionally, New Haven Metro Area has lowest apartment vacancy rates in the U.S. (2.1% in the 4th quarter of 2014).

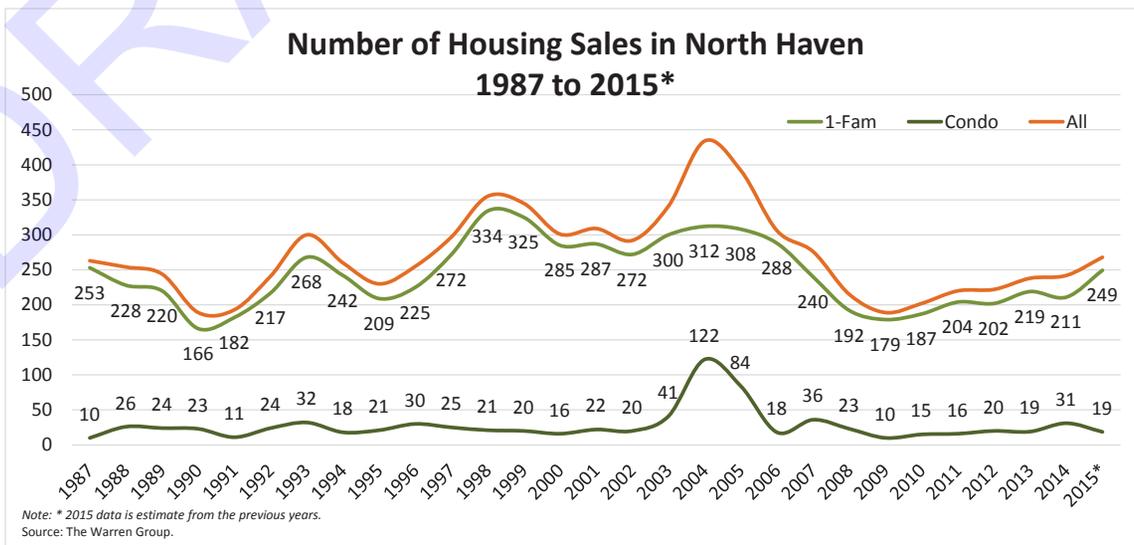
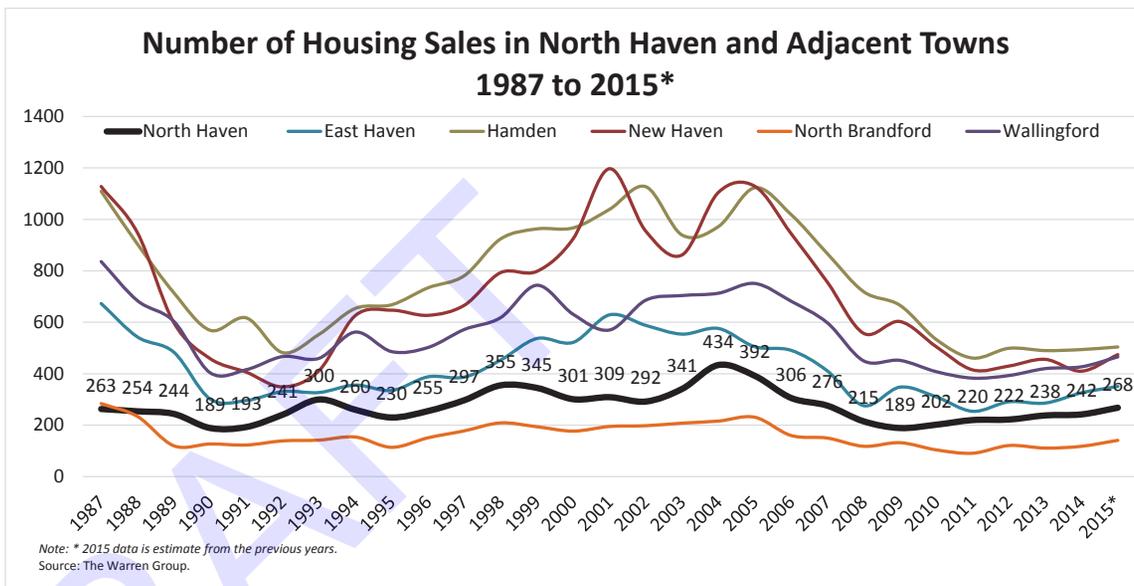
Source: <http://www.governing.com/news/headlines/gov-metro-area-apartment-vacancy-rates-reverse.html>



Housing Sales

➤ 286 housing units were sold in North Haven in 2014. An estimated 306 units were sold in 2015;

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

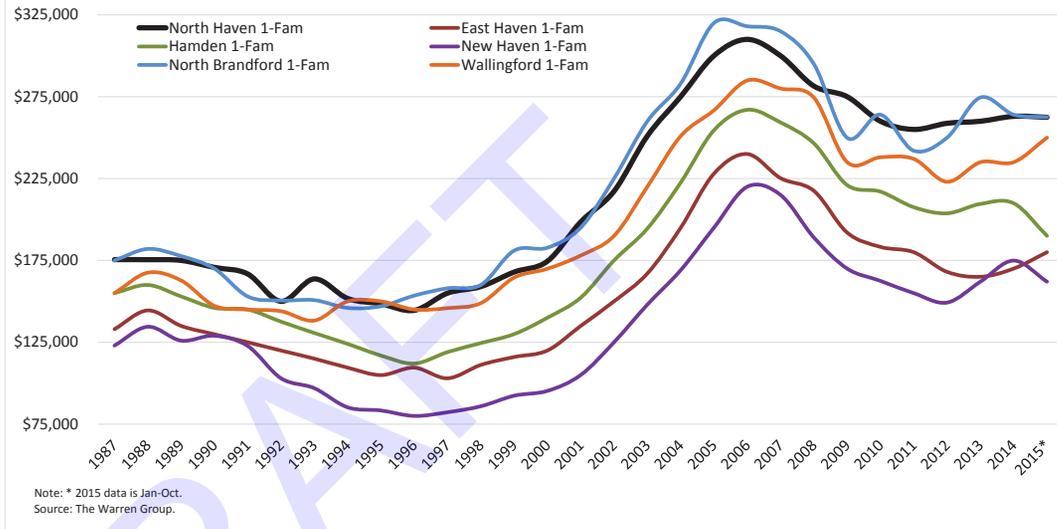




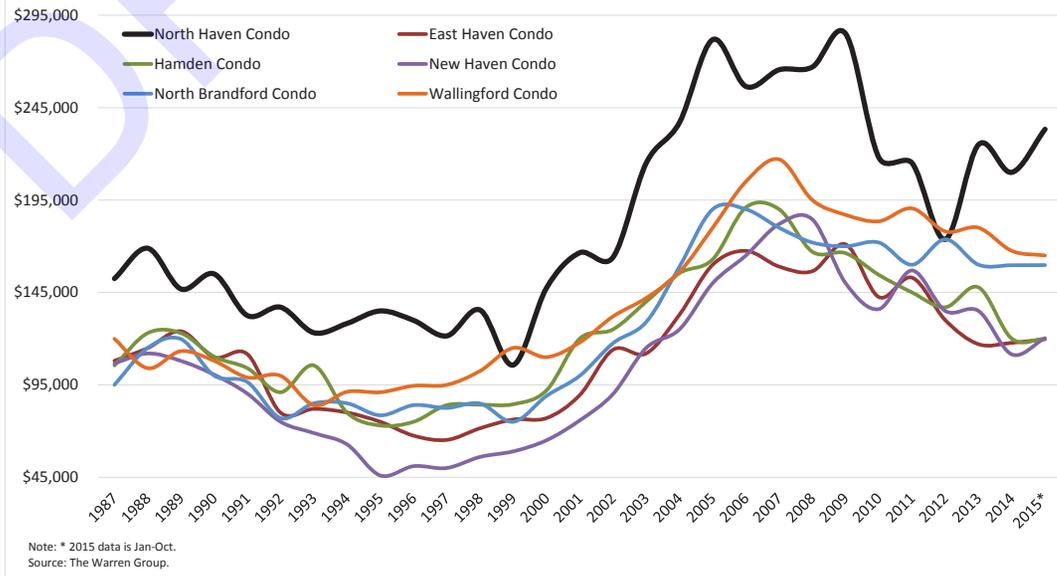
Median Housing Sales Prices

➤ At 262k, North Haven's 2015 median sales price for single family housing is comparable to North Branford, and higher than other neighboring communities.

Median Single Family Housing Sales Prices, 1987- Oct. 2015



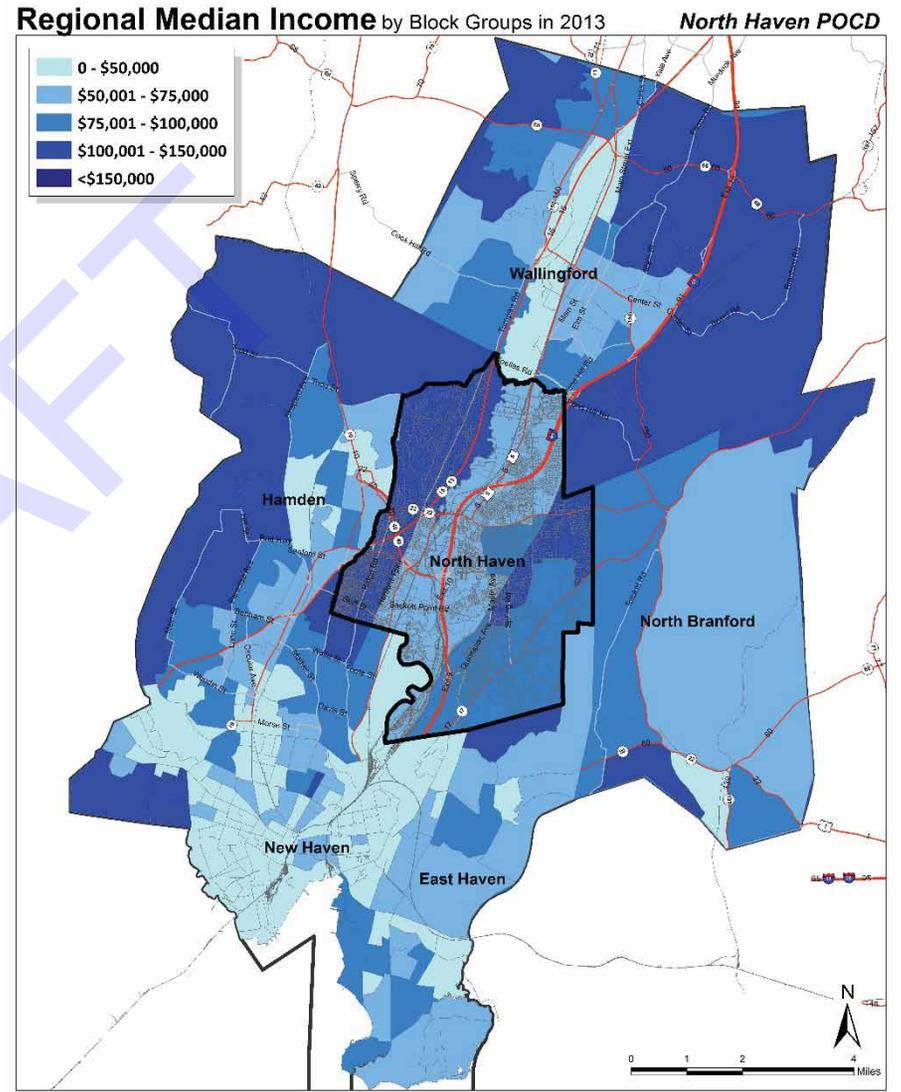
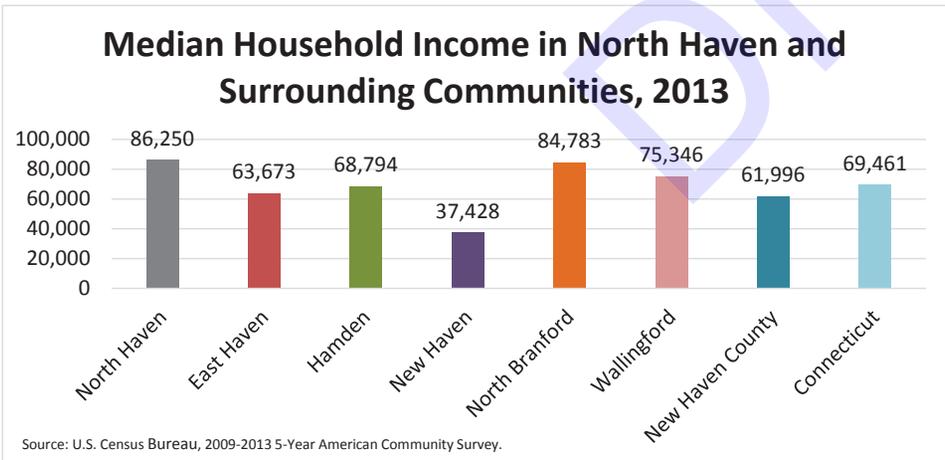
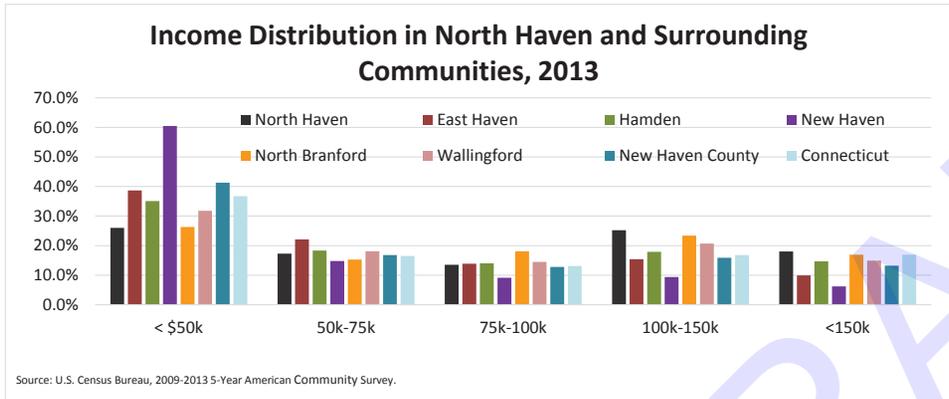
Median Condo Housing Sales Prices, 1987- Oct. 2015





Income

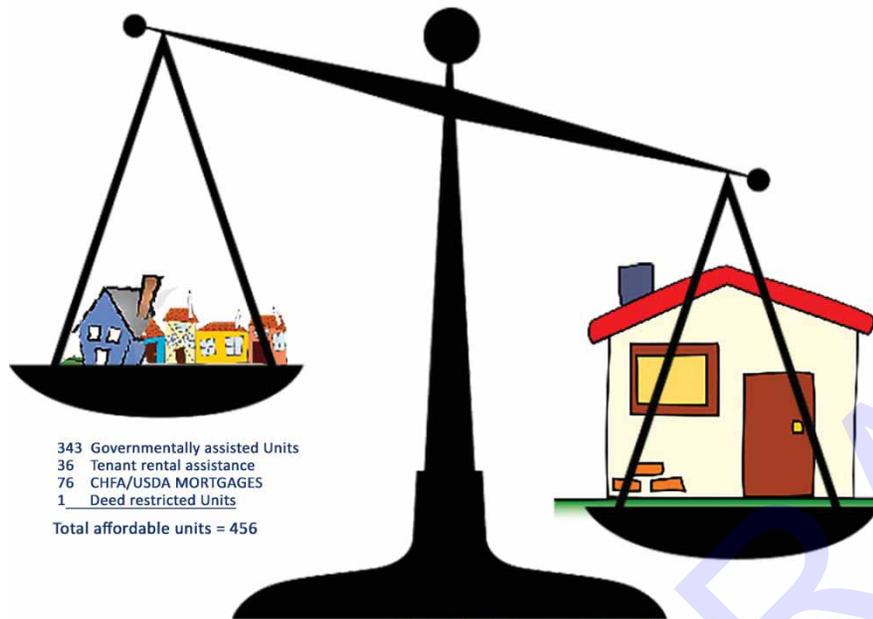
➤ Median income for North Haven is \$86,250



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 About this map: Boundaries: Hydrography: State: Parcel: DUMP (2011)
 Streets: ESRI (2011) Parcels: Town of North Haven (2015)
 Demographic information: US Census Bureau (2010-2013)



Affordable Housing



343 Governmentally assisted Units
 36 Tenant rental assistance
 76 CHFA/USDA MORTGAGES
 1 Deed restricted Units
 Total affordable units = 456

North Haven total units = 9,491

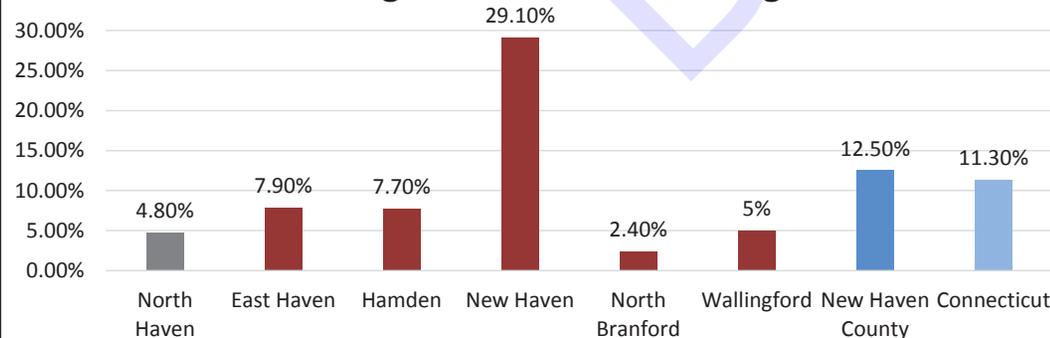
Source: data was retrieved from partnership for stronger communities. Diagram was prepared by MMI. 10/2015

- In 2015, 4.8% of North Haven’s housing units were affordable;
- Income required to afford a \$262,000 (median sales price) single-family home in North Haven in 2015: \$60,760;¹
- Housing Affordability Index (HAI) of North Haven = 182%. ²

¹ Assuming 20% down, 3.88% interest, 29.42 mill rate and \$1,000 annual insurance; affordable means paying no more than 30% of gross income on housing costs.

² Means a family earning the median family income has 182% of the income necessary to qualify for a conventional loan covering 80 percent of a median-priced existing single-family home.

Percentage of Affordable Housing Units



Source: Partnership for stronger communities. 10/2015.



Housing - Summary

- Post-recession, housing construction activity has been low, and vacancy levels are also low;
- The overwhelming majority of North Haven's current housing stock is single-family, and DECD statistics indicate that all post-recession housing approvals have also been for single-family housing;
- Loss of 30-40 year olds – an outcome of continued stagnant economic conditions? Impacts the traditional cycle of housing turnover and trading-up in a community;
- Other types of housing may better meet the needs of populations that are increasing in number – seniors, college-age residents, and single-person households;
- Gradually, as younger households filter into established neighborhoods where large numbers of residents have aged-in-place, will a demand for new housing types and significant building renovations arise?



Housing/Income Trends and Implications

- Compared to neighboring communities, North Haven's population has a large share of high-wage earners, and the Town's median income is higher than surrounding municipalities;
- Because incomes are relatively high, median housing prices are largely affordable for households earning the median income;
- North Haven's inventory of starter and moderately priced housing should provide opportunities for retention and attraction of young professionals;
- North Haven falls short of the State of Connecticut's goal of 10% of all housing units counted as affordable on the State's Affordable Housing Appeals Listing;
- Is North Haven's existing housing stock appropriate for its current and future populations?
- How much should North Haven's development goals be aimed at residential development, as compared to commercial, open space, or other land uses?