A Profile of the Central Naugatuck Valley Region: 2013

COUNCIL of GOVERNMENTS
CENTRAL NAUGATUCK VALLEY

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Title:	A Profile of the Central Naugatuck Valley Region: 2013
Author:	Council of Governments of the Central Naugatuck Valley
Subject:	Compilation of population, economic, and housing information giving characteristics and trends of the Central Naugatuck Valley Region and its municipalities
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Subject:	Council of Governments of the Central Naugatuck Valley 49 Leavenworth Street, Suite 303 Waterbury, Connecticut 06702
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Abstract:	This report is a compilation of population, economic, and housing data for the Central Naugatuck Valley Region and its municipalities. The tables present information on past trends and current conditions. Data contained in the report include the U.S. Census, U.S. Department of Housing and Urban Development, and the Connecticut Department of Economic and Community Development, in addition to other sources.

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AMERICAN COMMUNITY SURVEY & CENSUS DATA DISCLAIMER

Several tables and figures in this report compare data from the 2007-2011 American Community Survey (ACS) five-year estimates to the 2000 Census. Beginning in 2005, the ACS replaced the long-form census as the source for detailed socioeconomic and housing data. The first complete ACS data set covered the years 2005-2009. The 2007-2011 ACS is a five-year estimate where a small percentage of all households are sampled each year. ACS estimates represent an average over the course of five years and are not equivalent to the 100 percent count data from the 2010 census. The ACS five-year estimates are not optimal for analyzing year to year trends because four of the five years of samples are reused in the next year's estimates. One-year and three-year ACS data are only available for larger municipalities.

The ACS surveys approximately 3 million households per year (roughly 2.5% of households) and aggregates the data on multi-year intervals. The long-form 2000 Census was given to approximately 16% of households. Both data sets used samples to calculate estimates for the entire population. The differences in methodology between the long-form 2000 Census and the 2007-2011 ACS make their comparisons difficult. However, because of the lack of related data sets, they were compared in several tables and maps. Readers should take note that these comparisons can help show general trends, but may be inaccurate in providing specific numbers. Tables and figures using these data sets are marked with an asterisk (*) in the List of Tables and Figures on the following pages.

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Jeremy Swamp Mill House, Southbury. Credit: Don Antilla

INTRODUCTION

This report presents a statistical overview of the population, economic, and housing characteristics of the Central Naugatuck Valley Region (CNVR). Figure 1 on the following page shows the location of the CNVR in Connecticut. The data shows trends as drawn from the U.S. Bureau of the Census, the Connecticut Department of Labor, the Connecticut Department of Economic and Community Development, and other sources. The statistics include information on population growth, race and ethnicity, age distribution, income, labor force and employment characteristics, growth and composition of housing stock, tenure status and household size. The report includes 100 percent count data from the 2010 U.S. Census as well as detailed social, economic, and housing data from the 2007-2011 American Community Survey (ACS).

The report provides useful statistical data to public officials, local organizations, developers, private citizens, students, businesses, and others interested in population, housing and economic trends in the Central Naugatuck Valley Region (CNVR). The Profile is updated annually by the staff of the Council of Governments of the Central Naugatuck Valley.

The tables and figures in this publication are divided into three general subject areas: Part I – Population; Part II – Labor Force and Employment; and Part III – Housing. In each section, the figures are grouped by subject. A list of all subject areas is presented at the beginning of each section; a list of figures is available at the beginning of the report. In addition to the figures, this report contains a brief analysis of the data, providing an overview of the major regional trends.

Figure 1: Central Naugatuck Valley Region

I.

GENERAL POPULATION TRENDS

A. Population Growth

B. Population Density

C. Racial Composition

D. Population of Hispanic Origin

E. Age Distribution

F. Household Types

G. Income

H. Educational Attainment

I. Population Projections

AN OVERVIEW OF THE REGION'S TRENDS

I. GENERAL POPULATION TRENDS

A. Population Growth

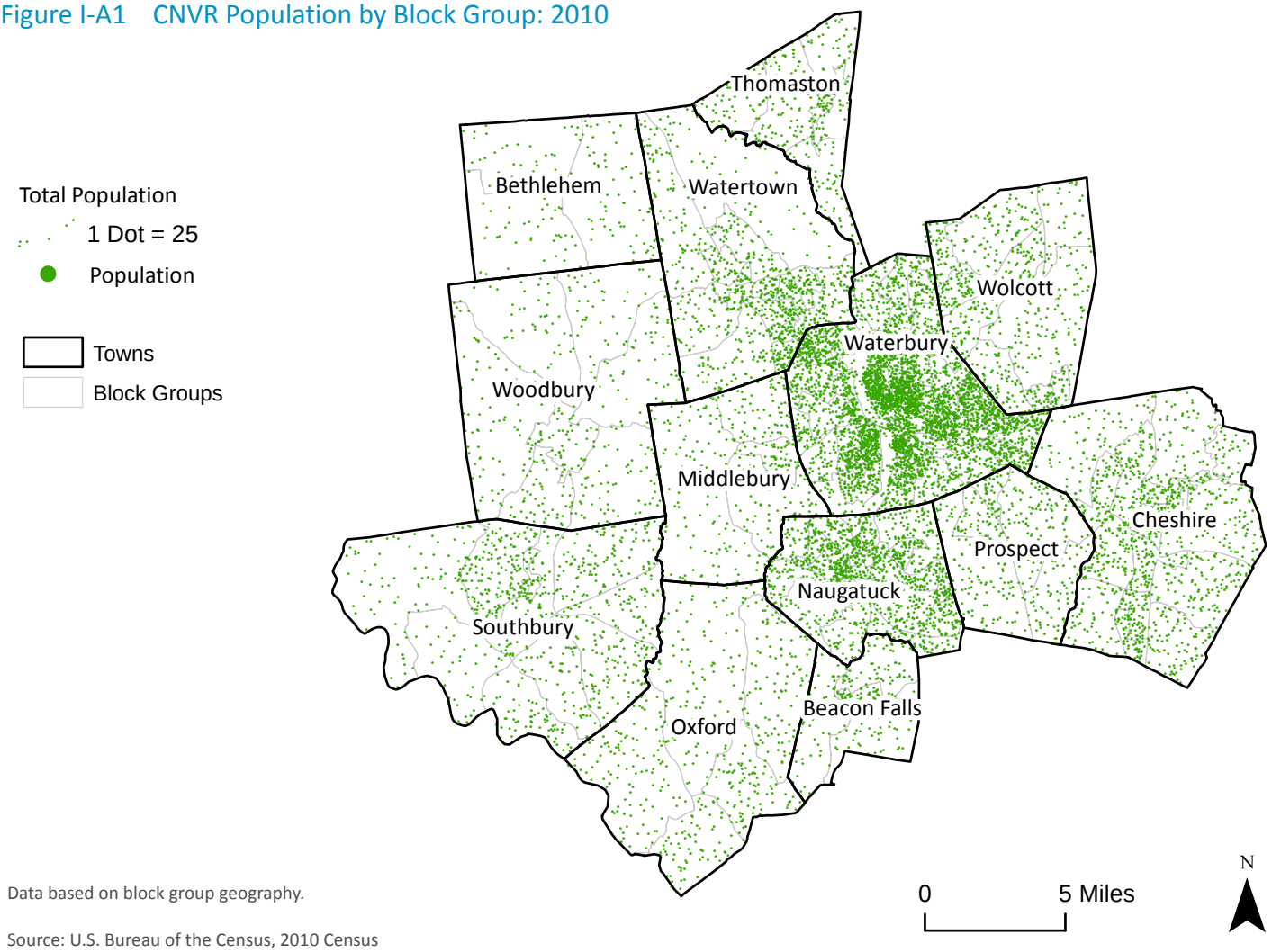
According to 2012 Census Bureau estimates, the total population of the Central Naugatuck Valley Region was 287,151, a 5.3% increase from 2000 and a slight decline (-0.2%) from 2010. Since 2000, the region's population has grown at a rate similar to the state as a whole (5.4%). All thirteen municipalities in the region saw population growth from 2000 to 2012 with the highest growth occurring in Oxford (30.5%), Middlebury (17.4%), and Beacon Falls (15.6%). Waterbury, the region's largest municipality and the state's fifth largest city, experienced a 2.5% gain (Figure I-A1 and Table I-A1). The region has added over 100,000 residents in the last 60 years, with the fastest growth occurring in the suburban parts of the CNVR (Figure I-A2). Since 1970, a majority of the CNVR population has been located outside of Waterbury. This trend has continued, and as of 2012, only 38.4% of the region's population lived in Waterbury (Figure I-A3).

B. Population Density

The CNVR has a higher population density than the state as a whole. In 2012, the region had 929 persons per square mile (which includes non-residential land and roads), compared to 741 statewide. Figure I-B1 shows population density by census block using estimates and counts from the U.S. Census Bureau.

Population density varies significantly in the region. Waterbury, which is extensively developed and has the highest proportion of multi-family units, has the highest population density in the region at 3,850 persons per square mile. However, population density varies significantly from neighborhood to neighborhood. Several census block groups near the downtown have population densities of over 10,000 per square mile, while block groups in Waterbury's outlying neighborhoods have population densities under 2,500 per square mile. Naugatuck, the region's second largest municipality, had the second highest population density at 1,939 persons per square mile. Population density is lowest in the region's western section (Bethlehem, Woodbury, Oxford, Middlebury, and Southbury) with densities ranging from 184 to 509 persons per square mile (Table I-B1).

Figure I-A1 CNVR Population by Block Group: 2010



Data based on block group geography.

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

Table I-A1. CNVR Population, By Municipality: 2000-2012

Geographic Area	Total Population 2012	2010	2000	Percent Change 2010-2012	2000-2012
CNVR	287,151	287,768	272,594	-0.2%	5.3%
Waterbury	109,915	110,366	107,271	-0.4%	2.5%
Remainder of Region	177,236	177,402	165,323	-0.1%	7.2%
Beacon Falls	6,065	6,049	5,246	0.3%	15.6%
Bethlehem	3,566	3,607	3,422	-1.1%	4.2%
Cheshire	29,300	29,261	28,543	0.1%	2.7%
Middlebury	7,572	7,575	6,451	0.0%	17.4%
Naugatuck	31,774	31,862	30,989	-0.3%	2.5%
Oxford	12,819	12,683	9,821	1.1%	30.5%
Prospect	9,642	9,405	8,707	2.5%	10.7%
Southbury	19,877	19,904	18,567	-0.1%	7.1%
Thomaston	7,788	7,887	7,503	-1.3%	3.8%
Watertown	22,261	22,514	21,661	-1.1%	2.8%
Wolcott	16,724	16,680	15,215	0.3%	9.9%
Woodbury	9,848	9,975	9,198	-1.3%	7.1%
Connecticut	3,590,347	3,574,097	3,405,565	0.5%	5.4%

Source: U.S. Bureau of the Census, Census 2000; Census 2010, Profile of General Population and Housing Characteristics; 2012 Population Estimates

CNVR Population Change: 2000-2012

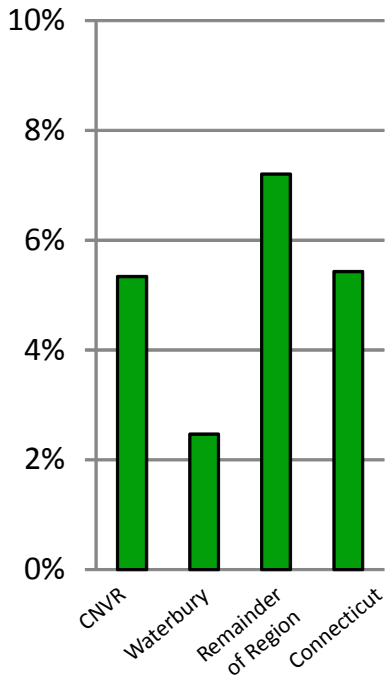


Figure I-A2. CNVR Population Change: 1950-2012

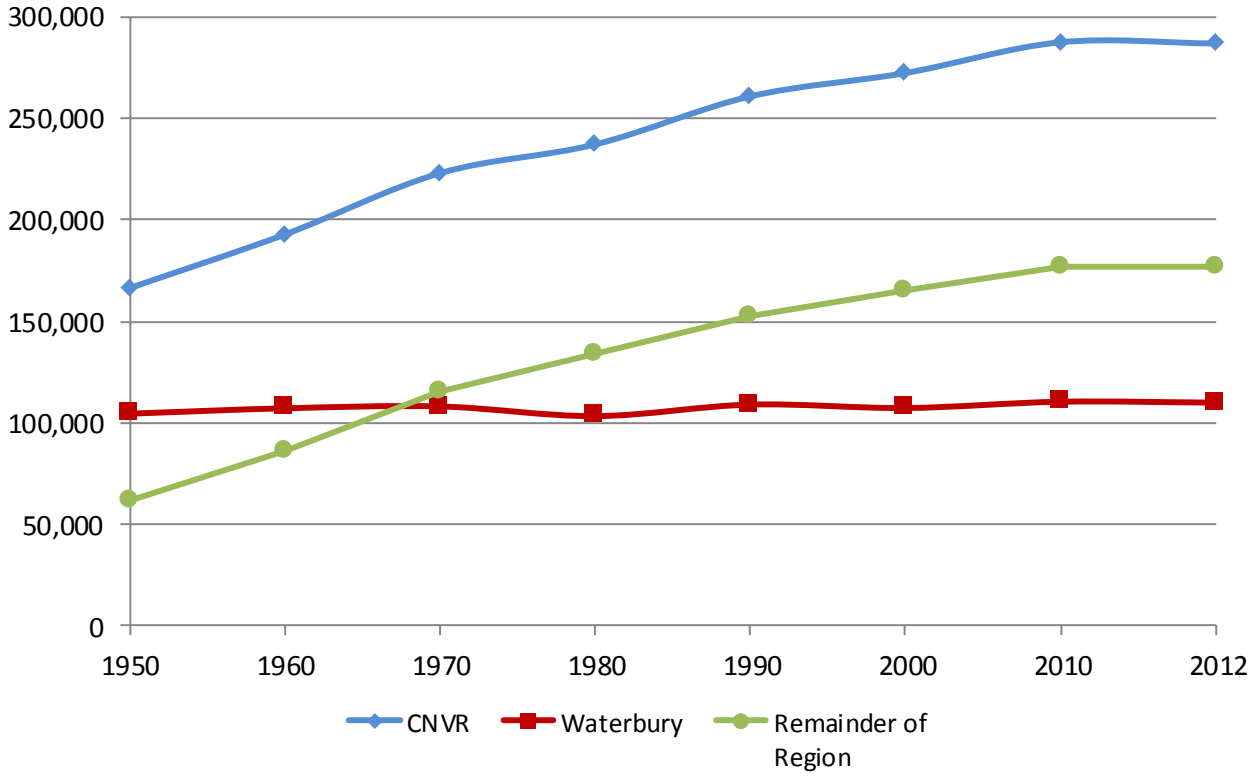
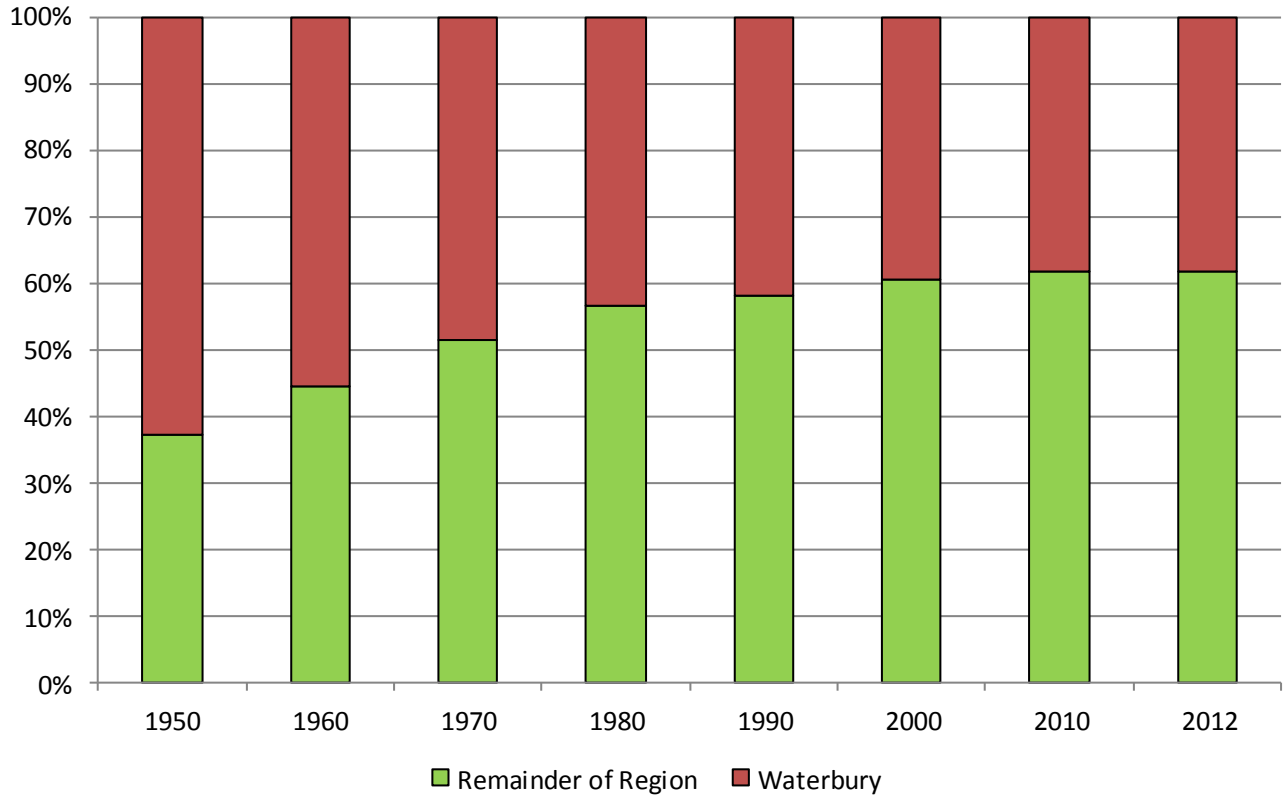
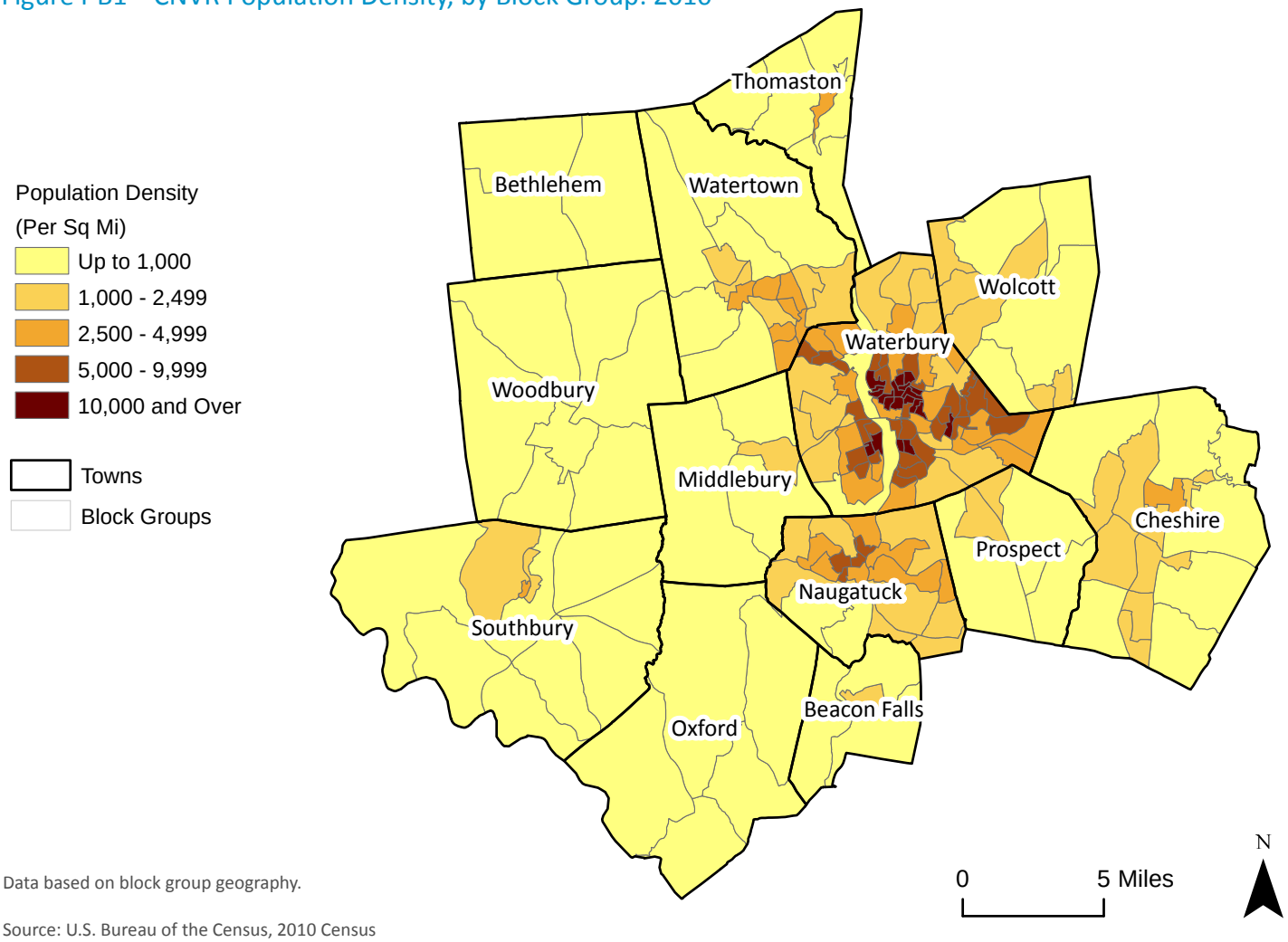


Figure I-A3. Distribution of Regional Population: 1950-2012



Source: US Census Bureau, Census 1950-2010, 2012 Population Estimates

Figure I-B1 CNVR Population Density, by Block Group: 2010



Data based on block group geography.

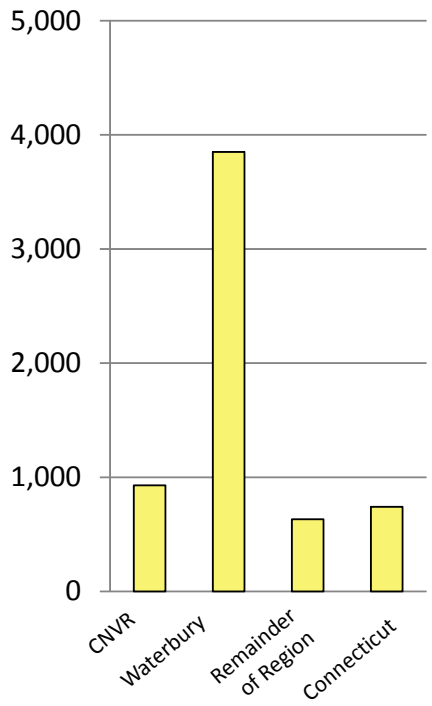
Source: U.S. Bureau of the Census, 2010 Census

Table I-B1. CNVR Population Density, By Municipality: 2000-2012

Geographic Area	Area (Sq Mi)	Population Density 2012	2010	2000	% Change 1990 - 2010
CNVR	309.0	929	931	882	5.3%
Waterbury	28.6	3,850	3,866	3,757	2.5%
Remainder of Region	280.5	632	633	589	7.2%
Beacon Falls	9.8	621	619	537	15.6%
Bethlehem	19.4	184	186	177	4.2%
Cheshire	32.9	891	889	868	2.7%
Middlebury	17.8	427	427	363	17.4%
Naugatuck	16.4	1,939	1,944	1,891	2.5%
Oxford	32.9	390	386	299	30.5%
Prospect	14.3	673	657	608	10.7%
Southbury	39.1	509	510	475	7.1%
Thomaston	12.0	648	657	625	3.8%
Watertown	29.2	764	772	743	2.8%
Wolcott	20.4	819	816	745	9.9%
Woodbury	36.5	270	274	252	7.1%
Connecticut	4844.1	741	738	703	5.4%

Source: U.S. Bureau of the Census, U.S. Census 2000 - 2010; 2012 Population Estimates

CNVR Population Density: 2012



C. Racial Composition

The Census Bureau classifies individuals based on both race and ethnicity. Racial groups include persons who identified themselves as White, Black or African American, and Asian. The CNVR has become increasingly diverse since the 2000 Census. Whites remain the largest racial group in the region, comprising 79.4% of the population in 2010 (Table I-C1 and Figure I-C1). While the White population experienced a slight gain since 2000, it has declined as a share of the regional population from 83.4% to 79.4%. The sharpest decline occurred in Waterbury, with a 9.9% reduction in its White population. Naugatuck and Cheshire also experienced declines in their White population. In the CNVR, 9.2% of the population characterized themselves as Black or African American, and 2.2% as Asian. Persons of 'Other' races accounted for 6.1% of the regional population, while 2.7% of the population considered themselves as belonging to two or more races. Despite making up only a small percentage of the population, Asians are the fastest growing racial group in the region, with a population increase of 64.3% since 2000, while Blacks saw an increase of 29.6%.

Racial minorities (59,206) comprised 20.6% of the region's total population in 2010, a 34.4% increase from 2000 (Figure I-C2 and Table I-C2). 76.9% of the region's minority population lived in Waterbury, accounting for 41.2% of the city's population. Minorities make up 7.7% of the population in the remainder of the CNVR with the highest percentages in Naugatuck (13.1%) and Cheshire (12.8%). In the last decade, Middlebury, Prospect, and Southbury saw their minority populations double.

Ancestry

From 2007-2011, the largest ancestry group in the CNVR was Italian (24.0%) followed by Irish (18.0%), German (9.3%), English (8.4%) and Polish (7.2%). Rounding out the top ten are French, Portuguese, French-Canadian, American, and Lithuanian. Waterbury also has an Albanian (2.3%) and Jamaican (1.9%) presence while the remainder of the region has a Russian presence (1.9%). Persons reporting 'Other' ancestries accounted for 26.2% of the region's population. Table I-C3 shows the top 10 ancestry groups in the region.

D. Population of Hispanic Origin

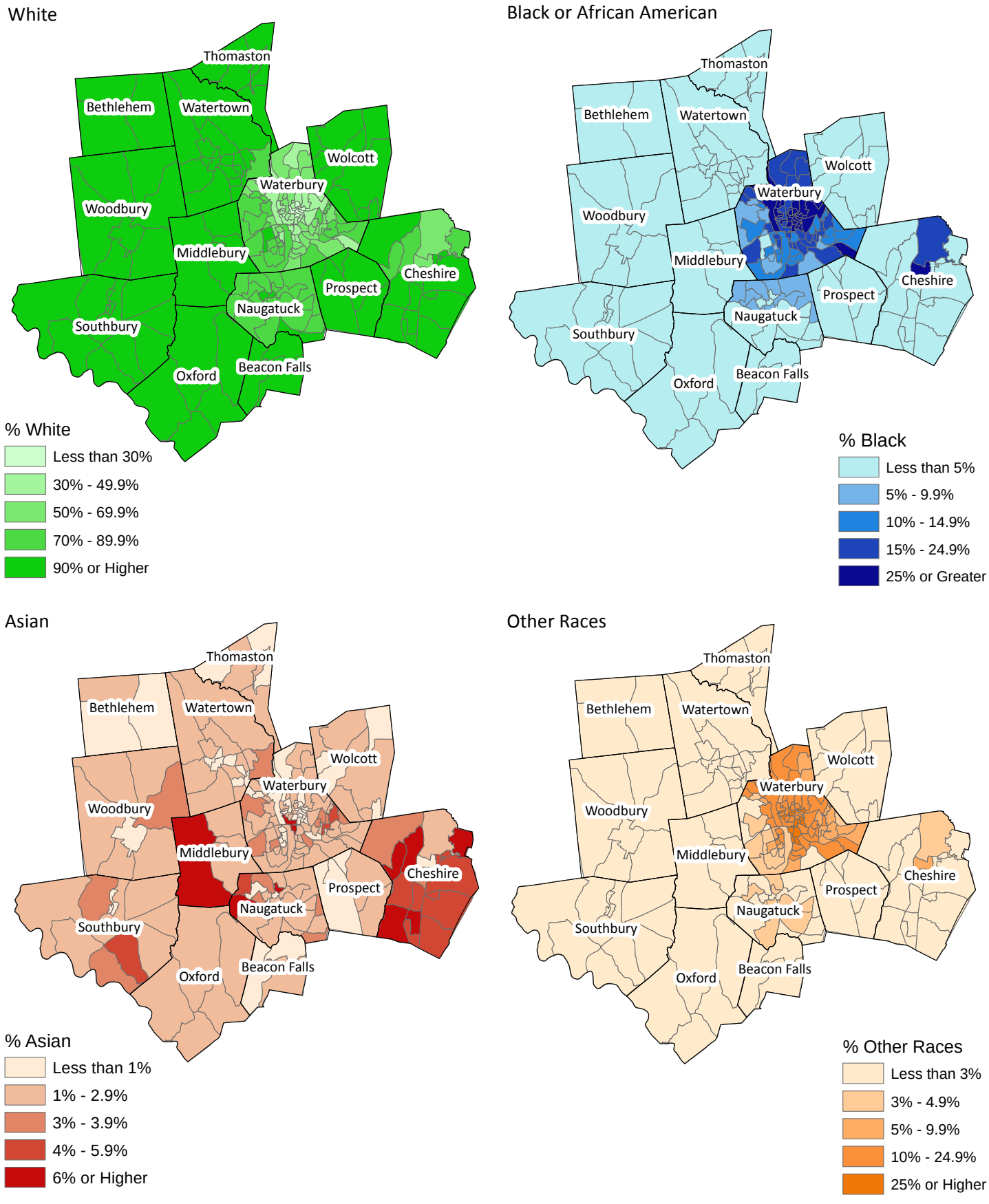
Individuals considered to be Hispanic are those who were born in or are the descendants of persons from Spanish-speaking countries. The Census Bureau considers Hispanics as an ethnic group rather than a race. The Hispanic population has grown 53.9% since 2000. In 2010, a total of 42,518 persons, or 14.8% of the region's population was Hispanic (Figure I-D1 and Table I-D1). 81.0% of the region's Hispanic population resided in Waterbury, constituting 31.2% of the city's population, while 19% resided in the other twelve towns in the region. Naugatuck (9.2%) and Beacon Falls (5.0%) had the second and third highest percentages of Hispanics in the region. 47.4% of Hispanics identified their race as White while 45.7% identified their race as 'Other' (Table I-D2 and Figure I-D2).

Table I-C1. Total Population, by Race of CNVR Municipalities: 2010

Geographic Area	Total Population	Single Race					Two or More Races
		White	Black or African American	American Indian and Alaska Native	Asian	Some Other Race	
CNVR	287,768	228,562	26,545	917	6,435	17,602	7,707
Waterbury	110,366	64,864	22,138	626	1,989	15,648	5,101
Remainder of Region	177,402	163,698	4,407	291	4,446	1,954	2,606
Beacon Falls	6,049	5,741	95	2	70	54	87
Bethlehem	3,607	3,532	16	4	18	6	31
Cheshire	29,261	25,503	1,461	30	1,489	362	416
Middlebury	7,575	7,096	73	4	287	34	81
Naugatuck	31,862	27,700	1,575	62	969	810	746
Oxford	12,683	12,106	145	13	195	85	139
Prospect	9,405	8,964	177	12	73	73	106
Southbury	19,904	18,871	166	21	531	78	237
Thomaston	7,887	7,631	34	26	60	53	83
Watertown	22,514	21,249	315	58	376	214	302
Wolcott	16,680	15,758	293	26	210	147	246
Woodbury	9,975	9,547	57	33	168	38	132
Connecticut	3,574,097	2,772,410	362,296	11,256	135,565	199,894	92,676
	Percent of Total Population						
CNVR	100.0%	79.4%	9.2%	0.3%	2.2%	6.1%	2.7%
Waterbury	100.0%	58.8%	20.1%	0.6%	1.8%	14.2%	4.6%
Remainder of Region	100.0%	92.3%	2.5%	0.2%	2.5%	1.1%	1.5%
Beacon Falls	100.0%	94.9%	1.6%	0.0%	1.2%	0.9%	1.4%
Bethlehem	100.0%	97.9%	0.4%	0.1%	0.5%	0.2%	0.9%
Cheshire	100.0%	87.2%	5.0%	0.1%	5.1%	1.2%	1.4%
Middlebury	100.0%	93.7%	1.0%	0.1%	3.8%	0.4%	1.1%
Naugatuck	100.0%	86.9%	4.9%	0.2%	3.0%	2.5%	2.3%
Oxford	100.0%	95.5%	1.1%	0.1%	1.5%	0.7%	1.1%
Prospect	100.0%	95.3%	1.9%	0.1%	0.8%	0.8%	1.1%
Southbury	100.0%	94.8%	0.8%	0.1%	2.7%	0.4%	1.2%
Thomaston	100.0%	96.8%	0.4%	0.3%	0.8%	0.7%	1.1%
Watertown	100.0%	94.4%	1.4%	0.3%	1.7%	1.0%	1.3%
Wolcott	100.0%	94.5%	1.8%	0.2%	1.3%	0.9%	1.5%
Woodbury	100.0%	95.7%	0.6%	0.3%	1.7%	0.4%	1.3%
Connecticut	100.0%	77.6%	10.1%	0.3%	3.8%	5.6%	2.6%

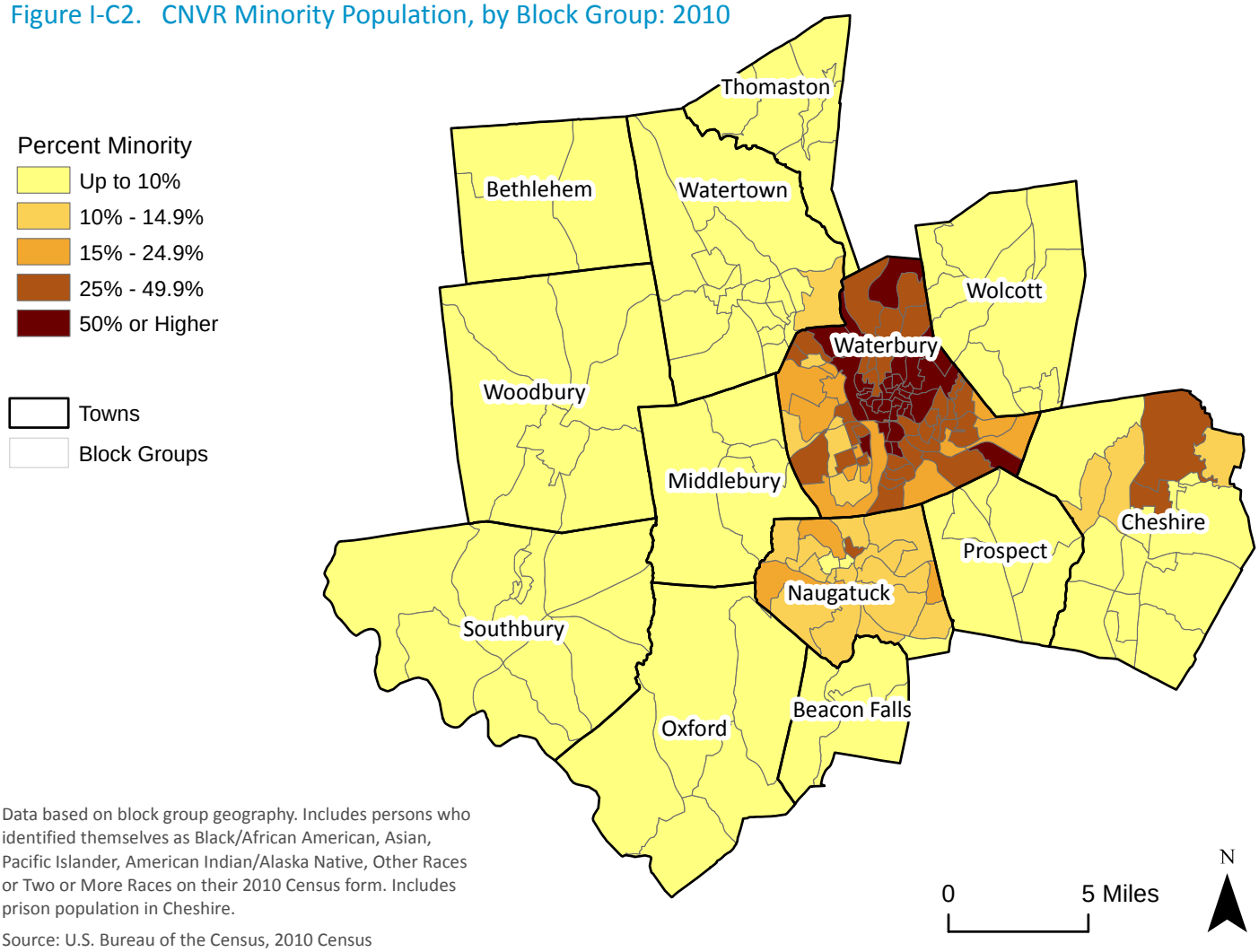
Source: U.S. Bureau of the Census, 2010 Census Redistricting Data (Public Law 94-171) Summary File P1

Figure I-C1 Major Racial Groups in the CNVR, by Block Group: 2010



Source: U.S. Census Bureau, Census, 2010 - Profile of General Population and Housing Characteristics

Figure I-C2. CNVR Minority Population, by Block Group: 2010



Data based on block group geography. Includes persons who identified themselves as Black/African American, Asian, Pacific Islander, American Indian/Alaska Native, Other Races or Two or More Races on their 2010 Census form. Includes prison population in Cheshire.

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

Table I-C2. CNVR Minority Population, By Municipality: 2000-2010

Geographic Area	Number		Percent of Total		Percent Change 2000-2010
	2010	2000	2010	2000	
CNVR	59,206	44,063	20.6%	16.2%	34.4%
Waterbury	45,502	35,253	41.2%	32.9%	29.1%
Remainder of Region	13,704	8,807	7.7%	5.3%	55.6%
Beacon Falls	308	159	5.1%	3.0%	93.7%
Bethlehem	75	86	2.1%	2.5%	-12.8%
Cheshire	3,758	3,025	12.8%	10.6%	24.2%
Middlebury	479	186	6.3%	2.9%	157.5%
Naugatuck	4,162	2,554	13.1%	8.2%	63.0%
Oxford	577	227	4.5%	2.3%	154.2%
Prospect	441	321	4.7%	3.7%	37.4%
Southbury	1,033	494	5.2%	2.7%	109.1%
Thomaston	256	161	3.2%	2.1%	59.0%
Watertown	1,265	767	5.6%	3.5%	64.9%
Wolcott	922	574	5.5%	3.8%	60.6%
Woodbury	428	253	4.3%	2.8%	69.2%
Connecticut	801,687	625,210	22.4%	18.4%	28.2%

Source: U.S. Bureau of the Census, Census 2000. PL94-171 Tables - Connecticut. Profile of General Population and Housing Characteristics: 2010

CNVR Percent Minority Population: 2010

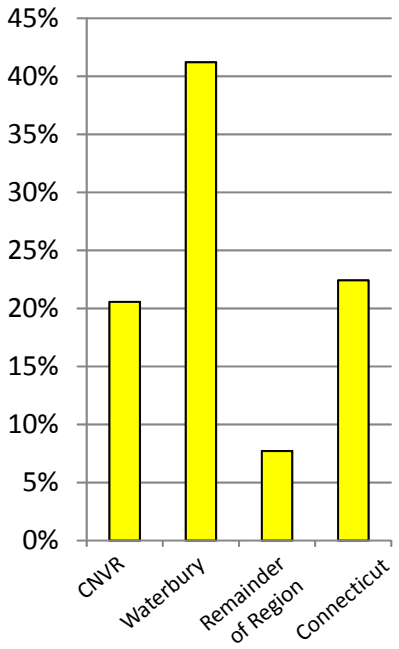
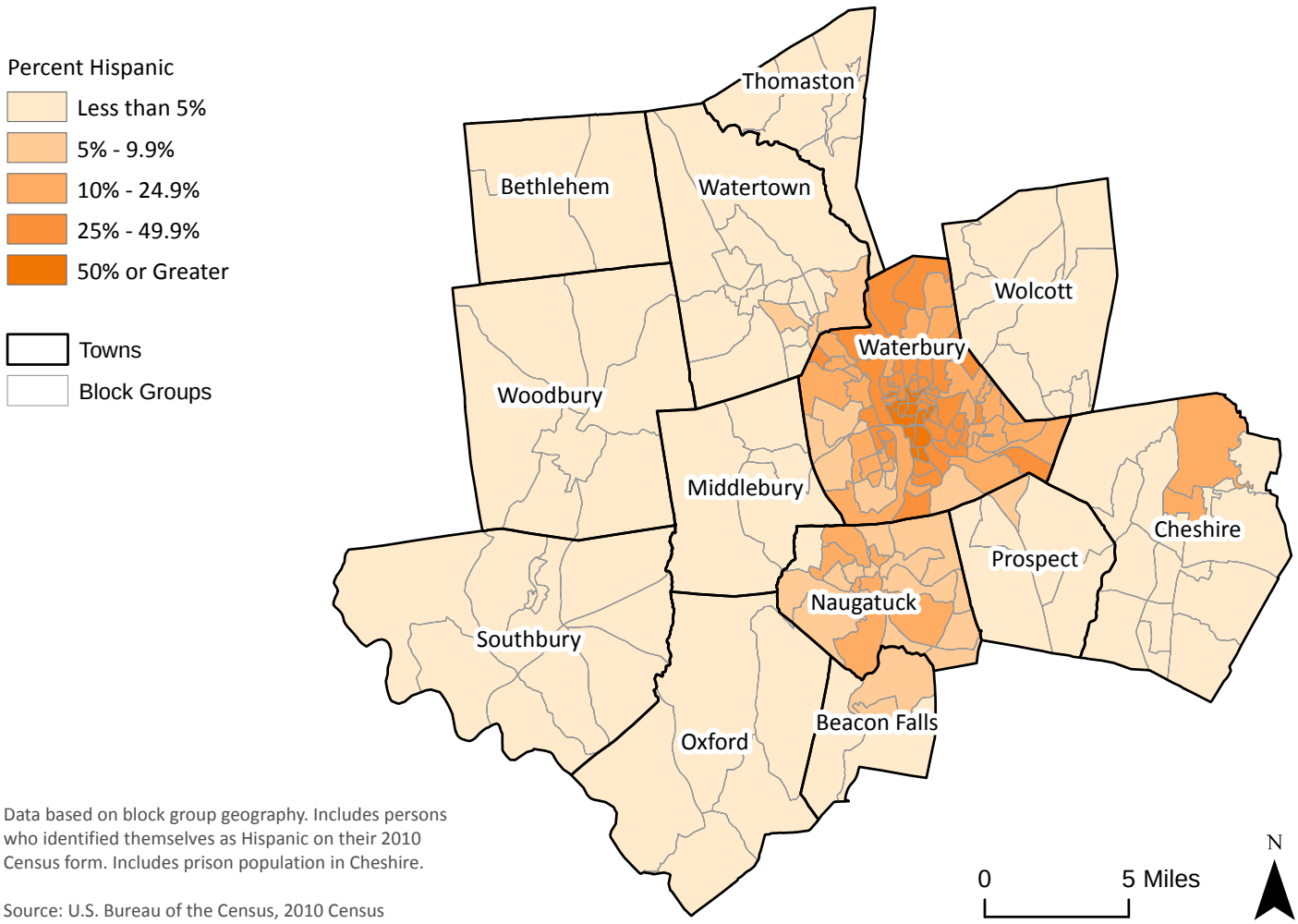


Table I-C3. Top 10 Reported Ancestry Groups: 2007-2011

Geographic Area	Ancestry Group	Population	% of Total
CNVR	Italian	69,157	24.0%
	Irish	51,806	18.0%
	German	26,629	9.3%
	English	24,060	8.4%
	Polish	20,757	7.2%
	French	19,162	6.7%
	Portuguese	8,452	2.9%
	French Canadian	8,058	2.8%
	American	7,156	2.5%
	Lithuanian	5,386	1.9%
Waterbury	Italian	20,107	18.2%
	Irish	12,576	11.4%
	French	5,639	5.1%
	German	4,296	3.9%
	English	4,238	3.8%
	Polish	3,595	3.3%
	Albanian	2,569	2.3%
	Portuguese	2,517	2.3%
	French Canadian	2,170	2.0%
	Jamaican	2,097	1.9%
Remainder of Region	Italian	49,050	27.6%
	Irish	39,230	22.1%
	German	22,333	12.6%
	English	19,822	11.2%
	Polish	17,162	9.7%
	French	13,523	7.6%
	Portuguese	5,935	3.3%
	French Canadian	5,888	3.3%
	American	5,209	2.9%
	Swedish	4,258	2.4%
Connecticut	Italian	680,770	19.0%
	Irish	606,736	17.0%
	German	359,200	10.1%
	English	353,181	9.9%
	Polish	296,439	8.3%
	French	222,976	6.2%
	American	103,055	2.9%
	French Canadian	102,924	2.9%
	Scottish	70,103	2.0%
	Russian	69,284	1.9%

Source: U.S. Bureau of the Census, 2007-2011 American Community Survey 5-Year Estimates, 2007-2011, B04003

Figure I-D1. CNVR Hispanic Population by, Block Group: 2010



Data based on block group geography. Includes persons who identified themselves as Hispanic on their 2010 Census form. Includes prison population in Cheshire.

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

Table I-D1. CNVR Hispanic Population, by Municipality: 2000-2010

Geographic Area	Number		Percent of Total		Percent Change 2000-2010
	2010	2000	2010	2000	
CNVR	42,518	27,534	14.8%	10.1%	54.4%
Waterbury	34,446	23,254	31.2%	21.8%	48.1%
Remainder of Region	8,072	4,280	4.6%	2.6%	88.6%
Beacon Falls	300	112	5.0%	2.1%	167.9%
Bethlehem	61	22	1.7%	0.6%	177.3%
Cheshire	1,375	1,097	4.7%	3.8%	25.3%
Middlebury	208	79	2.7%	1.2%	163.3%
Naugatuck	2,929	1,386	9.2%	4.5%	111.3%
Oxford	468	180	3.7%	1.8%	160.0%
Prospect	312	168	3.3%	1.9%	85.7%
Southbury	523	296	2.6%	1.6%	76.7%
Thomaston	202	109	2.6%	1.5%	85.3%
Watertown	838	406	3.7%	1.9%	106.4%
Wolcott	611	273	3.7%	1.8%	123.8%
Woodbury	245	152	2.5%	1.7%	61.2%
Connecticut	479,087	320,323	13.4%	9.4%	49.6%

Source: U.S. Bureau of the Census, Census 2000. PL94-171 Tables - Connecticut. Profile of General Population and Housing Characteristics: 2010

CNVR Percent Hispanic: 2010

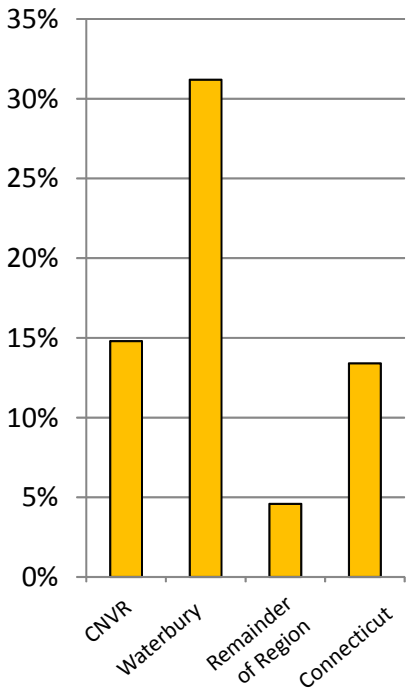
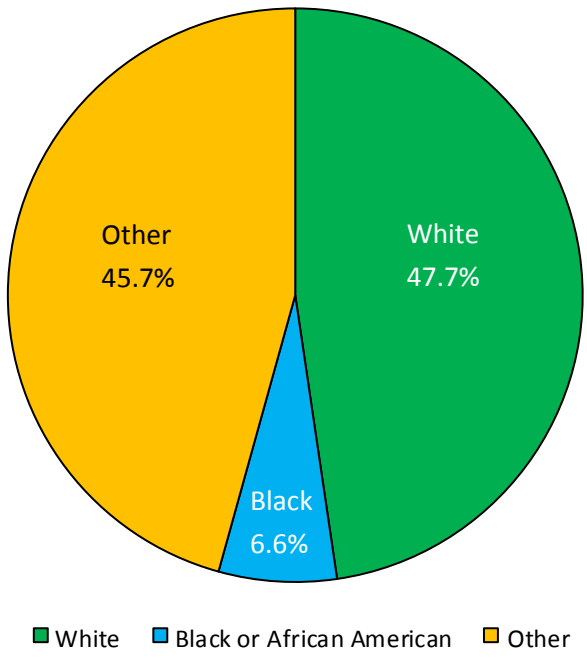


Table I-D2. CNVR Population of Hispanic Origin, by Race and Municipality: 2010

Geographic Area	Hispanic or Latino	Percent of Total Population	By Race		
			White	Black or African American	Other
CNVR	42,518	14.8%	20,269	2,820	19,429
Waterbury	34,446	31.2%	14,783	2,484	17,179
Remainder of Region	8,072	4.6%	5,486	336	2,250
Beacon Falls	300	5.0%	226	8	66
Bethlehem	61	1.7%	55	0	6
Cheshire	1,375	4.7%	866	87	422
Middlebury	208	2.7%	171	6	31
Naugatuck	2,929	9.2%	1,933	148	848
Oxford	468	3.7%	361	11	96
Prospect	312	3.3%	224	2	86
Southbury	523	2.6%	409	10	104
Thomaston	202	2.6%	120	7	75
Watertown	838	3.7%	542	23	273
Wolcott	611	3.7%	398	32	181
Woodbury	245	2.5%	181	2	62
Connecticut	479,087	13.4%	226,148	27,177	225,762

Source: U.S. Bureau of the Census, 2010 Census :Profile of General Population and Housing Statistics

Figure I-D2. Racial Identification of CNVR Hispanic Population: 2010



E. Age Distribution

The region's age distribution changed dramatically between 2000 and 2010 (Table I-E1 and Table I-E2). The "baby boomers" of the post-World War II era increased the 45-64 age group by 33.2%. School age children (5-17) decreased by 0.7% over the decade, while preschoolers (under 5) decreased by 10.7%. There was an increase in young adults (age 18-24) by 20.5%. Adults age 25 to 34 decreased by 9.7% and adults age 35 to 44 decreased by 15.1%. Those 65 years old and over represented 14.5% of the region's population. Population pyramids for the region can be seen in Figure I-E1.

The median age for the region was 40.4 years old, slightly higher than the state average of 40.0. Values for municipalities ranged from a low of 35.2 in Waterbury to a high of 49.9 in Southbury (Figure I-E2 and Table I-E3). Waterbury and Naugatuck had the highest percent population of those under 5 years old, 20 to 24 years old, and 25 to 34 years old. Coincidentally, these two municipalities also had the two lowest median ages in the region. Middlebury and Cheshire had the highest percentage of those aged 5 to 19 years. Bethlehem had the highest percentage of 45 to 64 year olds while Southbury had the highest percentage of persons 65 years old and over. Southbury had the lowest percentage of people in the five youngest age groups (under 5 years, 5 to 19, 20 to 24, 25 to 34, and 35 to 44). Bethlehem, Southbury, and Woodbury all had median ages of over 45.

Elderly Population

In 2010, 14.5% of the CNVR population was 65 years old and over, an increase of 6.4% since 2000. The distribution of persons 65 years old and over can be seen in Figure I-E3 and Table I-E4. Despite making up only 12.6% of the city's population, Waterbury was home to the most elderly persons in the region (13,943). However, the elderly population in Waterbury declined by 13.1% since 2000. During that same time period, the region's suburban portion saw its elderly population grow by 19.8%. Oxford's elderly population doubled in the last decade with the construction of a large age-restricted golf community. Beacon Falls and Woodbury saw their elderly populations grow by over 40% in the last decade. Southbury continues to have the largest percentage of elderly persons, comprising 26.3% of the population. This is largely due to the presence of Heritage Village, a large retirement community, convalescent homes, and assisted living developments.

Table I-E1. CNVR Age Distribution: 2000-2010

Geographic Area	Number		Percent of Total		Percent Change 2000-2010
	2010	2000	2010	2000	
CNVR					
Under 5 years	16,267	18,209	5.7%	6.7%	-10.7%
5 to 17 years	52,398	52,040	18.2%	19.1%	0.7%
18 to 24 years	23,607	19,583	8.2%	7.2%	20.5%
25 to 34 years	31,748	35,164	11.0%	12.9%	-9.7%
35 to 44 years	39,319	46,287	13.7%	17.0%	-15.1%
45 to 64 years	82,655	62,033	28.7%	22.8%	33.2%
65 years and over	41,774	39,278	14.5%	14.4%	6.4%
Total	287,768	272,594	100.0%	100.0%	5.6%
Waterbury					
Under 5 years	7,920	8,176	7.2%	7.6%	-3.1%
5 to 17 years	20,345	20,278	18.4%	18.9%	0.3%
18 to 24 years	11,095	9,566	10.1%	8.9%	16.0%
25 to 34 years	15,600	15,844	14.1%	14.8%	-1.5%
35 to 44 years	14,647	16,183	13.3%	15.1%	-9.5%
45 to 64 years	26,816	21,179	24.3%	19.7%	26.6%
65 years and over	13,943	16,045	12.6%	15.0%	-13.1%
Total	110,366	107,271	100.0%	100.0%	2.9%
Remainder of Region					
Under 5 years	8,347	10,033	4.7%	6.1%	-16.8%
5 to 17 years	32,053	31,762	18.1%	19.2%	0.9%
18 to 24 years	12,512	10,017	7.1%	6.1%	24.9%
25 to 34 years	16,148	19,320	9.1%	11.7%	-16.4%
35 to 44 years	24,672	30,104	13.9%	18.2%	-18.0%
45 to 64 years	55,839	40,854	31.5%	24.7%	36.7%
65 years and over	27,831	23,233	15.7%	14.1%	19.8%
Total	177,402	165,323	100.0%	100.0%	7.3%

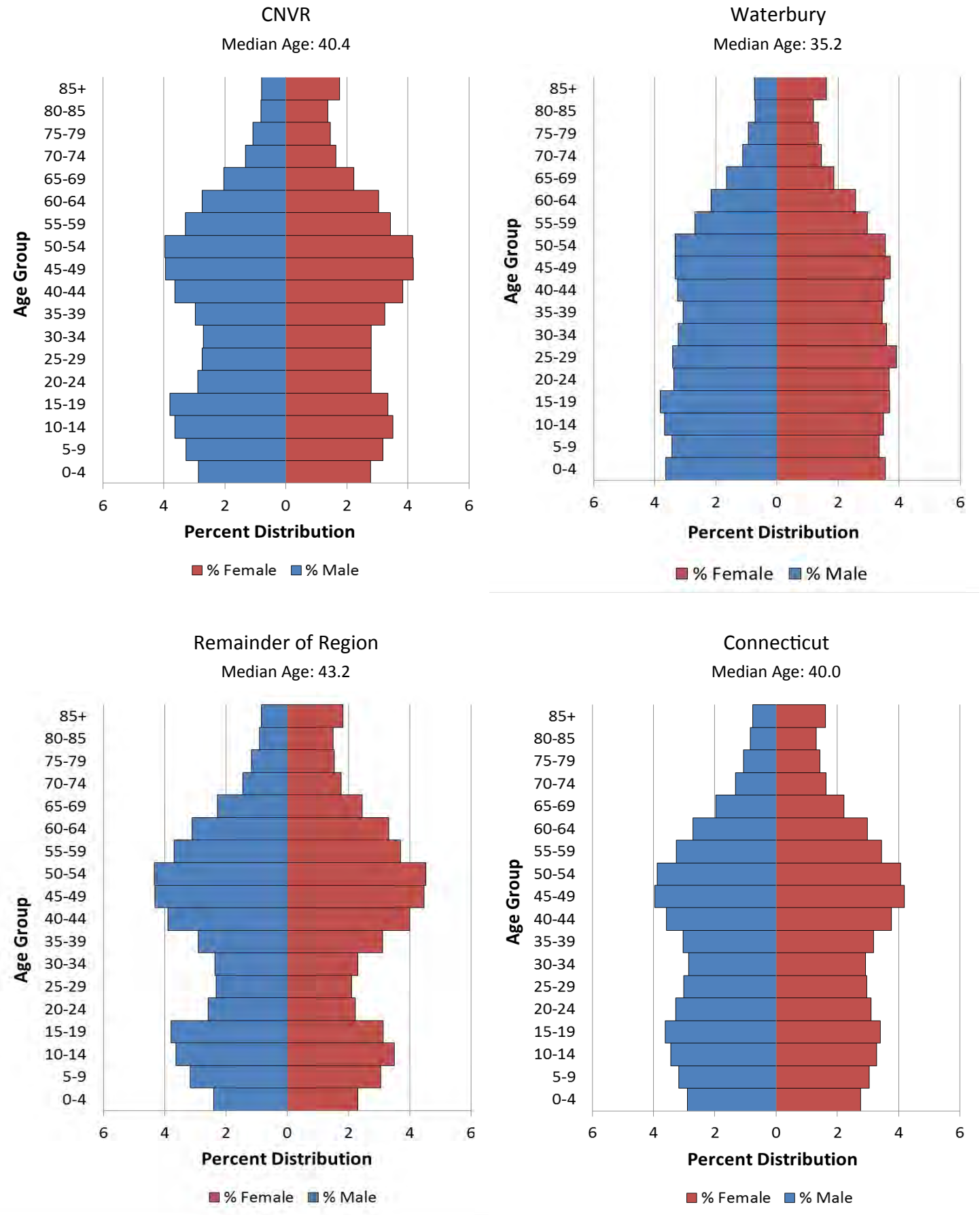
Source: U.S. Bureau of the Census, Census of Population and Housing: 2000.
U.S. Bureau of the Census, Census 2010 Demographic Profile Summary File

Table I-E2. Age Distribution of CNVR Population, by Municipality: 2010

Geographic Area	Total	Under 5 years	5-17 years	18-24 years	25-34 years	35-44 years	45-64 years	65 years & over
	Total Population							
CNVR	287,768	16,267	52,398	23,607	31,748	39,319	82,655	41,774
Waterbury	110,366	7,920	20,345	11,095	15,600	14,647	26,816	13,943
Remainder of Region	177,402	8,347	36,010	12,512	16,148	24,672	55,839	27,831
Beacon Falls	6,049	321	1,056	428	635	939	1,887	783
Bethlehem	3,607	132	615	241	227	448	1,405	539
Cheshire	29,261	1,291	5,802	2,299	2,443	4,187	9,137	4,102
Middlebury	7,575	355	1,508	431	514	1,125	2,340	1,302
Naugatuck	31,862	1,887	5,493	2,735	4,504	4,545	8,892	3,806
Oxford	12,683	683	2,402	726	993	1,927	4,240	1,712
Prospect	9,405	428	1,696	711	702	1,367	3,076	1,425
Southbury	19,904	707	3,343	959	1,077	2,252	6,331	5,235
Thomaston	7,887	364	1,451	531	745	1,210	2,539	1,047
Watertown	22,514	1,047	3,812	1,598	2,186	2,983	7,251	3,637
Wolcott	16,680	736	3,172	1,302	1,363	2,439	5,128	2,540
Woodbury	9,975	396	1,703	551	759	1,250	3,613	1,703
Connecticut	3,475,336	202,106	614,909	227,898	420,377	484,438	1,019,049	506,559
	Percent Distribution							
CNVR	100.0%	5.7%	18.2%	8.2%	11.0%	13.7%	28.7%	14.5%
Waterbury	100.0%	7.2%	18.4%	10.1%	14.1%	13.3%	24.3%	12.6%
Remainder of Region	100.0%	4.7%	20.3%	7.1%	9.1%	13.9%	31.5%	15.7%
Beacon Falls	100.0%	5.3%	17.5%	7.1%	10.5%	15.5%	31.2%	12.9%
Bethlehem	100.0%	3.7%	17.1%	6.7%	6.3%	12.4%	39.0%	14.9%
Cheshire	100.0%	4.4%	19.8%	7.9%	8.3%	14.3%	31.2%	14.0%
Middlebury	100.0%	4.7%	19.9%	5.7%	6.8%	14.9%	30.9%	17.2%
Naugatuck	100.0%	5.9%	17.2%	8.6%	14.1%	14.3%	27.9%	11.9%
Oxford	100.0%	5.4%	18.9%	5.7%	7.8%	15.2%	33.4%	13.5%
Prospect	100.0%	4.6%	18.0%	7.6%	7.5%	14.5%	32.7%	15.2%
Southbury	100.0%	3.6%	16.8%	4.8%	5.4%	11.3%	31.8%	26.3%
Thomaston	100.0%	4.6%	18.4%	6.7%	9.4%	15.3%	32.2%	13.3%
Watertown	100.0%	4.7%	16.9%	7.1%	9.7%	13.2%	32.2%	16.2%
Wolcott	100.0%	4.4%	19.0%	7.8%	8.2%	14.6%	30.7%	15.2%
Woodbury	100.0%	4.0%	17.1%	5.5%	7.6%	12.5%	36.2%	17.1%
Connecticut	100.0%	5.8%	17.7%	6.6%	12.1%	13.9%	29.3%	14.6%

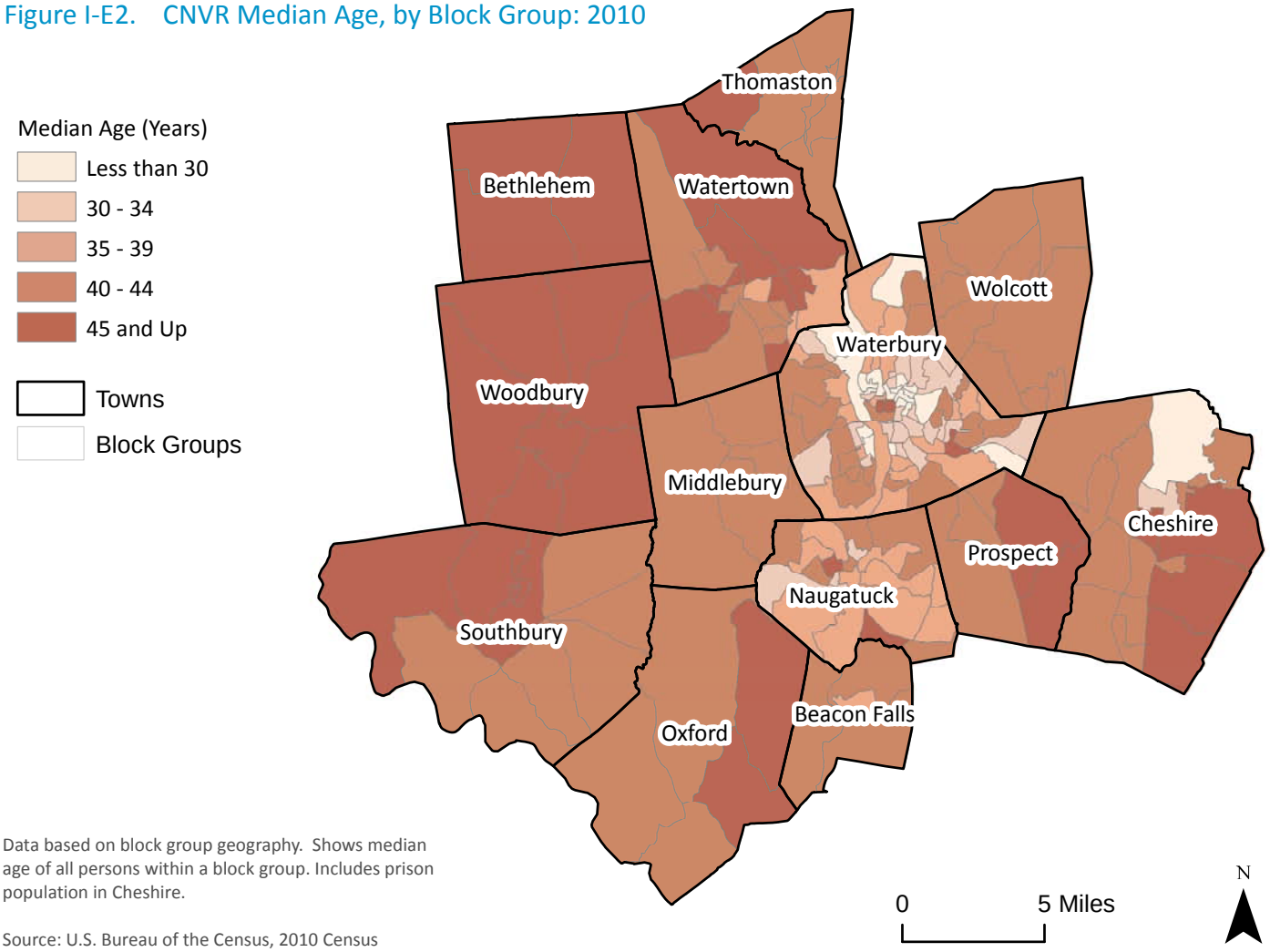
Source: U.S. Bureau of the Census, Census 2000; Census 2010 Demographic Profile SF1

Figure I-E1. Population Pyramids and Age Distribution in the CNVR: 2010



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

Figure I-E2. CNVR Median Age, by Block Group: 2010



Data based on block group geography. Shows median age of all persons within a block group. Includes prison population in Cheshire.

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

Table I-E3. CNVR Median Age, By Municipality: 1990-2010

Geographic Area	Median Age 2010	Median Age 2000	Median Age 1990	% Change 1990 - 2010
CNVR	40.4	37.5	34.5	17.1%
Waterbury	35.2	34.9	32.9	7.0%
Remainder of Region	43.2	40.0	35.6	21.3%
Beacon Falls	41.5	36.7	32.7	26.9%
Bethlehem	47.1	42.2	37.0	27.3%
Cheshire	42.2	38.4	35.3	19.5%
Middlebury	43.9	42.8	39.8	10.3%
Naugatuck	38.2	35.5	32.0	19.4%
Oxford	43.4	38.4	34.1	27.3%
Prospect	43.8	39.4	36.5	20.0%
Southbury	49.9	45.7	43.1	15.8%
Thomaston	42.5	37.8	33.8	25.7%
Watertown	44.0	39.0	35.5	23.9%
Wolcott	42.7	38.1	35.4	20.6%
Woodbury	46.9	41.0	37.2	26.1%
Connecticut	40.0	37.4	34.4	16.3%

Source: U.S. Bureau of the Census, Census 2000. PL94-171 Tables - Connecticut; Census 2010

CNVR Median Age: 2010

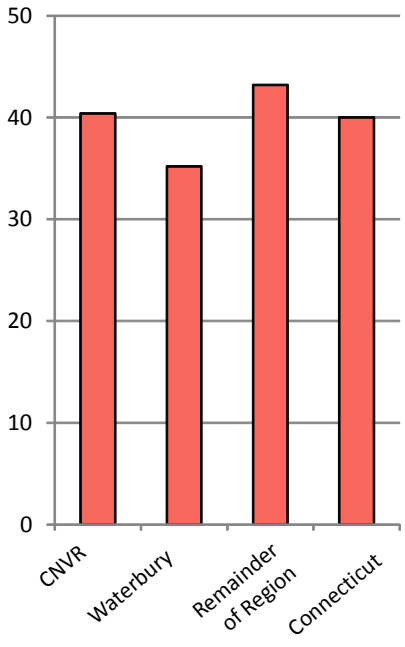
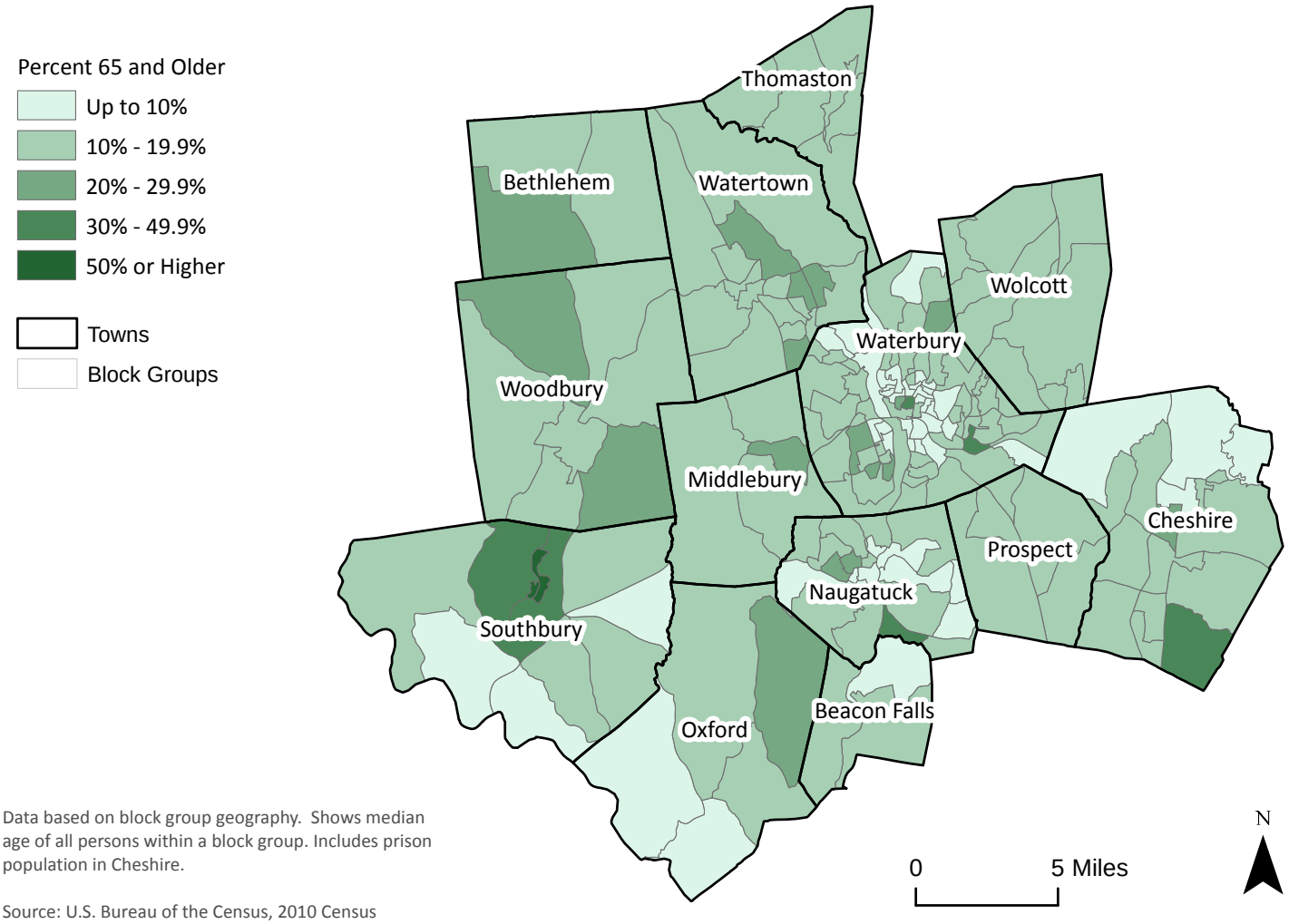


Figure I-E3. CNVR Population Age 65 and Older, by Block Group: 2010



Data based on block group geography. Shows median age of all persons within a block group. Includes prison population in Cheshire.

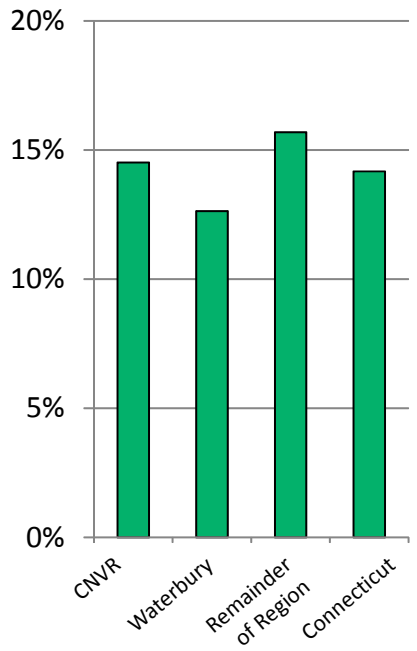
Source: U.S. Bureau of the Census, 2010 Census

Table I-E4. CNVR Percent of Population Age 65 Years and Older, By Municipality: 2000-2010

Geographic Area	Number		Percent of Total Population		Percent Change 2000-2010
	2010	2000	2010	2000	
CNVR	41,774	39,278	14.5%	14.4%	6.4%
Waterbury	13,943	16,045	12.6%	15.0%	-13.1%
Remainder of Region	27,831	23,233	15.7%	14.1%	19.8%
Beacon Falls	783	506	12.9%	9.6%	54.7%
Bethlehem	539	440	14.9%	12.9%	22.5%
Cheshire	4,102	3,592	14.0%	12.6%	14.2%
Middlebury	1,302	1,067	17.2%	16.5%	22.0%
Naugatuck	3,806	3,633	11.9%	11.7%	4.8%
Oxford	1,712	857	13.5%	8.7%	99.8%
Prospect	1,425	1,153	15.2%	13.2%	23.6%
Southbury	5,235	4,841	26.3%	26.1%	8.1%
Thomaston	1,047	909	13.3%	12.1%	15.2%
Watertown	3,637	3,050	16.2%	14.1%	19.2%
Wolcott	2,540	1,992	15.2%	13.1%	27.5%
Woodbury	1,703	1,193	17.1%	13.0%	42.7%
Connecticut	506,559	470,183	14.2%	13.8%	7.7%

Source: U.S. Bureau of the Census, Census 2000. PL94-171 Tables - Connecticut.
U.S. Bureau of the Census, Profile of General Population and Housing Characteristics: 2010

Percent of Population Age 65 Years and Older: 2010



F. Household Types

The U.S. Bureau of the Census divides households into four categories: single person households, married couples, single householder/no spouse, and non-family households. Married couples (with and without children) accounted for 49.4% of the region's households in 2010, a decline of 3.1% from 2000. This is the first time that married couples dropped below 50.0%. In 1980, 63.0% of all CNVR households were married couples (Table I-F1).

Single person households constituted 26.4% of the total population. Single parent households with children accounted for another 19.0%, with 58.2% of these households living in Waterbury (Figure I-F1). The remaining 5.2% of the region's households consisted of two or more persons, unrelated by blood or marriage, who shared a unit – an increase over the 2000 share of 4.6%.

In Waterbury, married couple families occupied 34.7% of the households in 2010, down from 38.8% in 2000. Divorced or single parents with children accounted for 28.4% of Waterbury's households, rising from 24.3% in 2000. 30.7% of Waterbury's households were occupied by only one person and 6.2% by non-families.

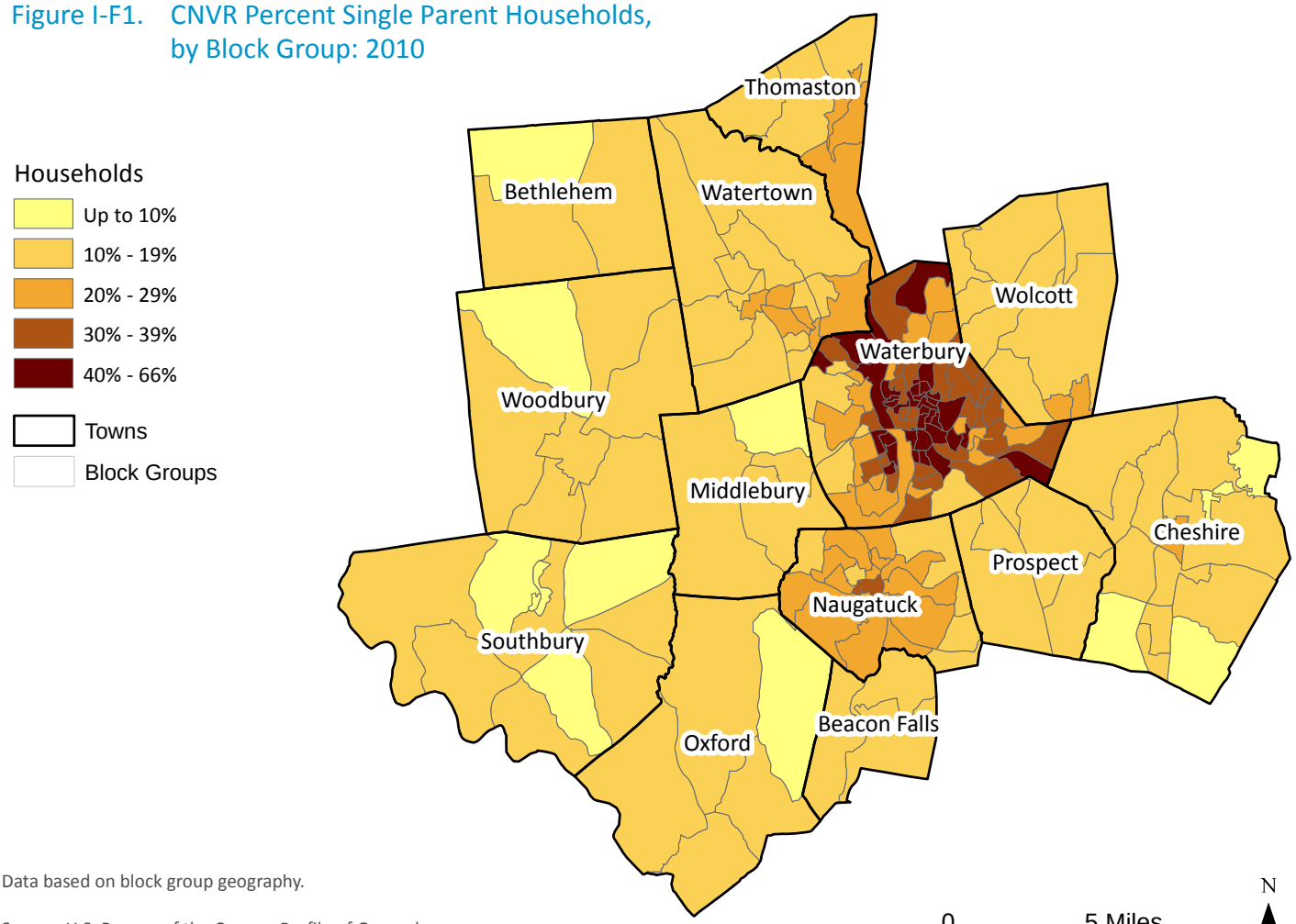
In contrast, married couples accounted for 58.8% of the suburban households, while single parent families were only 13.0% and single person households 23.6%. The concentration of single person and single parent households may reflect the lack of affordable housing, especially rentals, in the suburban portion of the CNVR and Waterbury's available transportation and social services. The high percentage of single person households (31.7%) in Southbury reflects the large elderly population.

Table I-F1. Types of Households in the CNVR, by Municipality: 2010

Geographic Area	Single Person Household	2 or More Person Households			Total
		Married Couples	Single House-holder/ No Spouse	Non-Family Households	
CNVR	28,927	54,231	20,865	5,712	109,735
Waterbury	13,118	14,849	12,147	2,647	42,761
Remainder of Region	15,809	39,382	8,718	3,065	66,974
Beacon Falls	581	1,355	315	109	2,360
Bethlehem	327	857	156	71	1,411
Cheshire	2,150	6,439	1,083	369	10,041
Middlebury	537	1,822	286	103	2,748
Naugatuck	3,129	6,166	2,320	724	12,339
Oxford	641	3,217	455	191	4,504
Prospect	602	2,226	390	139	3,357
Southbury	2,607	4,606	684	316	8,213
Thomaston	771	1,710	463	164	3,108
Watertown	2,087	4,987	1,237	361	8,672
Wolcott	1,175	3,664	893	275	6,007
Woodbury	1,202	2,333	436	243	4,214
Connecticut	373,648	672,013	236,648	88,778	1,371,087
	Percent Distribution				
CNVR	26.4%	49.4%	19.0%	5.2%	100.0%
Waterbury	30.7%	34.7%	28.4%	6.2%	100.0%
Remainder of Region	23.6%	58.8%	13.0%	4.6%	100.0%
Beacon Falls	24.6%	57.4%	13.3%	4.6%	100.0%
Bethlehem	23.2%	60.7%	11.1%	5.0%	100.0%
Cheshire	21.4%	64.1%	10.8%	3.7%	100.0%
Middlebury	19.5%	66.3%	10.4%	3.7%	100.0%
Naugatuck	25.4%	50.0%	18.8%	5.9%	100.0%
Oxford	14.2%	71.4%	10.1%	4.2%	100.0%
Prospect	17.9%	66.3%	11.6%	4.1%	100.0%
Southbury	31.7%	56.1%	8.3%	3.8%	100.0%
Thomaston	24.8%	55.0%	14.9%	5.3%	100.0%
Watertown	24.1%	57.5%	14.3%	4.2%	100.0%
Wolcott	19.6%	61.0%	14.9%	4.6%	100.0%
Woodbury	28.5%	55.4%	10.3%	5.8%	100.0%
Connecticut	27.3%	49.0%	17.3%	6.5%	100.0%

Source: U.S. Bureau of the Census, Profile of General Population and Housing Characteristics: 2010

Figure I-F1. CNVR Percent Single Parent Households, by Block Group: 2010



Data based on block group geography.

Source: U.S. Bureau of the Census, Profile of General Population and Housing Characteristics: 2010

G. Income

Income data in this edition of the Profile are from the U.S. Census Bureau's American Community Survey 5-year estimates from 2007 to 2011. Median household income, median family income, per capita income, and poverty rates are described below.

Median Household Income

Household income is defined as the total combined income of all members of the household. Median income is the amount which divides income distribution into two equal groups, half having incomes above the median, and half having incomes below the median. Since almost one out of three households does not comprise a family, household income is more inclusive than family income. Based on household income figures for 2007-2011, Oxford ($111,122) had the highest median household income in the region followed by Cheshire ($109,535) and Middlebury ($99,679). Waterbury's median household income was $41,499 – the lowest in the region and 40% below the state's median. The remaining towns in the region had median incomes ranging from $63,414 to $93,631 (Table I-G1).

All towns in the region saw their net median household income increase between 1999 and 2011. However, adjusting for inflation, some towns saw increases while others saw decreases (Table I-G1 and Figure 1-G1). Oxford saw the highest increase in median household income with an inflation adjusted increase of 6.7 percent. Other towns that saw an increase were Beacon Falls, Middlebury, Prospect, Watertown, and Cheshire. The remaining municipalities saw decreases in median household income with Southbury declining by 13.7%. Southbury's decline can be partially explained by its large elderly population. Waterbury and Thomaston also saw declines of 10.0% or more between 1999 and 2011. The distribution of household income in the CNVR can be seen in Table I-G2.

Median Family Income

Median family income is based on households with two or more related persons living in one housing unit. The total income for that unit includes the income from any non-related persons in the same unit. As shown in Table I-G3, median family income tends to be higher than the median household income. The distribution of this value among municipalities in the region is very similar to the distribution seen for median household income. Cheshire had the highest ($125,260) median family income while Waterbury ($49,059) had the lowest. With the exceptions of Waterbury, Naugatuck, and Thomaston, all municipalities had median family incomes exceeding the state average.

Per Capita Income

Per capita income is the aggregate income of the population 15 years and older divided by that population. From 2007-2011 Middlebury ($46,013), Oxford ($44,495), and Woodbury ($44,458) had the highest per capita incomes. Waterbury had the lowest per capita income with $22,004. The per capita income for the remaining towns ranged from $28,801 to $44,331 (Figure I-G2 and Table I-G3).

Persons Below the Poverty Level

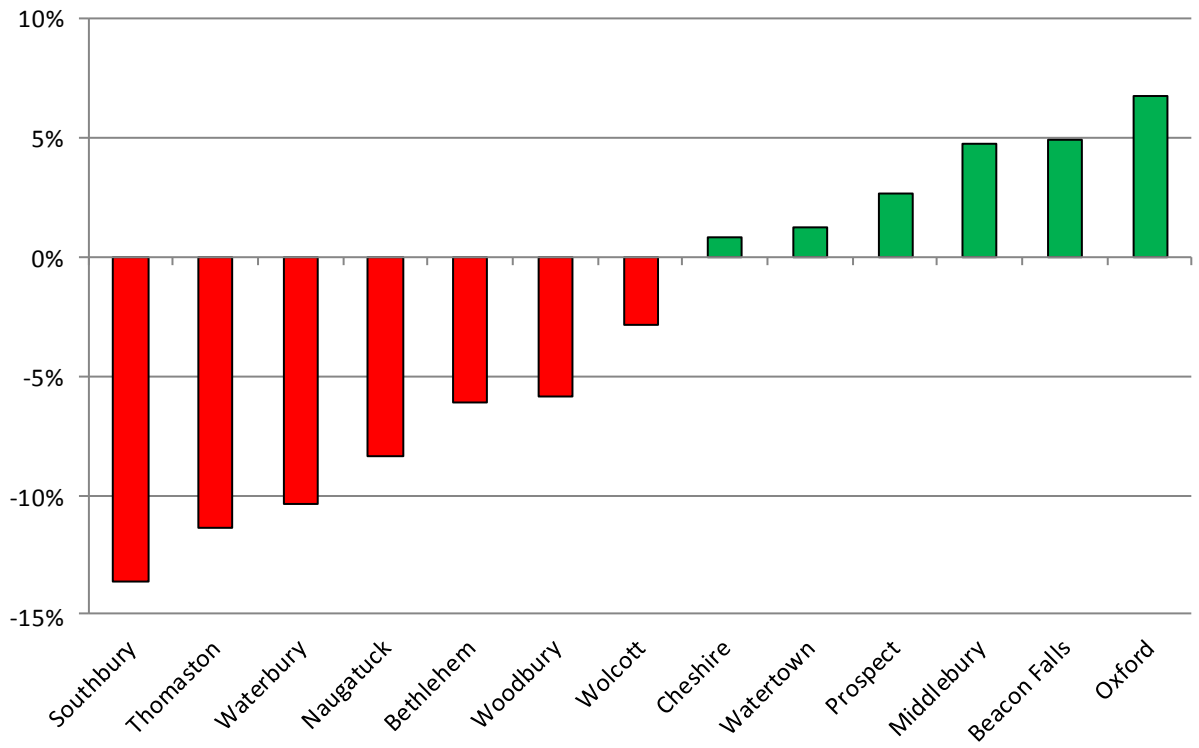
The U.S. Census Bureau calculated poverty using income before taxes excluding capital gains or non-cash benefits such as public housing, Medicaid, and food stamps. Poverty thresholds vary based on age (over or under 65 years old), household size, and presence of children. In 2010, a family of four consisting of two adults and two children under the age of 18 would have to have a family income of less than $22,113 to be considered below the poverty line.

Waterbury, which was home to 75.7% of the region's impoverished persons, had 20.6% of its population below the poverty level from 2007-2011, making it by far the poorest municipality in the region (Figure I-G3 and Table I-G4). Among the other towns, Naugatuck (8.5%) and Southbury (5.2%) had the next highest percentage of persons below the poverty level, but less than the overall percentage for Connecticut (9.1%). From 2000 to 2011, poverty rates increased from 8.4% to 10.5%. The 150% poverty threshold is commonly used to measure persons that are in poverty or in danger of falling into poverty. Figure I-F5 shows persons under 150% of the poverty threshold. Like the 100% poverty threshold, the highest percent of persons below the 150% poverty threshold was found in Waterbury (31.5%), followed by Naugatuck (14.0%) and Bethlehem (10.3%) (Figure I-G4 and Table I-G5).

Table I-G1. Estimated Median Household Income of CNVR Municipalities: 1999-2011

Geographic Area	Median Household Income 2011	Median Household Income 1999	Percent Change 1999 - 2011	Percent Change (Inflation Adjusted)
Beacon Falls	$80,182	$56,592	41.7%	5.0%
Bethlehem	$86,891	$68,542	26.8%	-6.1%
Cheshire	$109,535	$80,466	36.1%	0.8%
Middlebury	$99,679	$70,469	41.5%	4.8%
Naugatuck	$63,414	$51,247	23.7%	-8.3%
Oxford	$111,122	$77,126	44.1%	6.7%
Prospect	$93,631	$67,560	38.6%	2.7%
Southbury	$72,177	$61,919	16.6%	-13.7%
Thomaston	$64,982	$54,297	19.7%	-11.3%
Waterbury	$41,499	$34,285	21.0%	-10.3%
Watertown	$81,203	$59,420	36.7%	1.2%
Wolcott	$80,529	$61,376	31.2%	-2.8%
Woodbury	$86,802	$68,322	27.0%	-5.9%
Connecticut	$69,243	$53,935	28.4%	-4.9%

Figure I-G1. Change in Inflation Adjusted Median Household Income of CNVR Municipalities: 1999-2011



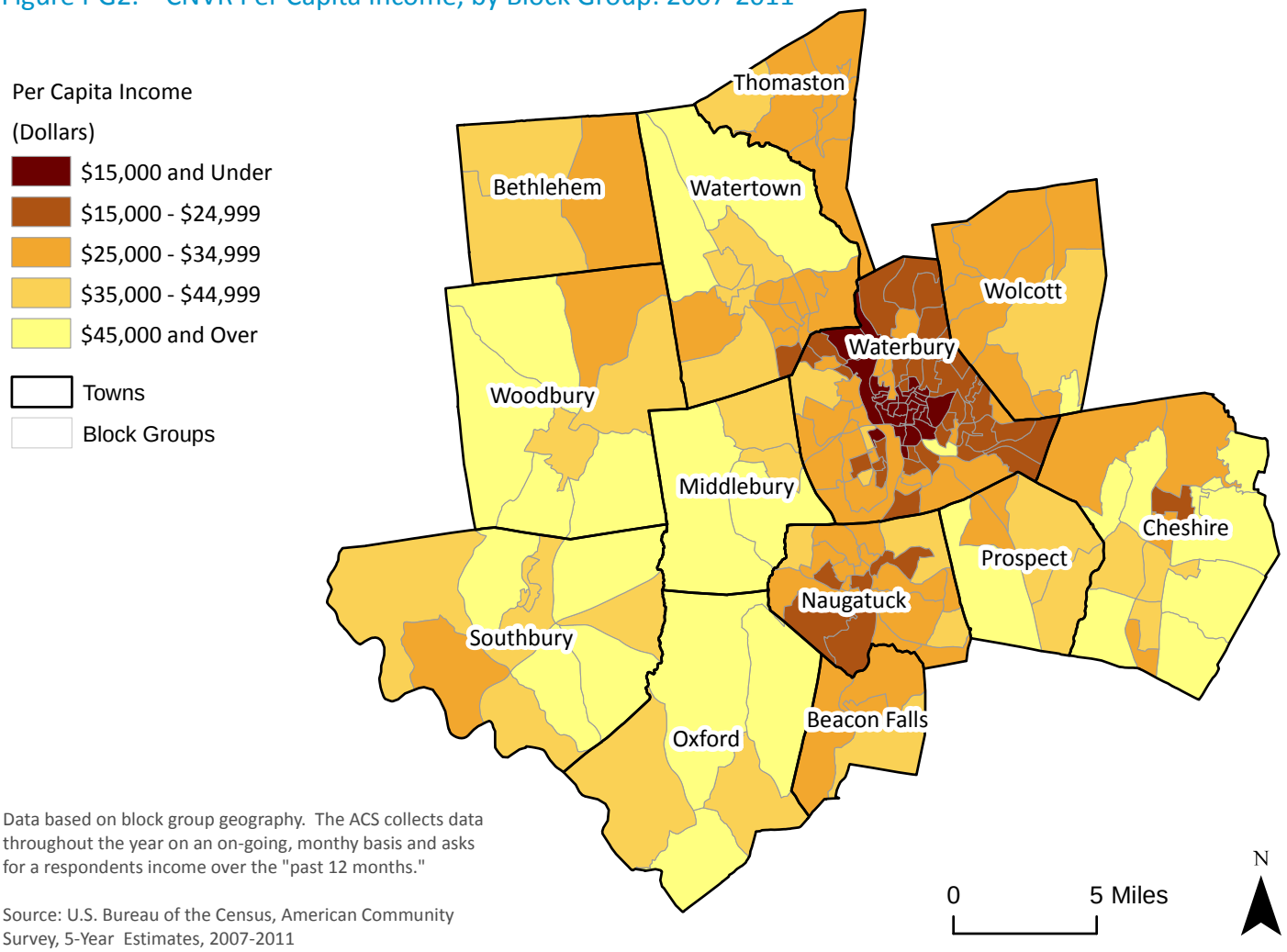
Source: U.S Bureau of the Census, Census 2000. Summary File 3 (SF 3)
2007-2011 American Community Survey, 5-year estimates, B19013
US Department of Labor, CPI Inflation Calculator [CPI 1999-2011: 1.35]

Table I-G2. Estimated CNVR Household Income Distribution, by Municipality: 2007-2011

Geographic Area	Less Than $10,000	$10,000 - $14,999	$15,000 - $24,999	$25,000 - $34,999	$35,000 - $49,999	$50,000 - $74,999	$75,000 - $99,999	$100,000 or More
	Number of Households							
CNVR	7,282	4,982	9,270	9,112	13,110	18,505	14,803	31,531
Waterbury	5,053	3,043	5,409	5,181	5,658	7,963	4,492	5,800
Remainder of Region	2,229	1,939	3,861	3,931	7,452	10,542	10,311	25,731
Beacon Falls	96	22	139	128	299	364	543	678
Bethlehem	23	55	58	71	137	226	302	530
Cheshire	208	167	406	463	611	1,158	1,127	5,227
Middlebury	74	19	154	72	236	337	453	1,327
Naugatuck	843	503	954	835	1,942	2,172	1,961	3,176
Oxford	32	62	92	210	294	679	520	2,471
Prospect	67	83	110	223	294	467	620	1,475
Southbury	221	444	745	640	1,007	1,146	766	3,227
Thomaston	109	74	202	212	478	731	512	927
Watertown	245	252	475	501	1,091	1,336	1,747	2,985
Wolcott	193	168	295	329	604	1,143	1,132	2,032
Woodbury	118	90	231	247	459	783	628	1,676
Connecticut	73,015	54,549	111,327	105,984	151,940	231,321	185,459	446,520
	Percent Distribution							
CNVR	6.7%	4.6%	8.5%	8.4%	12.1%	17.0%	13.6%	29.0%
Waterbury	11.9%	7.1%	12.7%	12.2%	13.3%	18.7%	10.5%	13.6%
Remainder of Region	3.4%	2.9%	5.9%	6.0%	11.3%	16.0%	15.6%	39.0%
Beacon Falls	4.2%	1.0%	6.1%	5.6%	13.2%	16.0%	23.9%	29.9%
Bethlehem	1.6%	3.9%	4.1%	5.1%	9.8%	16.1%	21.5%	37.8%
Cheshire	2.2%	1.8%	4.3%	4.9%	6.5%	12.4%	12.0%	55.8%
Middlebury	2.8%	0.7%	5.8%	2.7%	8.8%	12.6%	17.0%	49.7%
Naugatuck	6.8%	4.1%	7.7%	6.7%	15.7%	17.5%	15.8%	25.6%
Oxford	0.7%	1.4%	2.1%	4.8%	6.7%	15.6%	11.9%	56.7%
Prospect	2.0%	2.5%	3.3%	6.7%	8.8%	14.0%	18.6%	44.2%
Southbury	2.7%	5.4%	9.1%	7.8%	12.3%	14.0%	9.3%	39.4%
Thomaston	3.4%	2.3%	6.2%	6.5%	14.7%	22.5%	15.8%	28.6%
Watertown	2.8%	2.9%	5.5%	5.8%	12.6%	15.5%	20.2%	34.6%
Wolcott	3.3%	2.8%	5.0%	5.6%	10.2%	19.4%	19.2%	34.5%
Woodbury	2.8%	2.1%	5.5%	5.8%	10.8%	18.5%	14.8%	39.6%
Connecticut	5.4%	4.0%	8.2%	7.8%	11.2%	17.0%	13.6%	32.8%

Source: U.S. Census Bureau, 2007-2011 American Community Survey, 5 year estimates, B19001

Figure I-G2. CNVR Per Capita Income, by Block Group: 2007-2011



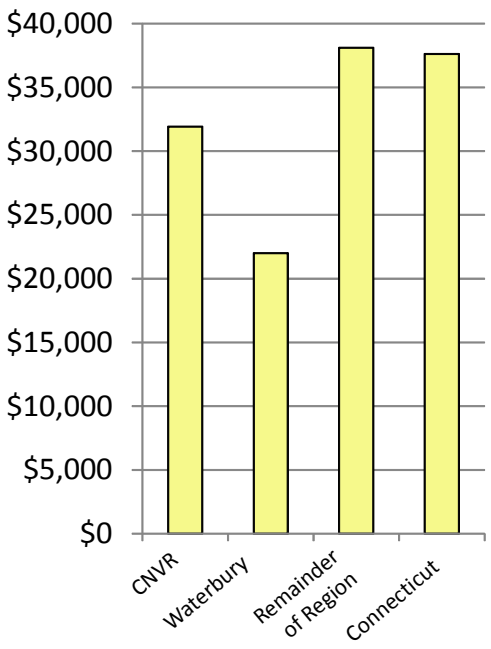
Data based on block group geography. The ACS collects data throughout the year on an on-going, monthy basis and asks for a respondents income over the "past 12 months."

Source: U.S. Bureau of the Census, American Community Survey, 5-Year Estimates, 2007-2011

Table I-G3. CNVR Per Capita Income, Median Household Income & Median Family Income, by Municipality: 2007-2011

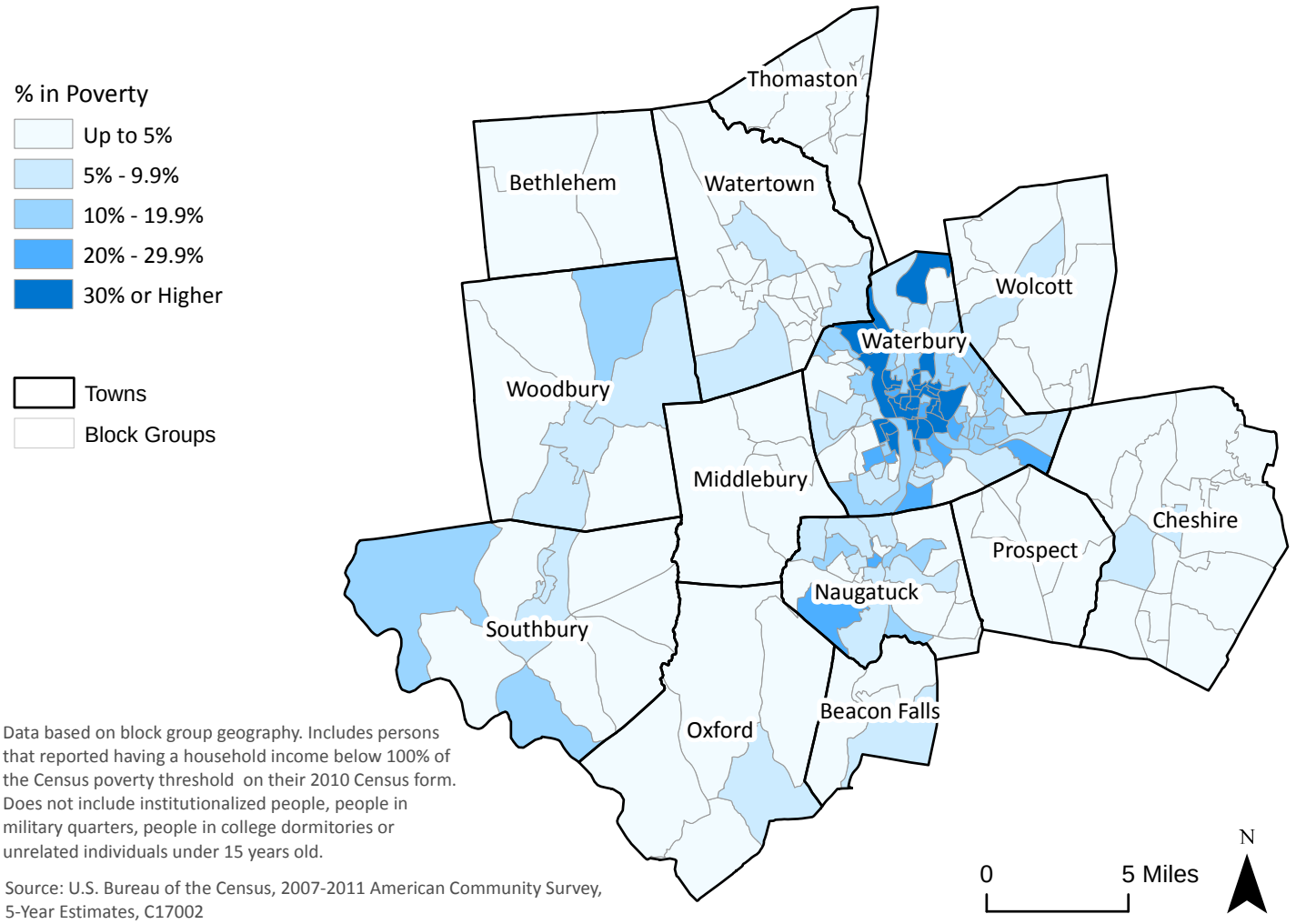
Geographic Area	Per Capita Income	Median Household Income	Median Family Household Income
CNVR	$31,928	------	------
Waterbury	$22,004	$41,499	$49,059
Remainder of Region	$38,102	------	------
Beacon Falls	$32,023	$80,182	$88,895
Bethlehem	$39,255	$86,891	$91,946
Cheshire	$42,144	$109,535	$125,260
Middlebury	$46,013	$999,679	$110,299
Naugatuck	$28,801	$63,414	$76,984
Oxford	$44,495	$111,122	$117,886
Prospect	$41,460	$93,631	$104,306
Southbury	$44,331	$72,177	$107,020
Thomaston	$32,512	$64,982	$80,070
Watertown	$36,207	$81,203	$94,280
Wolcott	$34,349	$80,529	$89,671
Woodbury	$44,458	$86,802	$106,944
Connecticut	$37,627	$69,243	$86,395

CNVR Per Capita Income: 2007-2011



Source: U.S. Bureau of the Census, American Community Survey, 5-Year Estimates, 2007-2011, B19013, B19113, B19301

Figure I-G3. CNVR Percent of Persons in Poverty, by Block Group: 2007-2011



Data based on block group geography. Includes persons that reported having a household income below 100% of the Census poverty threshold on their 2010 Census form. Does not include institutionalized people, people in military quarters, people in college dormitories or unrelated individuals under 15 years old.

Source: U.S. Bureau of the Census, 2007-2011 American Community Survey, 5-Year Estimates, C17002

Table I-G4. CNVR Persons in Poverty, by Municipality: 2000-2011

Geographic Area	Number 2011	Number 2000	Percent 2011	Percent 2000	% Change 2000 - 2010
CNVR	29,291	22,832	10.5%	8.4%	28.3%
Waterbury	22,181	16,774	20.6%	15.6%	32.2%
Remainder	6,759	6,058		3.7%	11.6%
of Region			3.9%		
Beacon Falls	210	309	3.5%	5.9%	-32.0%
Bethlehem	123	89	3.5%	2.6%	38.2%
Cheshire	648	750	2.5%	2.6%	-13.6%
Middlebury	198	174	2.7%	2.7%	13.8%
Naugatuck	2,676	1,977	8.5%	6.4%	35.4%
Oxford	209	206	1.7%	2.1%	1.5%
Prospect	216	89	2.4%	1.0%	142.7%
Southbury	987	878	5.2%	4.7%	12.4%
Thomaston	220	311	2.8%	4.1%	-29.3%
Watertown	750	471	3.4%	2.2%	59.2%
Wolcott	540	392	3.3%	2.6%	37.8%
Woodbury	465	412	4.7%	4.5%	12.9%
Connecticut	314,306	259,514	9.1%	7.6%	21.1%

Source: U.S. Bureau of the Census, ACS 2009; ACS, 5-Year Estimates, 2007-2011, 17001; Census 2000

CNVR Percent of Population in Poverty: 2007-2011

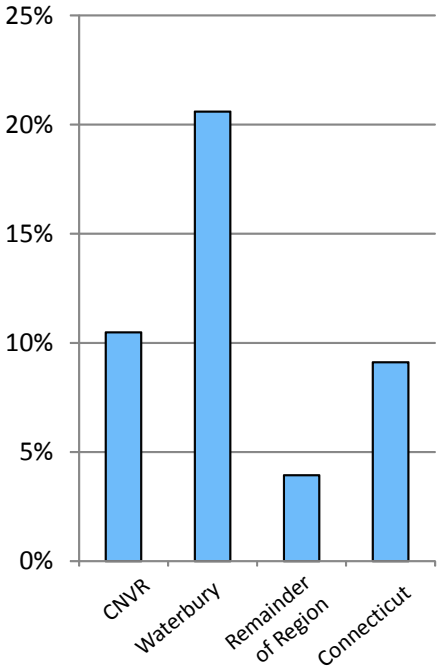
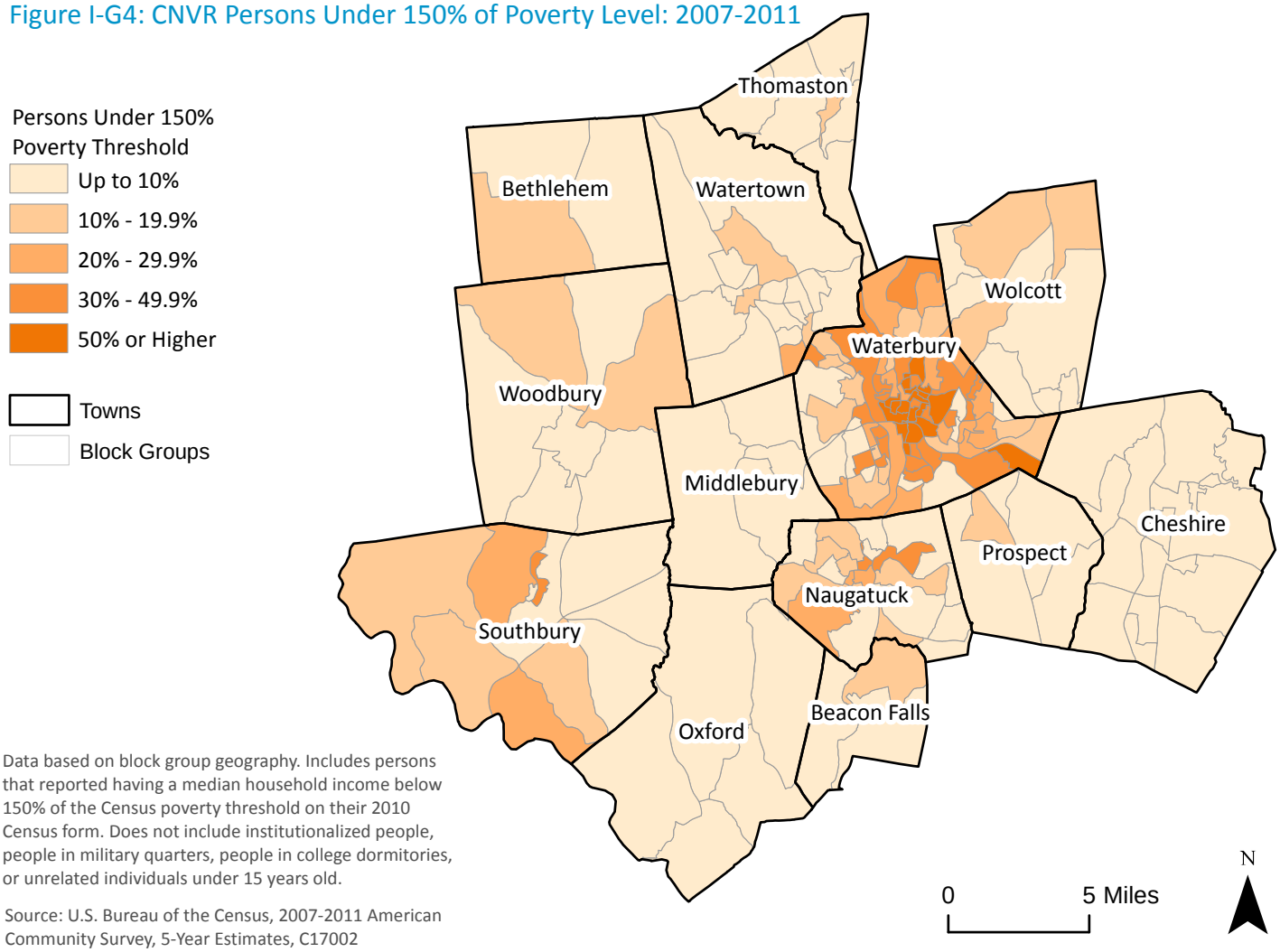


Figure I-G4: CNVR Persons Under 150% of Poverty Level: 2007-2011



Data based on block group geography. Includes persons that reported having a median household income below 150% of the Census poverty threshold on their 2010 Census form. Does not include institutionalized people, people in military quarters, people in college dormitories, or unrelated individuals under 15 years old.

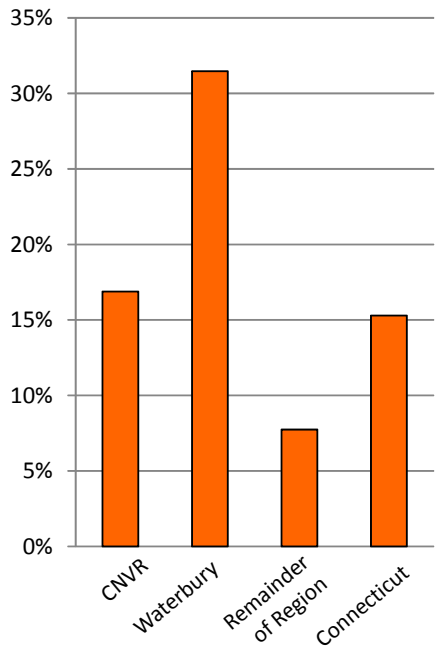
Source: U.S. Bureau of the Census, 2007-2011 American Community Survey, 5-Year Estimates, C17002

Table I-G5. CNVR Persons Under 150 Percent of the Poverty Threshold, by Municipality: 2000-2011

Geographic Area	Number		Percent of Total		% Change
	2011	2000	2011	2000	2000-2011
CNVR	47,162	39,429	16.9%	14.5%	19.6%
Waterbury	33,891	27,975	31.5%	26.1%	21.1%
Remainder of Region	13,271	11,454	7.7%	6.9%	15.9%
Beacon Falls	497	389	8.3%	7.4%	27.8%
Bethlehem	368	163	10.3%	4.8%	125.8%
Cheshire	1,083	1,225	4.1%	4.3%	-11.6%
Middlebury	396	349	5.4%	5.4%	13.5%
Naugatuck	4,382	3,510	14.0%	11.3%	24.8%
Oxford	436	538	3.5%	5.5%	-19.0%
Prospect	557	186	6.1%	2.1%	199.5%
Southbury	1,838	1,414	9.6%	7.6%	30.0%
Thomaston	466	732	6.0%	9.8%	-36.3%
Watertown	1,476	1,435	6.6%	6.6%	2.9%
Wolcott	1,074	767	6.6%	5.0%	40.0%
Woodbury	698	746	7.1%	8.1%	-6.4%
Connecticut	527,280	437,481	15.3%	12.8%	20.5%

Source: U.S. Bureau of the Census, Census 2000; ACS, 5-Year Estimates, 2007-2011, C17002

CNVR Percent Under 150 Percent of Poverty: 2007-2011



H. Educational Attainment

From 2007-2011, 87.3% of the region's population 25 years old and over had attained at least a high school diploma (Table I-H1). Waterbury (78.8%) had the lowest percentage of high school graduates in the region, while Bethlehem (96.4%) had the highest. 8.7% of the region's population had obtained an Associate's degree while another 29.3% had a Bachelor's degree or higher. In four towns (Cheshire, Woodbury, Middlebury, and Southbury), over 45% of the population had a Bachelor's degree or higher. Waterbury (17.2%) had the lowest percentage of persons with a Bachelor's degree or higher, followed by Naugatuck (23.2%), Thomaston (24.5%), and Wolcott (24.5%). The remainder of the region had between 27.7% and 38.9% of their population 25 years old and over with a Bachelor's degree or higher. Figure I-H1 shows the percent of persons with a Bachelor's degree or higher at the block group level.

I. Population Projections

Population projections were done by the Connecticut State Data Center for the years 2015, 2020 and 2025. Twelve of the thirteen municipalities in the region are projected to grow from 2010 to 2025 with the highest growth rates occurring in Oxford (22.4%), Middlebury (17.6%) and Beacon Falls (13.7%). Cheshire's population is projected to decline by 1.1% while Watertown's is projected to grow by only 2.3%. Table I-I1 and Figure I-I1 show population projections for each municipality .

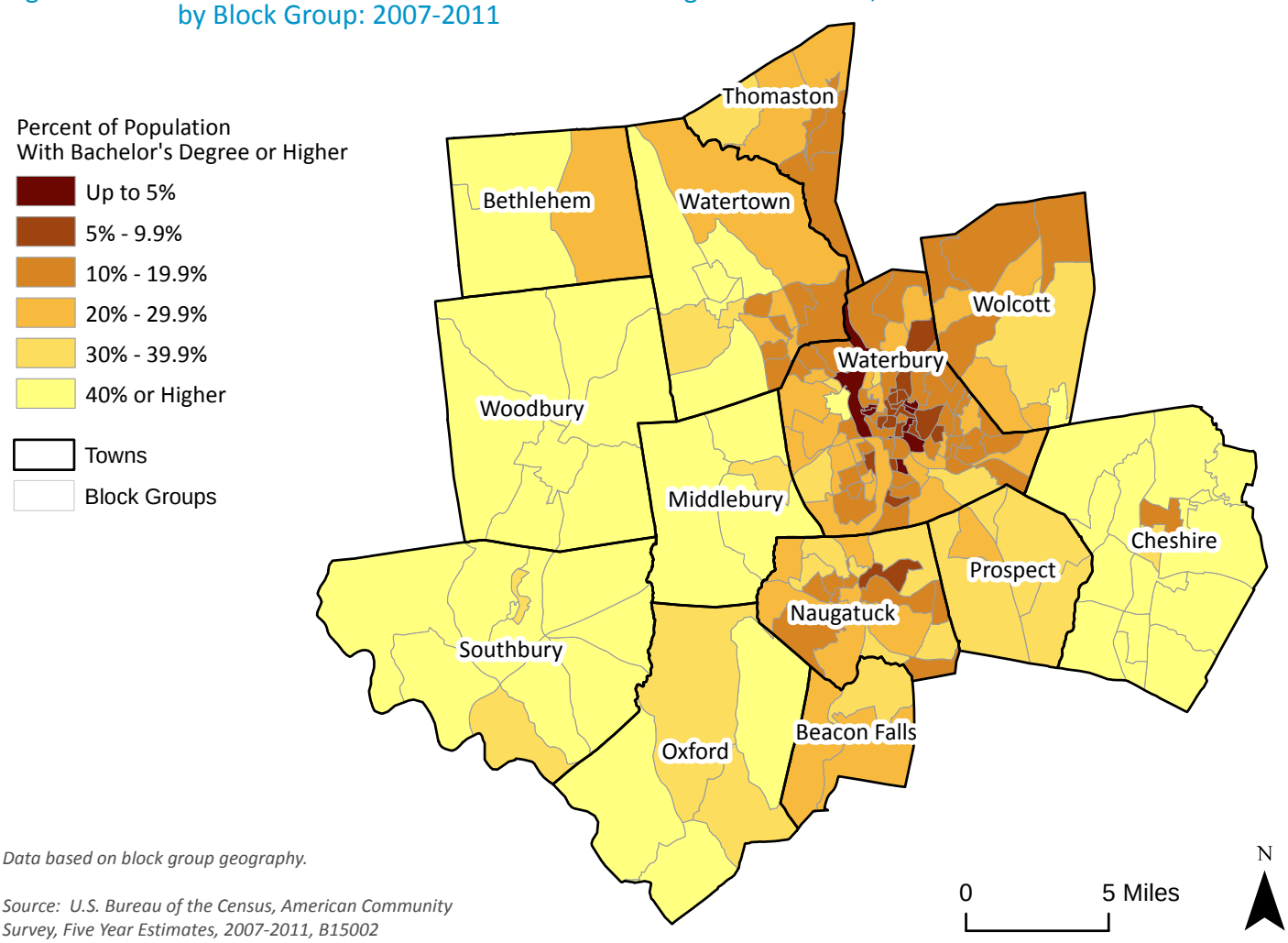
The age makeup of the region will also alter significantly between 2010 and 2025. In 2010, 14.5% of the region's population was 65 years old or older. With the continued aging of the 'baby boomers,' persons 65 years old or older are projected to increase to 19.2% of the region's population by 2025. Persons under the age of 15 are projected to decline from 19.2% of the region's population in 2010 to 15.6% by 2025 (Figure I-I2).

Table I-H1. Educational Attainment of Persons 25 Years Old and Over in the CNVR, by Municipality: 2007-2011

Geographic Area	Persons 25 Years and Over	Less than 9th Grade	High School		College		
			No Diploma	Graduate	Some College, No Degree	Associate's Degree	Bachelor's Degree or Higher
	Number of Persons						
CNVR	194,474	9,522	15,174	60,897	35,089	16,897	56,895
Waterbury	70,641	6,153	8,861	25,335	11,947	6,207	12,138
Remainder of Region	123,833	3,369	6,313	35,562	23,142	10,690	44,757
Beacon Falls	4,145	91	135	1,505	931	333	1,150
Bethlehem	2,603	23	71	656	503	338	1,012
Cheshire	19,672	585	710	4,149	3,091	1,456	9,681
Middlebury	5,266	104	171	990	969	523	2,509
Naugatuck	22,038	891	1,892	7,570	4,591	1,972	5,122
Oxford	8,538	162	326	2,555	1,620	570	3,305
Prospect	6,684	179	393	2,281	1,050	620	2,161
Southbury	14,753	416	597	3,244	2,592	1,005	6,899
Thomaston	5,659	80	434	1,978	1,166	616	1,385
Watertown	15,921	438	862	4,704	3,195	1,552	5,170
Wolcott	11,324	340	497	4,191	2,451	1,068	2,777
Woodbury	7,230	60	225	1,739	983	637	3,586
Connecticut	2,413,922	111,783	164,150	678,997	420,489	176,481	862,022
	Percent Distribution						
CNVR	100.0%	4.9%	7.8%	31.3%	18.0%	8.7%	29.3%
Waterbury	100.0%	8.7%	12.5%	35.9%	16.9%	8.8%	17.2%
Remainder of Region	100.0%	2.7%	5.1%	28.7%	18.7%	8.6%	36.1%
Beacon Falls	100.0%	2.2%	3.3%	36.3%	22.5%	8.0%	27.7%
Bethlehem	100.0%	0.9%	2.7%	25.2%	19.3%	13.0%	38.9%
Cheshire	100.0%	3.0%	3.6%	21.1%	15.7%	7.4%	49.2%
Middlebury	100.0%	2.0%	3.2%	18.8%	18.4%	9.9%	47.6%
Naugatuck	100.0%	4.0%	8.6%	34.3%	20.8%	8.9%	23.2%
Oxford	100.0%	1.9%	3.8%	29.9%	19.0%	6.7%	38.7%
Prospect	100.0%	2.7%	5.9%	34.1%	15.7%	9.3%	32.3%
Southbury	100.0%	2.8%	4.0%	22.0%	17.6%	6.8%	46.8%
Thomaston	100.0%	1.4%	7.7%	35.0%	20.6%	10.9%	24.5%
Watertown	100.0%	2.8%	5.4%	29.5%	20.1%	9.7%	32.5%
Wolcott	100.0%	3.0%	4.4%	37.0%	21.6%	9.4%	24.5%
Woodbury	100.0%	0.8%	3.1%	24.1%	13.6%	8.8%	49.6%
Connecticut	100.0%	4.6%	6.8%	28.1%	17.4%	7.3%	35.7%

Source: U.S. Census Bureau, 2007-2011 American Community Survey, 5 year estimates, B15002

Figure I-H1. CNVR Educational Attainment of Persons Age 25 and Older, by Block Group: 2007-2011



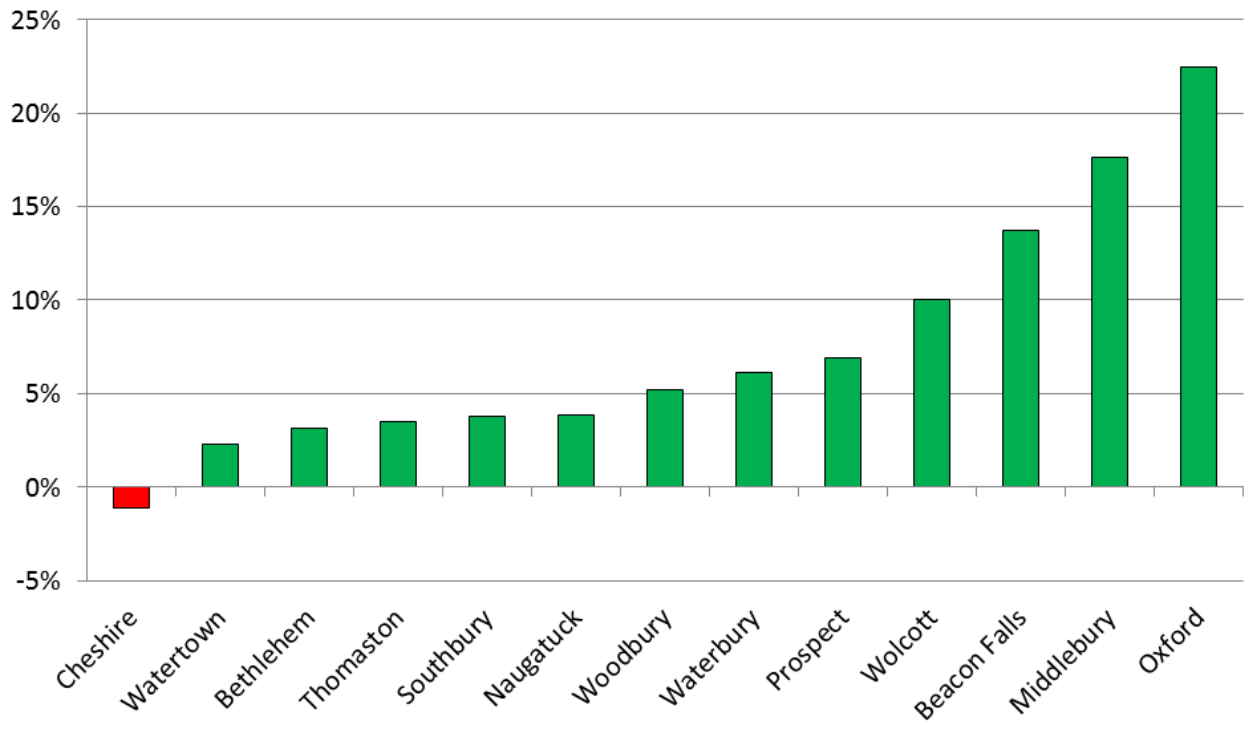
Data based on block group geography.

Source: U.S. Bureau of the Census, American Community Survey, Five Year Estimates, 2007-2011, B15002

Table I-I1. CNVR Population Projections, by Municipality: 2010-2025

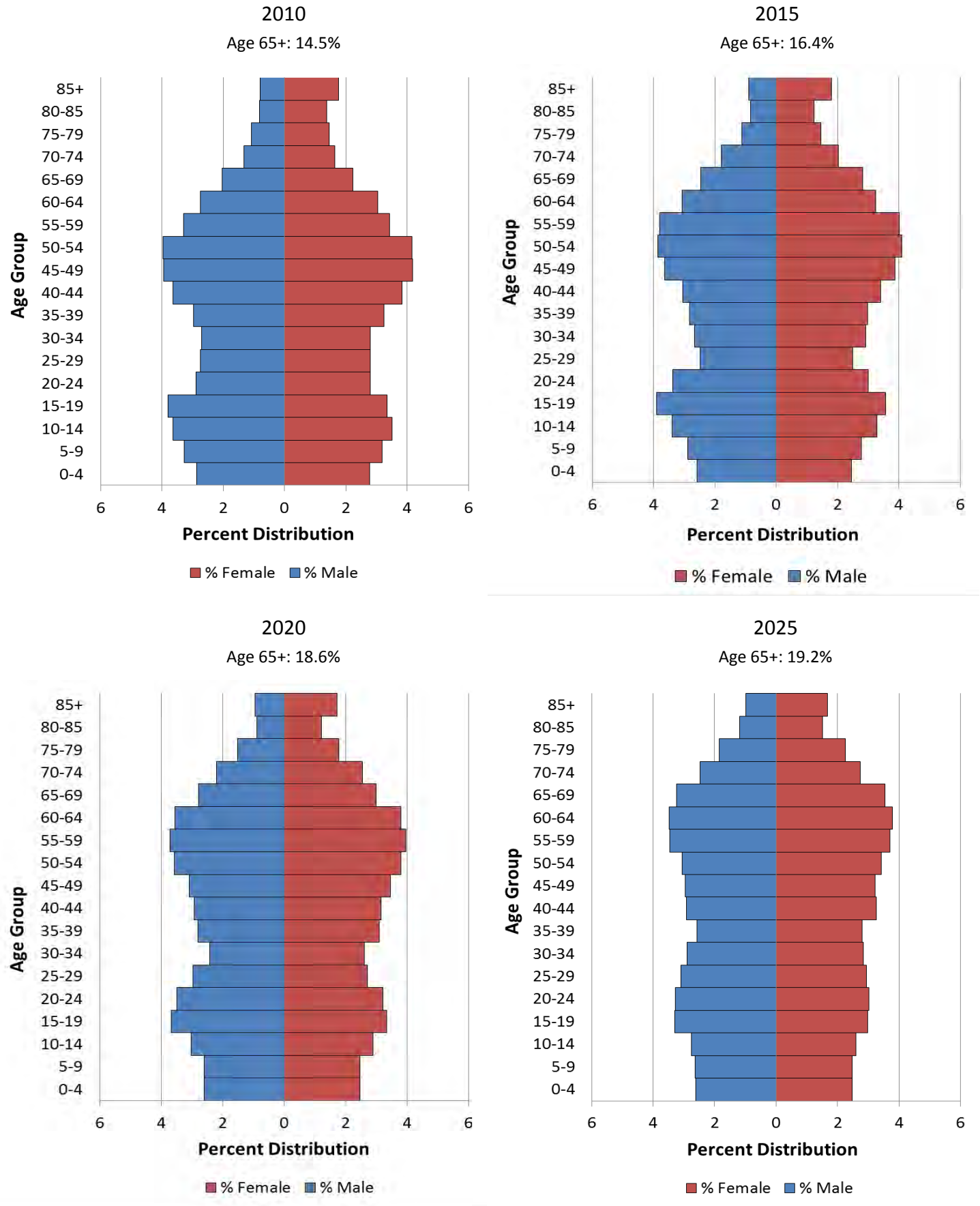
Geographic Area	Total Population				Population Change		
	2010	2015	2020	2025	2010-2015	2015-2020	2020-2025
Beacon Falls	6,049	6,377	6,648	6,879	5.4%	4.2%	3.5%
Bethlehem	3,607	3,679	3,711	3,721	2.0%	0.9%	0.3%
Cheshire	29,261	29,278	29,120	28,931	0.1%	-0.5%	-0.6%
Middlebury	7,575	8,048	8,471	8,911	6.2%	5.3%	5.2%
Naugatuck	31,862	32,436	32,877	33,078	1.8%	1.4%	0.6%
Oxford	12,683	13,793	14,714	15,530	8.8%	6.7%	5.5%
Prospect	9,405	9,661	9,864	10,055	2.7%	2.1%	1.9%
Southbury	19,904	20,278	20,480	20,653	1.9%	1.0%	0.8%
Thomaston	7,887	8,029	8,112	8,162	1.8%	1.0%	0.6%
Waterbury	110,366	112,736	115,128	117,149	2.1%	2.1%	1.8%
Watertown	22,514	22,863	23,020	23,031	1.6%	0.7%	0.0%
Wolcott	16,680	17,286	17,821	18,352	3.6%	3.1%	3.0%
Woodbury	9,975	10,233	10,395	10,491	2.6%	1.6%	0.9%
Connecticut	3,574,097	3,644,546	3,702,472	3,746,184	2.0%	1.6%	1.2%

Figure I-I1. CNVR Population Projections, by Municipality: 2010-2025



Source: Connecticut State Data Center, Population Projections, by Municipality: 2010-2025
U.S. Census Bureau, Census 2010

Figure I-I2. CNVR Population Projections and Age Distribution: 2010-2025



Source: Connecticut State Data Center, Population Projections, by Municipality: 2010-2025
U.S. Census Bureau, Census 2010

II.

LABOR FORCE & EMPLOYMENT

A. Labor Force

B. Employment

II. LABOR FORCE AND EMPLOYMENT

Information in this section comes primarily from the Connecticut Department of Labor's Office of Research. Statistics on the employment by industrial sector are available only for the Waterbury Labor Market Area (WLMA). Between 1984 and 2004, the WLMA consisted of all CNVR municipalities except Beacon Falls, Cheshire, and Oxford (Appendix C). A shrinking of the WMLA boundaries to seven towns in 2004 makes WLMA data for 2005 and later incompatible with earlier information.

A. Labor Force

The labor force is the number of residents age 16 years and older who are working or seeking work. As of 2012, the region's labor force totaled 144,287, an increase of 6.6% from 2000 and a decrease of 1.9% since 2011. After contracting throughout the 1990s, the CNVR labor force grew steadily from 2000 to 2011. 2012 marks the first time since 2000 that the size of the labor force contracted. Figures II-A1 and II-A2 present historical trends in the region's labor force, employed residents, and unemployment. Despite the growth in the labor force over the last decade, growth in employment has not been able to keep pace. In 2012, employed CNVR residents totaled 130,322, a 1.2% decrease since 2000. Despite a sizable growth in the labor force since 2000, the number of employed residents has decreased, resulting in a higher unemployment rate than the Connecticut average of 8.4% and the national average of 8.9%[a]. The region's unemployment rate in 2012 was 9.7%, a dramatic increase from 2.6% in 2000 and a slight decrease from 2011. Similar to state trends, the reduction in the unemployment rate can be attributed to the decrease in labor force size rather than an increase in employment.

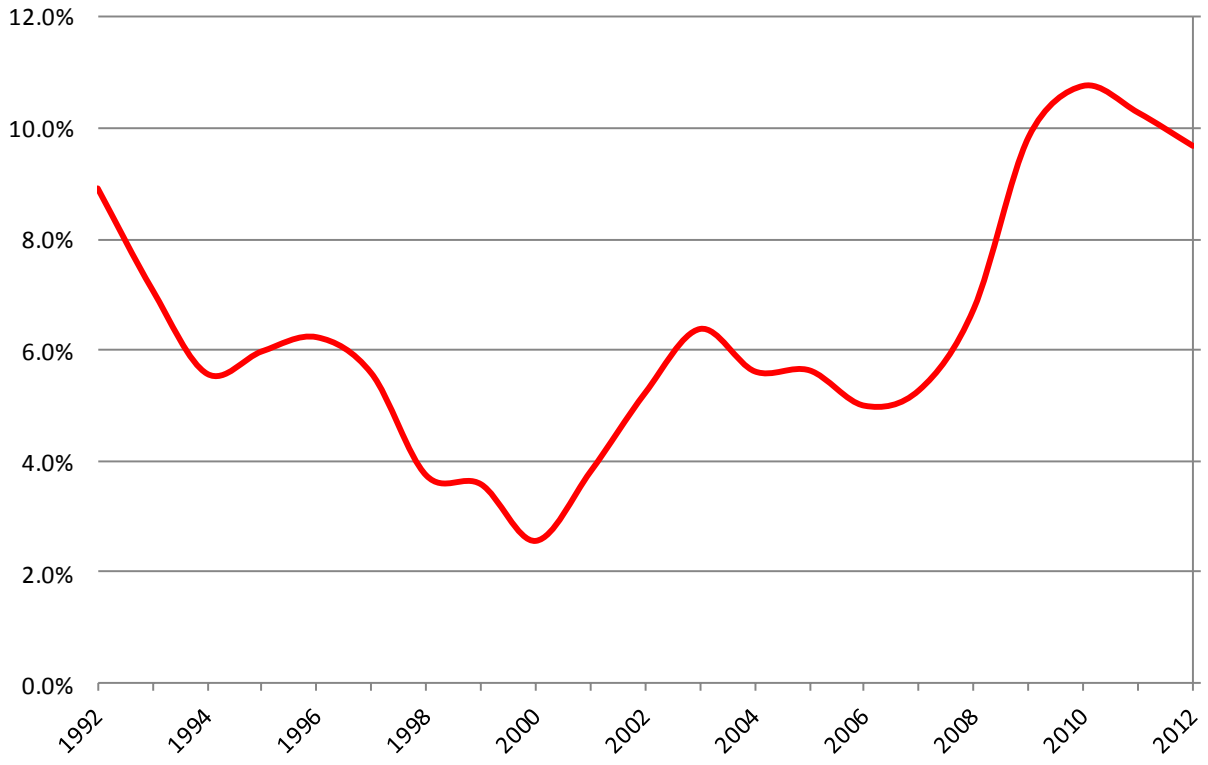
Unemployment was highest in Waterbury (13.1%) followed by Naugatuck (10.1%) and Wolcott (8.7%). Woodbury had the lowest unemployment rate in the region at 6.3% (Table II-A1 and Figure II-A3.) Long term changes in labor force, employed residents and unemployment can be seen in Table II-A2.

An occupational breakdown of employed CNVR residents for 2007-2011 is presented in Table II-A3.

[a] U.S. Department of Labor, Bureau of Labor Statistics, Annual Average Data

Figure II-A1. CNVR Labor Force and Employed Residents Trends: 1992-2012

Figure II-A2. Percent Unemployment in the CNVR: 1992-2012

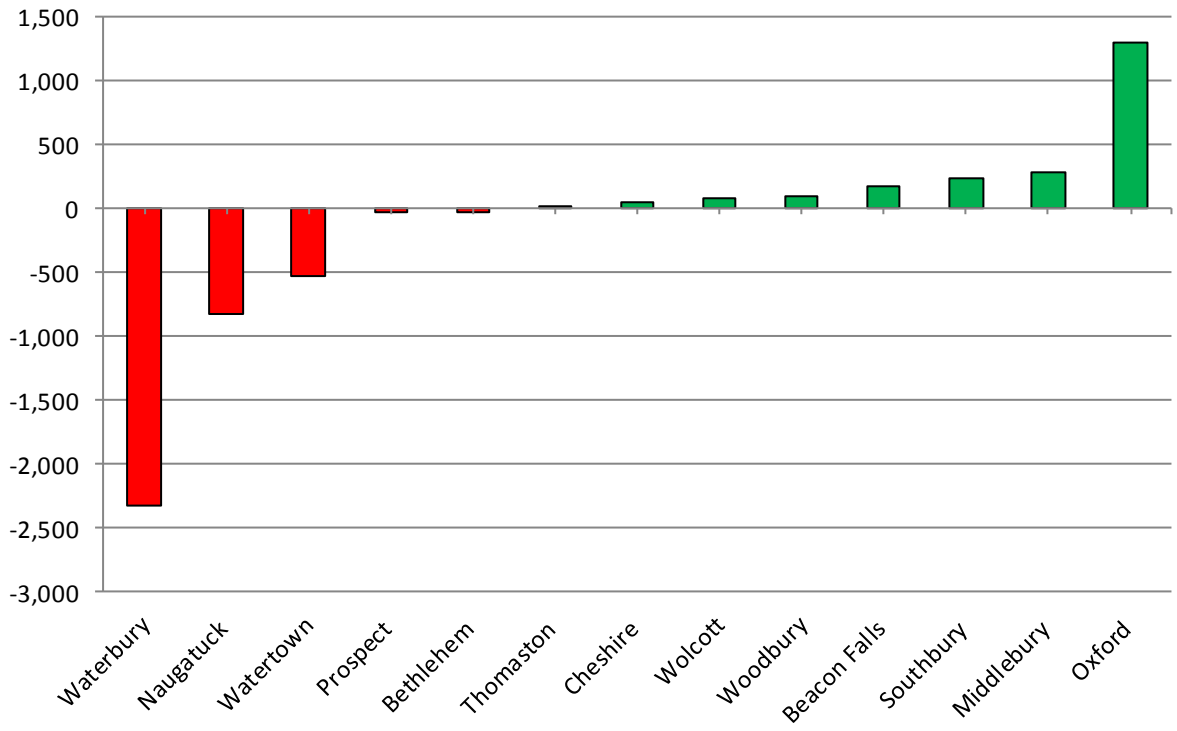


Source: Connecticut Department of Labor, Office of Research, Labor Market Information for Researchers, Local Area Unemployment Statistics (LAUS), LAUS Monthly Data with Annual Averages-Historical Data by Town

TableII-A1. Estimated CNVR Labor Force Status, by Place of Residence: 2000-2012

Geographic Area	Employed Residents		Unemployed Residents		Percent Unemployed	
	2012	2000	2012	2000	2012	2000
CNVR	130,322	131,847	13,965	3,464	9.7%	2.6%
Waterbury	44,094	46,417	6,649	1,667	13.1%	3.5%
Remainder of Region	86,228	85,430	7,316	1,797	7.8%	2.1%
Beacon Falls	3,104	2,932	271	65	8.0%	2.2%
Bethlehem	1,893	1,917	136	36	6.7%	1.8%
Cheshire	13,631	13,576	942	245	6.5%	1.8%
Middlebury	3,680	3,404	260	68	6.6%	2.0%
Naugatuck	15,104	15,924	1,688	439	10.1%	2.7%
Oxford	6,886	5,582	461	106	6.3%	1.9%
Prospect	4,784	4,819	401	92	7.7%	1.9%
Southbury	8,437	8,208	627	151	6.9%	1.8%
Thomaston	4,189	4,183	387	103	8.5%	2.4%
Watertown	11,055	11,590	1,000	236	8.3%	2.0%
Wolcott	8,210	8,130	787	172	8.7%	2.1%
Woodbury	5,255	5,165	356	84	6.3%	1.6%
Connecticut	1,722,394	1,697,700	157,058	39,200	8.4%	2.3%

Figure II-A3. Change in Employed Residents, by Municipality: 2000-2012



Source: Connecticut Department of Labor, Office of Research, Labor Market Information for Researchers, Local Area Unemployent Statistics (LAUS), LAUS Monthly Data with Annual Averages-Historical Data by Town. http://www1.ctdol.state.ct.us/lmi/LAUS/laustown.asp

Table II-A2. Estimated CNVR Labor Force Status: 1990-2012

Year	Labor Force	Employed Residents	Unemployed Residents	Percent Unemployed
2012	144,287	130,322	13,965	9.7%
2011	147,236	132,021	15,125	10.3%
2010	146,478	130,716	15,762	10.8%
2009	145,475	131,165	14,310	9.8%
2008	144,894	135,122	9,772	6.7%
2007	143,618	136,041	7,577	5.3%
2006	142,847	135,709	7,138	5.0%
2005	141,500	133,530	7,970	5.6%
2004	140,272	132,396	7,876	5.6%
2003	140,348	131,395	8,953	6.4%
2002	138,627	131,377	7,250	5.2%
2001	136,315	131,122	5,193	3.8%
2000	135,311	131,847	3,464	2.6%
1999	136,636	131,744	4,892	3.6%
1998	136,278	131,182	5,096	3.7%
1997	138,608	130,876	7,732	5.6%
1996	137,915	129,322	8,593	6.2%
1995	136,543	128,383	8,160	6.0%
1994	137,650	129,982	7,668	5.6%
1993	142,180	132,109	10,071	7.1%
1992	145,426	132,464	12,962	8.9%
1991	146,719	135,035	11,684	8.0%
1990	143,590	135,054	8,536	5.9%
2000-2012 Change:				
Numerical	8,976	-1,525	10,501	---
Percent	6.6%	-1.2%	303.1%	---
1990-2012 Change:				
Numerical	697	-4,732	5,429	---
Percent	0.5%	-3.5%	63.6%	---

Source: Connecticut Department of Labor, Office of Research, Labor Market Information for Researchers, Local Area Unemployent Statistics (LAUS), LAUS Monthly Data with Annual Averages-Historical Data by Town, 1990-2012. Http://www1.ctdol.state.ct.us/lmi/LAUS/laustown.asp

Table II-A3. Occupation of Employed CNVR Residents, 16 Years Old and Over: 2007-2011

Occupation	CNVR		Waterbury		Remainder of Region	
	Number	Percent	Number	Percent	Number	Percent
Management, Business, Science, and Arts:	**51,819**	**37.6%**	**12,593**	**26.8%**	**39,226**	**43.2%**
Management, Business, and Financial Occupations	19,397	14.1%	3,909	8.3%	15,488	17.1%
Computer, Engineering, and Science Occupations	6,903	5.0%	1,452	3.1%	5,451	6.0%
Education, Legal, Community Service, Arts, and Media	16,615	12.1%	4,937	10.5%	11,678	12.9%
Healthcare Practitioners and Technical Occupations	8,904	6.5%	2,295	4.9%	6,609	7.3%
Service Occupations:	**23,995**	**17.4%**	**11,202**	**23.8%**	**12,793**	**14.1%**
Healthcare Support Occupations	5,037	3.7%	2,627	5.6%	2,410	2.7%
Protective Service Occupations	2,968	2.2%	1,167	2.5%	1,801	2.0%
Food Preparation and Serving Related Occupations	5,805	4.2%	2,644	5.6%	3,161	3.5%
Building and Grounds Cleaning and Maintenance	4,541	3.3%	2,374	5.0%	2,167	2.4%
Personal Care and Service	5,644	4.1%	2,390	5.1%	3,254	3.6%
Sales and Office Occupations:	**33,729**	**24.5%**	**11,724**	**24.9%**	**22,005**	**24.3%**
Sales and Related Occupations	15,335	11.1%	4,998	10.6%	10,337	11.4%
Office and Administrative Support Occupations	18,394	13.4%	6,726	14.3%	11,668	12.9%
Farming, Fishing, and Forestry Occupations:	**455**	**0.3%**	**20**	**0.0%**	**435**	**0.5%**
Construction, Extraction and Maintenance:	**10,837**	**7.9%**	**4,028**	**8.6%**	**6,809**	**7.5%**
Construction and Extraction Occupations	6,691	4.9%	2,467	5.2%	4,224	4.7%
Installation, Maintenance, and Repair Occupations	4,146	3.0%	1,561	3.3%	2,585	2.8%
Production, Transportation, and Material Moving:	**16,927**	**12.3%**	**7,486**	**15.9%**	**9,441**	**10.4%**
Production Occupations	10,636	7.7%	4,672	9.9%	5,964	6.6%
Transportation Occupations	4,066	3.0%	1,757	3.7%	2,309	2.5%
Material Moving Occupations	2,225	1.6%	1,057	2.2%	1,168	1.3%
Total Employed Persons	**137,762**	**100%**	**47,053**	**100%**	**90,709**	**100%**

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-year Estimates, C24010

B. Employment

Regional and Municipal Employment

The Connecticut Department of Labor changed its method of computing municipal-level employment between 2001 and 2002, switching from annual June data to average annual data.

In 2012, employment covered by unemployment insurance totaled 95,583 jobs in the CNVR. Waterbury was the region's largest employment center, with 38,464 jobs followed by Cheshire with 15,162 jobs. Other municipalities with major employment were Southbury, Watertown, and Naugatuck. For decades, the location of employment in the region has been shifting away from Waterbury to the suburban portion of the region, but the shift has come to a standstill in recent years. In 1980, 54.7% of all jobs were in Waterbury; by 2000, 40.8%, and in 2011, 40.1% were still in Waterbury (Table II-B1).

Between 2000 and 2012, the region's employment declined by 6.9% while statewide employment declined by 2.9%. Within the region, Oxford's employment grew the most rapidly from 2000 to 2012 (74.3%) followed by Bethlehem (41.9%) which has a small employment base. Middlebury (8.1%) and Cheshire (6.8%) also saw gains. The other municipalities lost jobs with Watertown (-23.6%), Thomaston (-18.7%), Naugatuck (-13.9%), and Southbury (-13.9%) experiencing the greatest declines (Figure II -B1 and Table II-B1).

Waterbury Labor Market Area Industrial Sector Employment

Although the region has a relatively strong manufacturing sector, total employment continues to shift away from manufacturing. Table II-B2 and Figure II-B2 show employment trends in manufacturing in the Waterbury Labor Market Area (WLMA) from 2000 to 2012. In 2012, the WLMA had 7,628 manufacturing jobs, a 47.8% decrease from 2000. During the same time period, manufacturing employment declined from 20.6% to 12.0% of total employment. Inflation-adjusted wages for manufacturing jobs have remained relatively stable over the last decade.

Table II-B3 shows employment in the WMLA by industry. The goods-producing sector of the economy consists of manufacturing, construction and mining. In 2012, the goods-producing sector comprised only 15.5% of the WMLA employment. Nonetheless, this percentage was still higher than the 13.4% state average.

On the service-producing side, education and health services (25.6%), trade, transportation and utilities (19.6%), and government (16.1%) were the major employers. Overall, the service-producing sector comprised 84.5% of the total non-farm labor force in 2012.

Table II-B1. Total Employment[a] in the CNVR, by Municipality: 1980-2012

Geographic Area	Covered Employment[b] Annual Average			Non-Agricultural June Employment			Percent Change	
	2012	2010	2000	2000	1990	1980	2000-2012	1980-2000
CNVR	95,583	93,330	102,648	103,750	99,600	89,980	-6.9%	15.3%
Waterbury	38,363	38,171	41,902	42,640	48,510	49,230	-8.4%	-13.4%
Remainder of Region	57,220	55,159	60,746	61,110	51,090	40,750	-5.8%	50.0%
Beacon Falls	855	942	969	960	820	700	-11.8%	37.1%
Bethlehem	711	676	501	510	300	160	41.9%	218.8%
Cheshire	15,162	14,544	14,194	14,350	12,060	8,100	6.8%	77.2%
Middlebury	3,846	3,436	3,557	3,640	3,660	4,170	8.1%	-12.7%
Naugatuck	7,406	7,235	8,605	8,590	7,970	6,780	-13.9%	26.7%
Oxford	3,079	2,707	1,766	1,870	1,320	850	74.3%	120.0%
Prospect	2,012	1,974	2,092	2,210	1,800	1,360	-3.8%	62.5%
Southbury	8,513	8,573	9,885	9,550	6,440	4,250	-13.9%	124.7%
Thomaston	2,691	2,554	3,310	3,340	3,880	3,840	-18.7%	-13.0%
Watertown	8,009	7,631	10,478	10,610	8,040	6,650	-23.6%	59.5%
Wolcott	2,836	2,852	3,144	3,140	2,690	2,250	-9.8%	39.6%
Woodbury	2,100	2,035	2,245	2,340	2,110	1,640	-6.5%	42.7%
Connecticut	1,628,028	1,596,050	1,676,799	1,710,900	1,630,600	1,440,100	-2.9%	18.8%

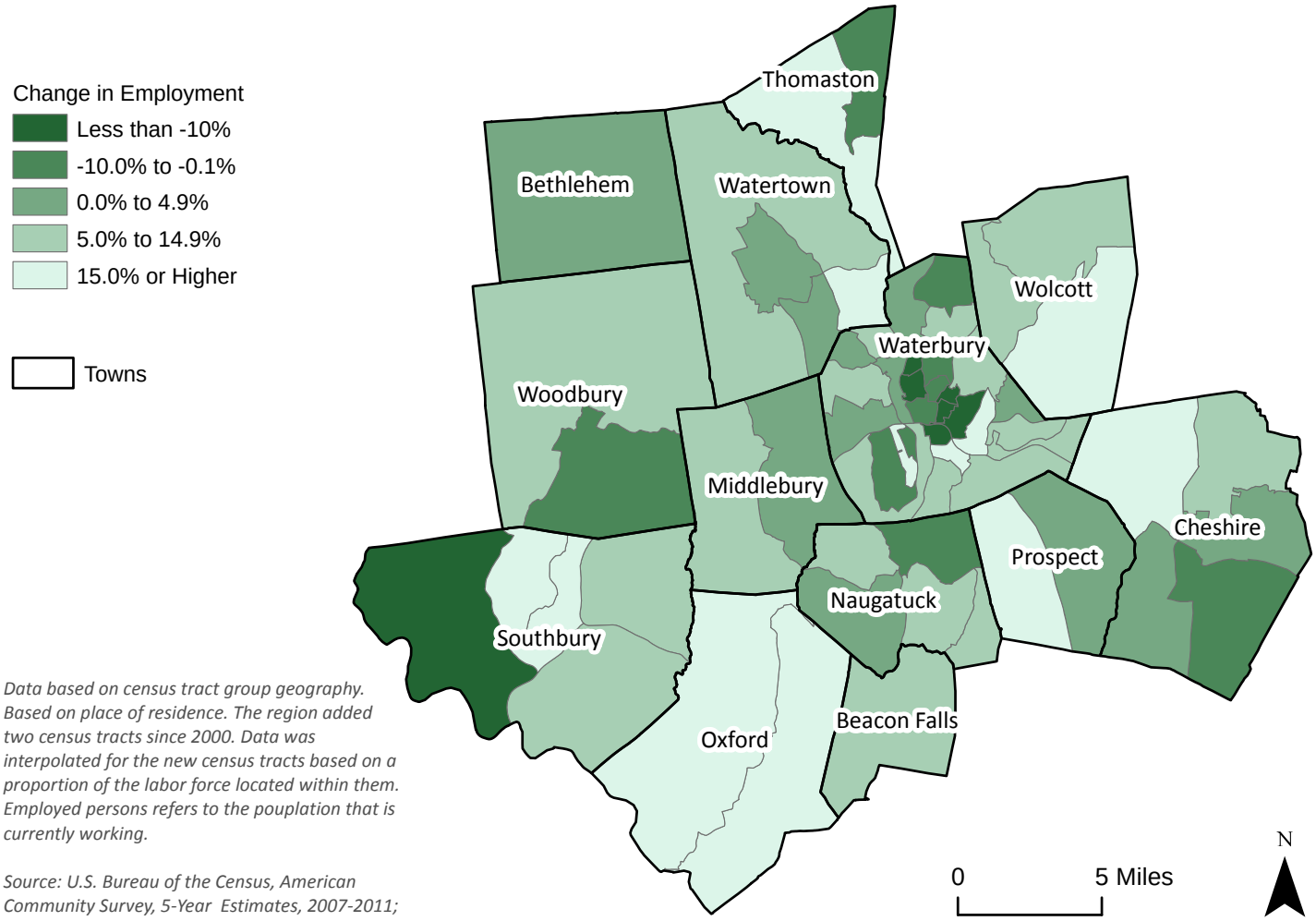
[a] *Starting in 2002, data became available using the North American Industry Classification System (NAICS), which includes agricultural employment. The Standard Industrial Classification System had previously been used. Data before 2002 is not comparable to later years.*

[b] *Covered employment is employment that is covered by unemployment insurance.*

Note: Total Nonagricultural Employment excludes workers idled due to labor-management conflicts.

Source: Connecticut Department of Labor website, "Covered Employment & Wages by Industry - Annual Averages" http://www1.ctdol.state.ct.us/lmi/202/202_annualaverage.asp

Figure II-B1. Change in Employed Persons, by Census Tract: 2000-2011



Data based on census tract group geography. Based on place of residence. The region added two census tracts since 2000. Data was interpolated for the new census tracts based on a proportion of the labor force located within them. Employed persons refers to the pouplation that is currently working.

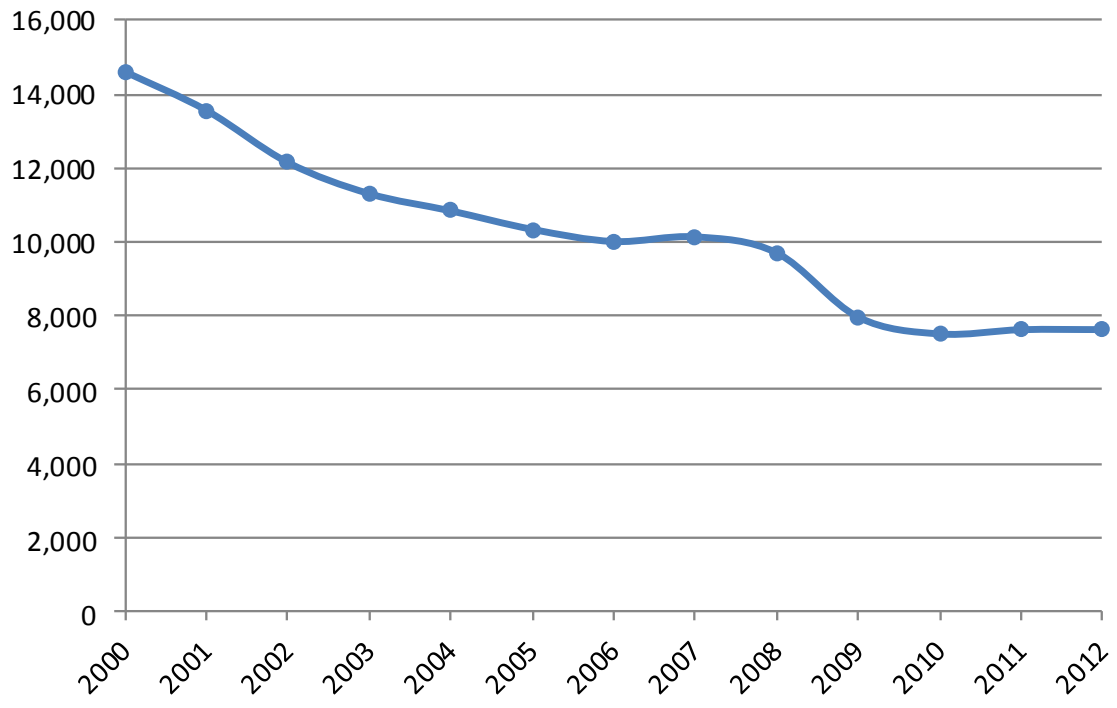
Source: U.S. Bureau of the Census, American Community Survey, 5-Year Estimates, 2007-2011; Census 2000

Table II-B2. Manufacturing Employment in the Waterbury Labor Market Area: 2000-2012

Year	Employment			Wages	
	Total	Manufacturing	Percent of Total	Average	Inflation-Adjusted[a]
2012	63,316	7,628	12.0%	$57,488	$57,488
2011	62,547	7,626	12.2%	$57,299	$58,485
2010	62,187	7,511	12.1%	$56,049	$59,015
2009	63,349	7,965	12.6%	$50,922	$54,496
2008	66,946	9,703	14.5%	$53,585	$57,142
2007	68,539	10,138	14.8%	$53,144	$58,847
2006	68,984	10,011	14.5%	$50,954	$58,029
2005	68,000	10,340	15.2%	$48,651	$57,194
2004	67,733	10,840	16.0%	$48,023	$58,368
2003	67,356	11,304	16.8%	$46,242	$57,700
2002	68,234	12,148	17.8%	$45,108	$57,568
2001	69,460	13,558	19.5%	$43,764	$56,736
2000	70,874	14,604	20.6%	$44,273	$59,029

[a] *Note: Inflation-adjusted wages are in 2012 dollars*

Figure II-B2. Manufacturing Employment in the Waterbury Labor Market Area: 2000-2012



Note: The Waterbury LMA consists of 7 municipalities in the CNVR (Waterbury, Naugatuck, Beacon Falls, Watertown, Wolcott, Middlebury and Prospect)

Source: Connecticut Department of Labor. Labor Market Information - Annual Employment and Wages by Industry: Waterbury LMA http://www1.ctdol.state.ct.us/lmi/202/202_annualaverage.asp

U.S. Bureau of Labor Statistics. CPI Inflation Calculator

Table II-B3. Estimated Nonagricultural Employment by Industry For the Waterbury Labor Market Area: 2000-2012

Industry	Percent of Total 2012	Employment 2012	2010	2000	Percent Change 2000-12
Total	100.0%	63,200	62,000	72,100	-12.3%
Goods-Producing	15.5%	9,800	9,600	17,600	-44.3%
Manufacturing	12.0%	7,600	7,500	14,700	-49.0%
Construction, Natural Resources, & Mining	3.5%	2,200	2,100	2,900	-17.2%
Service-Producing	84.5%	53,400	52,400	54,500	-2.0%
Trade, Transp. & Utilities	19.6%	12,400	12,200	14,000	-11.4%
Information	0.9%	600	700	1,000	-40.0%
Financial Activities	3.2%	2,000	2,000	3,100	-35.5%
Professional & Business Services	7.0%	4,400	4,400	6,000	-26.7%
Education & Health Services	25.6%	16,200	15,900	13,100	23.7%
Leisure & Hospitality	8.1%	5,100	5,000	5,300	-3.8%
Other Services	4.0%	2,500	2,300	2,800	-10.7%
Government	16.1%	10,200	10,000	9,200	10.9%

Note: In this table, the Waterbury LMA consists of seven municipalities in the CNVR (Beacon Falls, Middlebury, Naugatuck, Prospect, Waterbury, Watertown and Wolcott). The Waterbury LMA changed from 10 municipalities to 7 in 2002. Data is rounded to the nearest hundred. 2009 data benchmarked to 2010.

Source: Connecticut Labor Department, Office of Research. Waterbury LMA, Current Employment Statistics - Nonfarm Employment Monthly Historical Data (Not Seasonally Adjusted*).*
http://www1.ctdol.state.ct.us/lmi/202/202_annualaverage.asp

III.

HOUSING

A. Housing Stock

B. Tenure

C. Household Size

D. Assisted Housing

E. Housing Vacancy

F. Housing Costs

III. HOUSING

Information in this section comes from the 2010 United States Census, the 2007-2011 American Community Survey, and the Connecticut Department of Economic and Community Development. Housing unit numbers may vary from these different sources. Census 2010 data is based on 100% counts while the American Community Survey is based on estimates.

A. Housing Stock

In 2010, the region's housing stock totaled 118,975 units, a net gain of 9,195 residences (8.4%) since 2000 (Table III-A1). Oxford (38.8%) and Beacon Falls (19.2%) had the most rapid growth in housing while Waterbury (2.5%) experienced the smallest growth. Oxford experienced the largest numerical increase (1,326 units) from 2000 to 2010, followed by Southbury with 1,292 units and Waterbury with 1,164 units (Figure III-A1).

From 2007-2011, 65.2% of the region's housing units were single-family units. 34.1% of the region's housing units were multi-family units (Figure III-A2 and Table III-A2). 7.7% of the total housing units were two-family units, 10.6% were three to four family units, and 15.8% consisted of five or more units. Less than 1% of the region's housing consisted of mobile homes or other types of housing units. Single-family units made up only 43.9% of Waterbury's housing units, while 80% of the units in the suburban towns were single-family (Table III-A3).

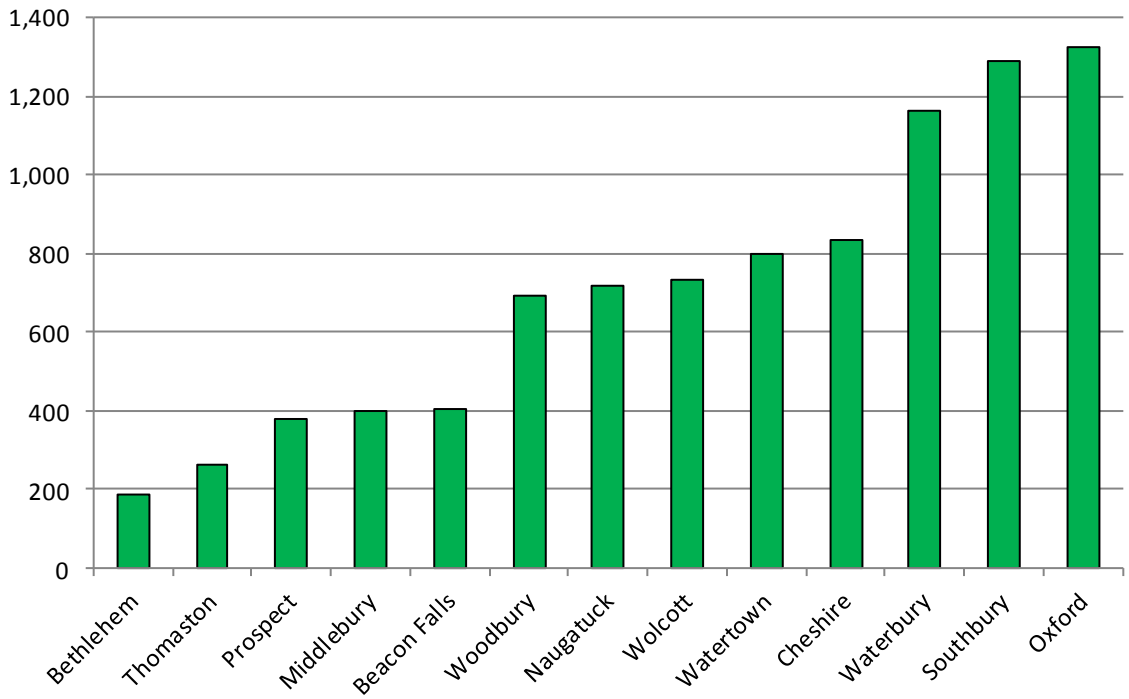
Housing Construction

The region's housing stock experienced an annual net gain of 151 units in 2012 (Table III-A4 and Figure III-A4) based on building permit data from the Connecticut Department of Economic and Community Development. This is a decline of 83% (739 units) from 2005. Oxford had the most new construction in 2012 with 25 units, ranking 30th in the state, followed by Prospect (21 units) and Watertown (19 units). Despite seeing the most new construction in 2012, Waterbury saw its net housing stock increase by only 5 units. While Waterbury saw 62 new units built in 2012, it also saw 57 demolitions, resulting in only a small net gain. (Table III-A5 and Figure III-A5).

Table III-A1. CNVR's Total Housing Stock, by Municipality: 1980-2010

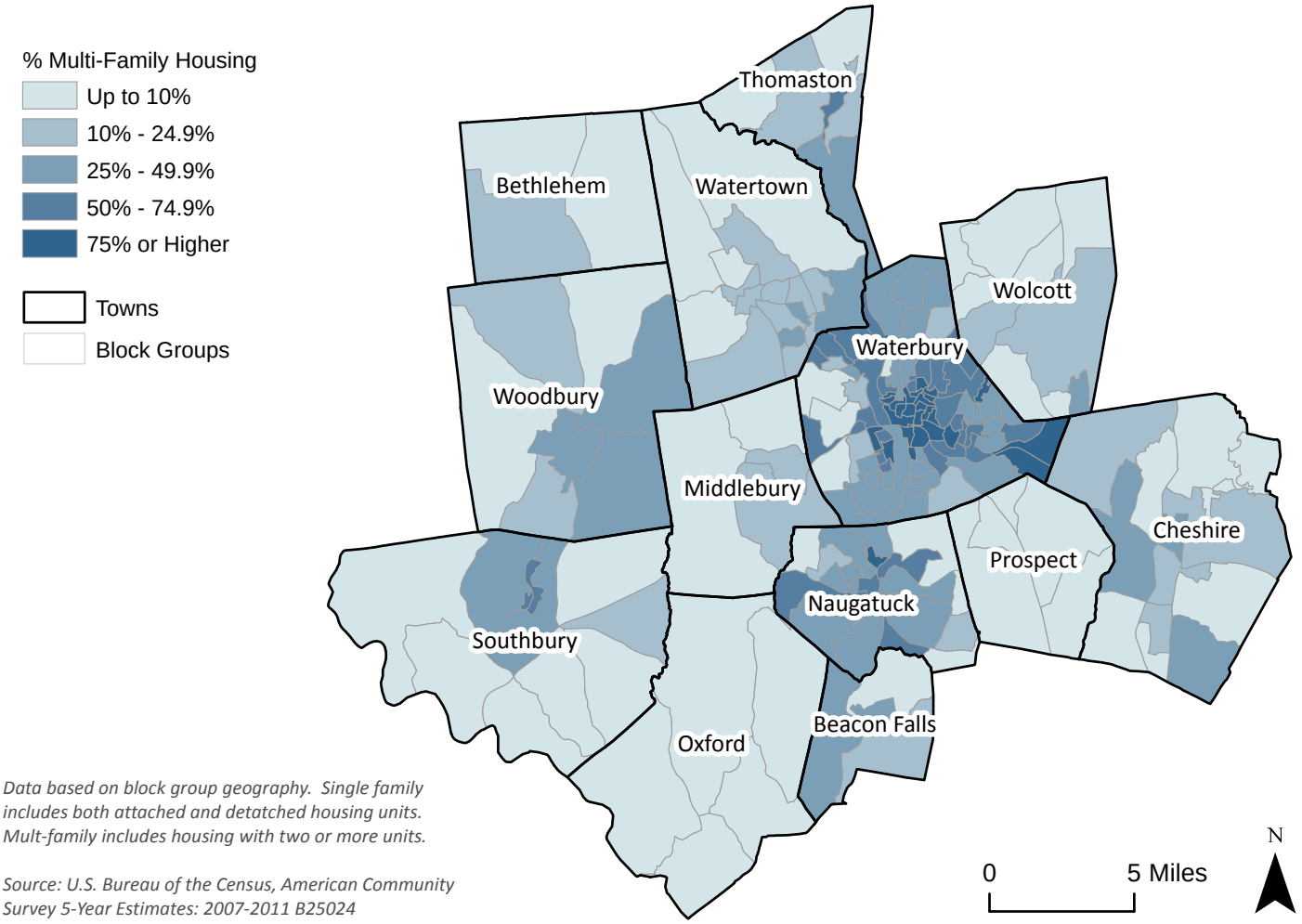
Geographic Area	Total Housing Units				Percent Change	
	2010	2000	1990	1980	2000-2010	1990-2000
CNVR	118,975	109,780	103,775	88,159	8.4%	5.8%
Waterbury	47,991	46,827	47,205	40,854	2.5%	-0.8%
Remainder of Region	70,984	62,953	56,570	47,305	12.8%	11.3%
Beacon Falls	2,509	2,104	1,990	1,380	19.2%	5.7%
Bethlehem	1,575	1,388	1,262	1,074	13.5%	10.0%
Cheshire	10,424	9,588	8,590	6,996	8.7%	11.6%
Middlebury	2,892	2,494	2,365	2,168	16.0%	5.5%
Naugatuck	13,061	12,341	11,930	9,728	5.8%	3.4%
Oxford	4,746	3,420	2,930	2,197	38.8%	16.7%
Prospect	3,474	3,094	2,625	2,063	12.3%	17.9%
Southbury	9,091	7,799	6,826	5,838	16.6%	14.3%
Thomaston	3,276	3,014	2,736	2,248	8.7%	10.2%
Watertown	9,096	8,298	7,522	6,618	9.6%	10.3%
Wolcott	6,276	5,544	4,870	4,071	13.2%	13.8%
Woodbury	4,564	3,869	2,924	2,924	18.0%	32.3%
Connecticut	1,487,891	1,385,987	1,320,850	1,158,884	7.4%	4.9%

Figure III-A1. Change in CNVR Housing Stock, by Municipality: 2000-2010



Source: U.S. Bureau of the Census, Census 2000. PL94-171 Tables - Connecticut.
U.S. Bureau of the Census, Profile of General Population and Housing Characteristics: 2010

Figure III-A2. CNVR Multi-Family Housing, by Block Group: 2007-2011



Data based on block group geography. Single family includes both attached and detatched housing units. Mult-family includes housing with two or more units.

Source: U.S. Bureau of the Census, American Community Survey 5-Year Estimates: 2007-2011 B25024

Table III-A2. CNVR Multi-Family Housing, by Municipality: 2000-2011

Geographic Area	Total Units		Multi-Family		Percent Multi-Family	
	2011	2000	2011	2000	2011	2000
CNVR	118,131	111,339	40,248	39,508	34.1%	35.5%
Waterbury	48,426	47,536	27,094	27,805	55.9%	58.5%
Remainder of Region	69,705	63,803	13,154	11,703	18.9%	18.3%
Beacon Falls	2,395	2,264	488	448	20.4%	19.8%
Bethlehem	1,560	1,410	84	115	5.4%	8.2%
Cheshire	9,790	9,638	1,692	1,280	17.3%	13.3%
Middlebury	2,779	2,578	206	110	7.4%	4.3%
Naugatuck	13,212	12,551	4,655	4,605	35.2%	36.7%
Oxford	4,568	3,536	119	89	2.6%	2.5%
Prospect	3,397	3,085	135	68	4.0%	2.2%
Southbury	8,805	7,792	1,879	1,157	21.3%	14.8%
Thomaston	3,314	3,072	783	840	23.6%	27.3%
Watertown	9,171	8,276	1,490	1,712	16.2%	20.7%
Wolcott	6,125	5,697	650	500	10.6%	8.8%
Woodbury	4,589	3,904	973	779	21.2%	20.0%
Connecticut	1,482,798	1,399,819	513,036	483,246	34.6%	34.5%

Source: U.S. Bureau of the Census, American Community Survey 5-Year Estimates 2007-2011.

Percent Multi-Family Housing: 2007-2011

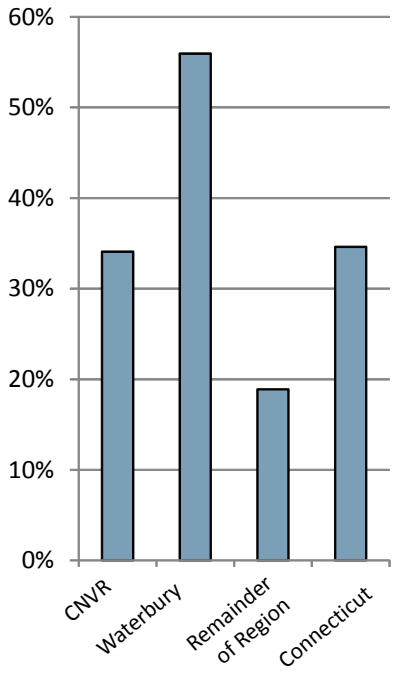


Table III-A3. Estimated Number of Housing Units in CNVR Municipalities, by Type of Structure: 2007-2011

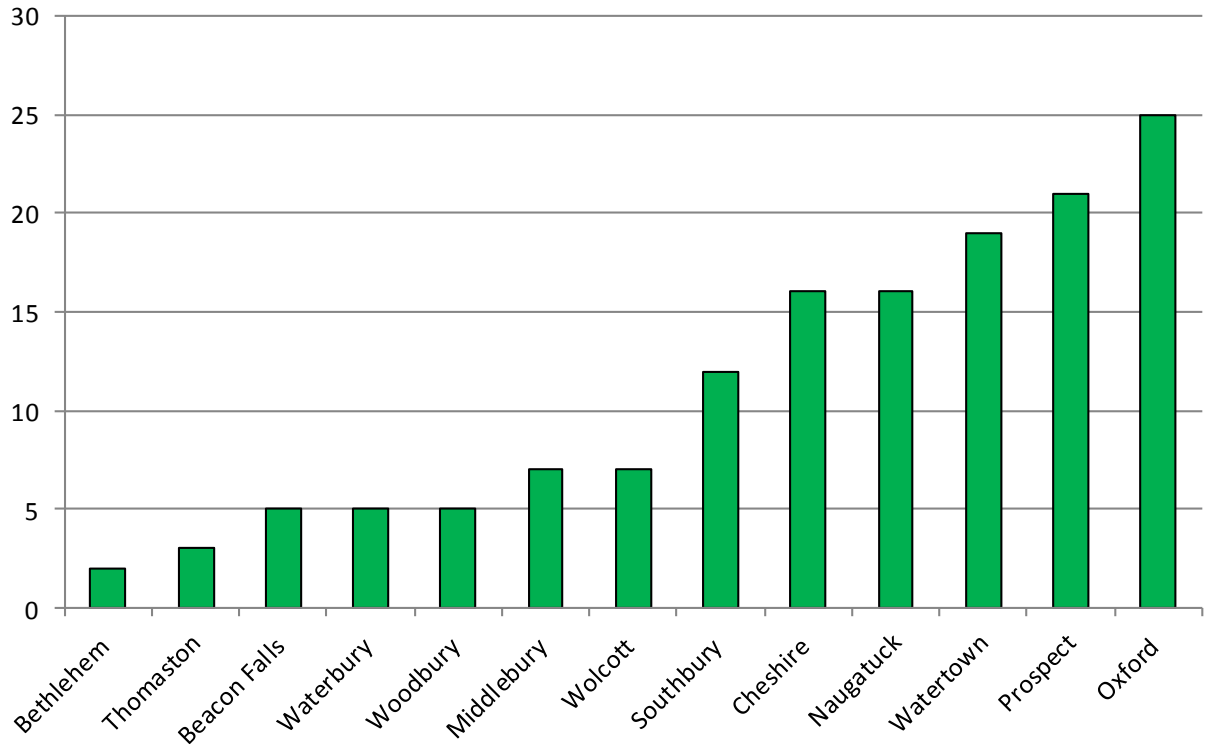
Geographic Area	Number of Housing Units					
	Total Units	1 Unit	2 Units	3-4 Units	5+ Units	Mobile Homes & Others
CNVR	118,131	77,041	9,041	12,561	18,646	842
Waterbury	48,426	21,275	4,859	9,135	13,100	57
Remainder of Region	69,705	55,766	4,182	3,426	5,546	785
Beacon Falls	2,395	1,735	107	231	150	172
Bethlehem	1,560	1,468	34	37	13	8
Cheshire	9,790	8,068	432	346	914	30
Middlebury	2,779	2,564	0	25	181	9
Naugatuck	13,212	8,216	1,790	1,080	1,785	341
Oxford	4,568	4,449	99	12	8	0
Prospect	3,397	3,126	50	35	50	136
Southbury	8,805	6,868	518	622	739	58
Thomaston	3,314	2,510	180	101	502	21
Watertown	9,171	7,681	646	446	398	0
Wolcott	6,125	5,465	162	147	341	10
Woodbury	4,589	3,616	164	344	465	0
Connecticut	1,475,657	950,446	119,757	132,977	259,280	13,197
	Percent Distribution					
CNVR	100.0%	65.2%	7.7%	10.6%	15.8%	0.7%
Waterbury	100.0%	43.9%	10.0%	18.9%	27.1%	0.1%
Remainder of Region	100.0%	80.0%	6.0%	4.9%	8.0%	1.1%
Beacon Falls	100.0%	72.4%	4.5%	9.6%	6.3%	7.2%
Bethlehem	100.0%	94.1%	2.2%	2.4%	0.8%	0.5%
Cheshire	100.0%	82.4%	4.4%	3.5%	9.3%	0.3%
Middlebury	100.0%	92.3%	0.0%	0.9%	6.5%	0.3%
Naugatuck	100.0%	62.2%	13.5%	8.2%	13.5%	2.6%
Oxford	100.0%	97.4%	2.2%	0.3%	0.2%	0.0%
Prospect	100.0%	92.0%	1.5%	1.0%	1.5%	4.0%
Southbury	100.0%	78.0%	5.9%	7.1%	8.4%	0.7%
Thomaston	100.0%	75.7%	5.4%	3.0%	15.1%	0.6%
Watertown	100.0%	83.8%	7.0%	4.9%	4.3%	0.0%
Wolcott	100.0%	89.2%	2.6%	2.4%	5.6%	0.2%
Woodbury	100.0%	78.8%	3.6%	7.5%	10.1%	0.0%
Connecticut	100.0%	64.4%	8.1%	9.0%	17.6%	0.9%

Source: U.S. Census Bureau, 2007-2011 American Community Survey, 5-Year Estimates, B25024.
Total Housing Units may not match counts performed during the 2010 Census, which are 100% counts rather than estimates.

Table III-A4. Annual Growth in the CNVR Housing Stock, by Municipality: 2000-2012

Geographic Area	Annual Net Gain in Housing Units		
	2012	2005	2000
CNVR	151	890	663
Waterbury	5	118	19
Remainder of Region	140	772	644
Beacon Falls	5	59	48
Bethlehem	2	6	20
Cheshire	16	32	66
Middlebury	7	83	27
Naugatuck	16	92	43
Oxford	25	241	84
Prospect	21	31	64
Southbury	12	60	80
Thomaston	3	14	53
Watertown	19	59	58
Wolcott	7	57	60
Woodbury	5	38	41

Figure III-A3. Net Growth in the CNVR Housing Stock, by Municipality: 2012



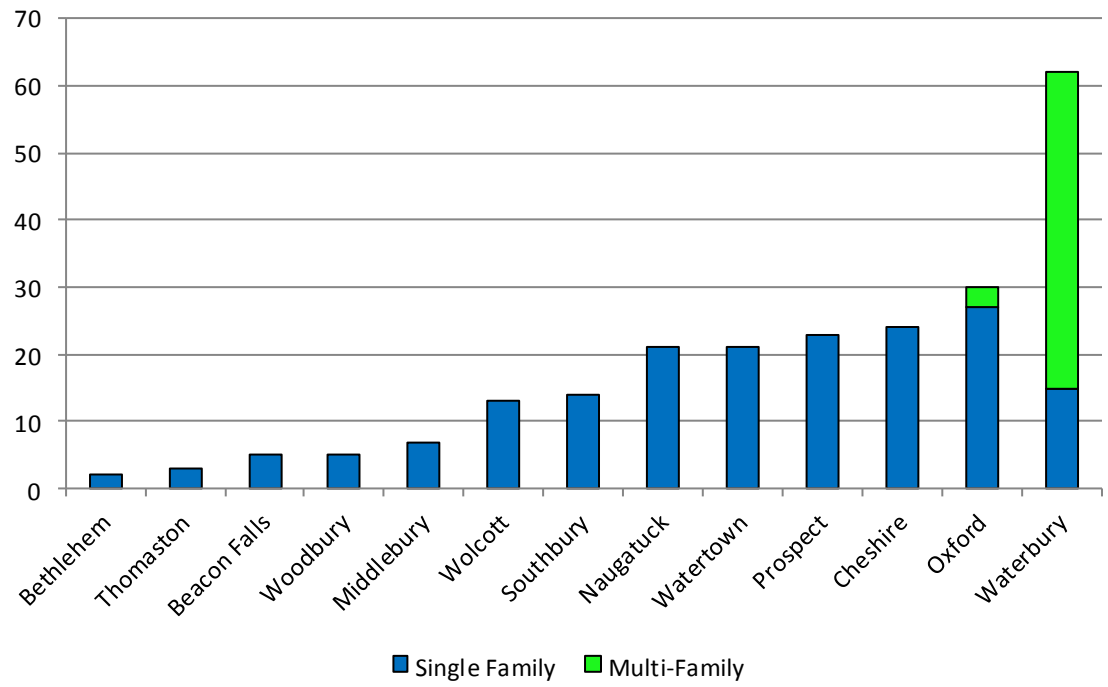
Source: U.S. Census Bureau, Profile of General Population and Housing Characteristics

Annual Net Gain in Housing Units: Connecticut Department of Economic and Community Development, Publications, Housing Reports, Construction Reports: Housing Production and Permits

Table III-A5. Changes in Housing Stock in CNVR Municipalities, by Type of New Construction, Other Gains, And Losses: 2012

Geographic Area	Number of Housing Units							
	New Construction							
	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Total Units	Demolitions	Net Gain	State Rank by Net Gain
CNVR	180	0	3	47	230	79	151	--
Waterbury	15	0	0	47	62	57	5	103
Remainder of Region	165	0	3	0	168	28	140	--
Beacon Falls	5	0	0	0	5	0	5	95
Bethlehem	2	0	0	0	2	0	2	128
Cheshire	24	0	0	0	24	8	16	46
Middlebury	7	0	0	0	7	0	7	87
Naugatuck	21	0	0	0	21	5	16	48
Oxford	27	0	3	0	30	5	25	30
Prospect	23	0	0	0	23	2	21	38
Southbury	14	0	0	0	14	2	12	63
Thomaston	3	0	0	0	3	0	3	122
Watertown	21	0	0	0	21	2	19	41
Wolcott	13	0	0	0	13	6	7	89
Woodbury	5	0	0	0	5	0	5	105
Connecticut	2,534	62	81	1,992	4,669	955	3714	--

Figure III-A4. New Housing Units, by Number of Housing Units: 2012



Source: *Connecticut Department of Economic and Community Development, Housing Production & Permits*

Note: *Net housing gain subtracts demolitions from new construction.*

B. Tenure

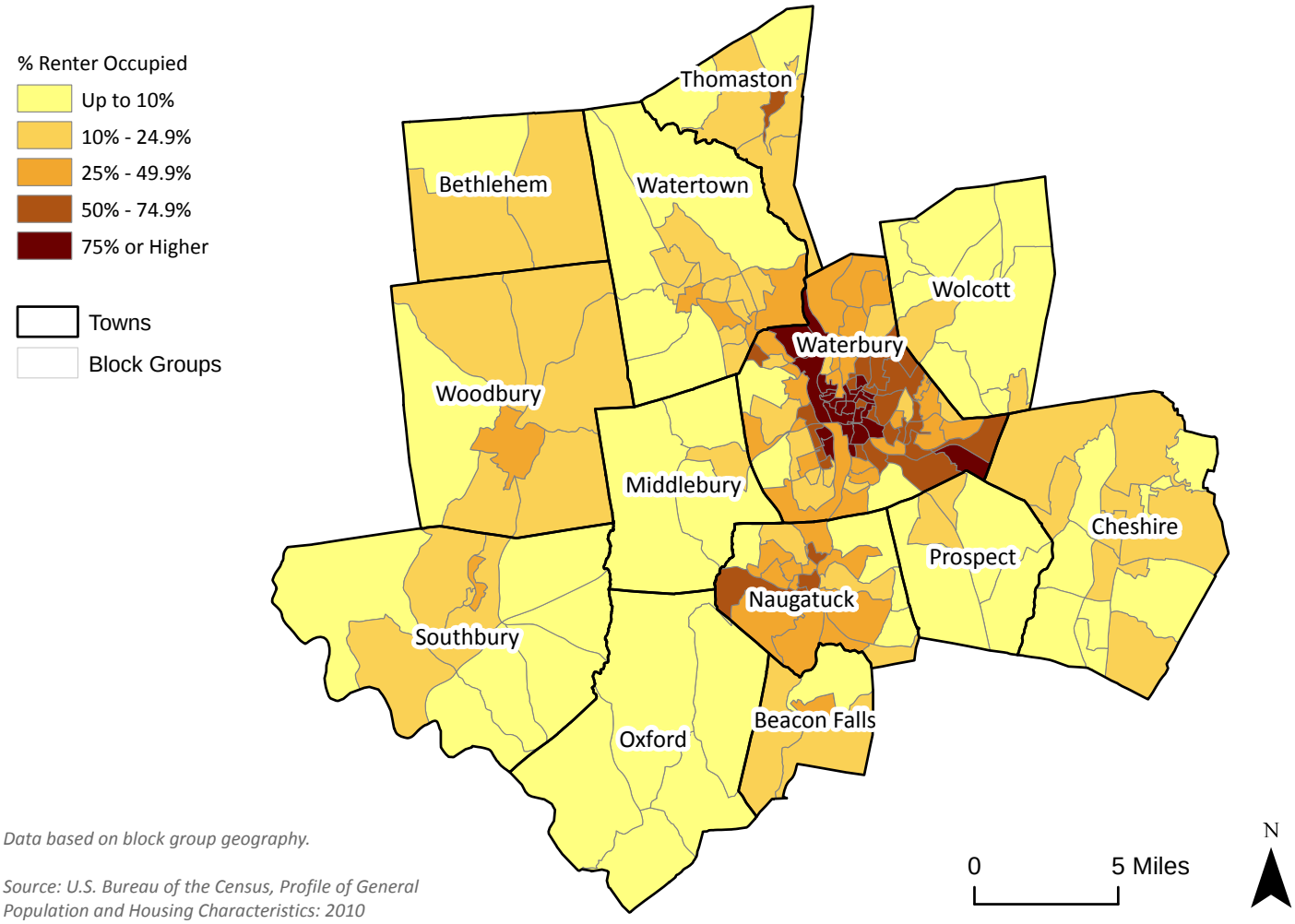
In 2010, 68.2% of the region's occupied housing units were owner-occupied and 31.8% were renter-occupied (Figure III-B1 and Table III-B1). In Waterbury, 53.0% of units were renter-occupied, while only 18.3% were renter-occupied in the suburban portion of the CNVR. The suburban towns with the greatest proportion of rental housing were Naugatuck (32.1%), Thomaston (24.0%) and Woodbury (22.1%). Prospect, Oxford and Middlebury had the least, with only 7.6% to 10.9% of their occupied housing units being rented.

Housing tenure also varies significantly based on the type of housing structure (Table III-B2). 91.7% of the region's year-round occupied single-family housing units, 24.1% of multi-family units and 67.4% of mobile homes or trailers were owner-occupied. Waterbury had the lowest ownership rate of single-family housing units at 84.7% while Beacon Falls had the highest at 97.2%. Ownership rates of multi-family housing units ranged from a high of 67.4% in Southbury to a low of 0% in Bethlehem. Only 18.2% of multi-family housing units in Waterbury were owner-occupied.

C. Household Size

Household size is the average number of persons living in a housing unit. Reflecting state and national trends, household size has been shrinking in the region. But, over the last decade, the regional decrease was minimal. Waterbury actually saw its average household size increase from 2.46 in 2000 to 2.54 in 2010. The remainder of the region saw continued declines in household size. In 2010, Oxford had the highest average (2.81 persons), while Southbury (2.33 persons) had the lowest (Figure III-C1 and Table III-C1).

Figure III-B1. CNVR Renter-Occupied Housing, by Block Group: 2010



Data based on block group geography.

Source: U.S. Bureau of the Census, Profile of General Population and Housing Characteristics: 2010

Table III-B1. CNVR Housing Tenure, By Municipality: 2000-2010

	Number of Occupied Housing Units						Percent Renter Occupied	
	Total Housing Units		Owner-Occupied		Renter Occupied			
Geographic Area	2010	2000	2010	2000	2010	2000	2010	2000
CNVR	109,735	103,255	74,793	69,538	34,942	33,717	31.8%	32.7%
Waterbury	42,761	42,622	20,081	20,291	22,680	22,331	53.0%	52.4%
Remainder of Region	66,974	60,633	54,712	49,247	12,262	11,386	18.3%	18.8%
Beacon Falls	2,360	2,032	1,915	1,594	445	438	18.9%	21.6%
Bethlehem	1,411	1,246	1,199	1,065	212	181	15.0%	14.5%
Cheshire	10,041	9,349	8,701	8,097	1,340	1,252	13.3%	13.4%
Middlebury	2,748	2,398	2,449	2,135	299	263	10.9%	11.0%
Naugatuck	12,339	11,829	8,376	7,863	3,963	3,966	32.1%	33.5%
Oxford	4,504	3,343	4,131	3,043	373	300	8.3%	9.0%
Prospect	3,357	3,020	3,102	2,797	255	223	7.6%	7.4%
Southbury	8,213	7,225	7,035	6,464	1,178	761	14.3%	10.5%
Thomaston	3,108	2,916	2,363	2,152	745	764	24.0%	26.2%
Watertown	8,672	8,046	6,920	6,385	1,752	1,661	20.2%	20.6%
Wolcott	6,007	5,514	5,239	4,866	768	648	12.8%	11.8%
Woodbury	4,214	3,715	3,282	2,786	932	929	22.1%	25.0%
Connecticut	1,371,087	1,301,670	925,286	869,729	445,801	431,941	32.5%	33.2%

Source: U.S. Bureau of the Census, Census 2000-2010 Profile of General Population and Housing Characteristics

Table III-B2. Occupied Year-Round Housing Units in CNVR Municipalities, by Type of Structure and Tenure Status: 2007-2011

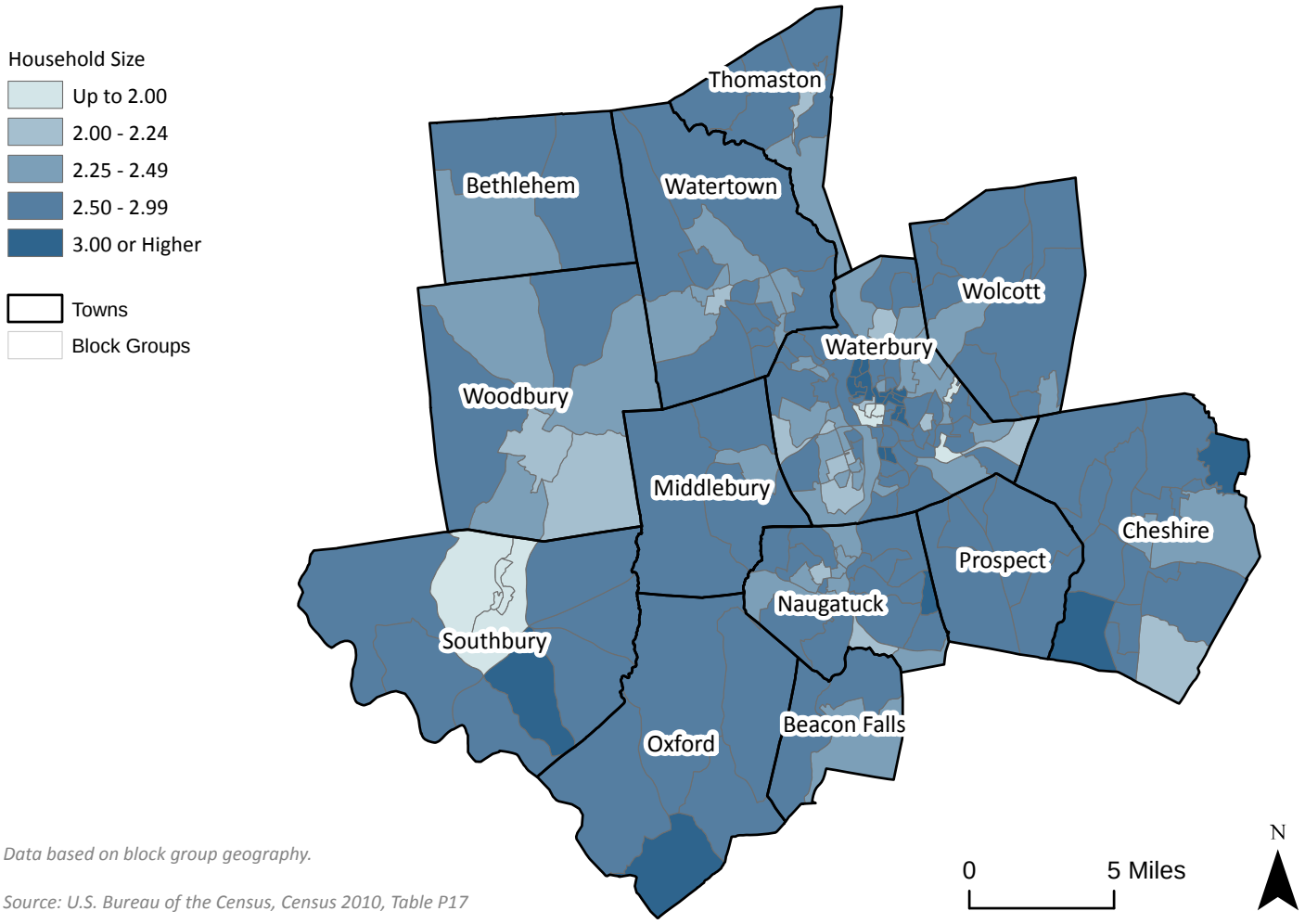
Geographic Area	Single Family			Multi-Family			Mobile Home or Trailer		
	Total	Owner Occupied	Renter Occupied	Total	Owner Occupied	Renter Occupied	Total	Owner Occupied	Renter Occupied
Waterbury	20,114	17,038	3,076	22,428	4,079	18,349	57	26	31
Remainder of Region	53,612	50,599	3,013	11,665	4,121	7,544	719	497	222
Beacon Falls	1,705	1,657	48	392	111	281	172	123	49
Bethlehem	1,310	1,227	83	84	0	84	8	0	8
Cheshire	7,828	7,466	362	1,509	520	989	30	0	30
Middlebury	2,482	2,357	125	181	78	103	9	9	0
Naugatuck	8,006	7,175	831	4,039	1,154	2,885	341	245	96
Oxford	4,241	4,099	142	119	78	41	0	0	0
Prospect	3,096	2,985	111	135	54	81	108	98	10
Southbury	6,489	6,044	445	1,687	1,137	550	20	0	20
Thomaston	2,469	2,245	224	755	260	495	21	12	9
Watertown	7,360	7,060	300	1,272	293	979	0	0	0
Wolcott	5,304	5,087	217	582	136	446	10	10	0
Woodbury	3,322	3,197	125	910	300	610	0	0	0
	Percentage Distribution								
CNVR	100%	91.7%	8.3%	100%	24.1%	75.9%	100%	67.4%	32.6%
Waterbury	100%	84.7%	15.3%	100%	18.2%	81.8%	100%	45.6%	54.4%
Remainder of Region	100%	94.4%	5.6%	100%	35.3%	64.7%	100%	69.1%	30.9%
Beacon Falls	100%	97.2%	2.8%	100%	28.3%	71.7%	100%	71.5%	28.5%
Bethlehem	100%	93.7%	6.3%	100%	0.0%	100.0%	100%	0.0%	100.0%
Cheshire	100%	95.4%	4.6%	100%	34.5%	65.5%	--	--	--
Middlebury	100%	95.0%	5.0%	100%	43.1%	56.9%	100%	100.0%	0.0%
Naugatuck	100%	89.6%	10.4%	100%	28.6%	71.4%	100%	71.8%	28.2%
Oxford	100%	96.7%	3.3%	100%	65.5%	34.5%	--	--	--
Prospect	100%	96.4%	3.6%	100%	40.0%	60.0%	100%	90.7%	9.3%
Southbury	100%	93.1%	6.9%	100%	67.4%	32.6%	100%	0.0%	100.0%
Thomaston	100%	90.9%	9.1%	100%	34.4%	65.6%	100%	57.1%	42.9%
Watertown	100%	95.9%	4.1%	100%	23.0%	77.0%	--	--	--
Wolcott	100%	95.9%	4.1%	100%	23.4%	76.6%	100%	100.0%	0.0%
Woodbury	100%	96.2%	3.8%	100%	33.0%	67.0%	--	--	--

-- no value

Source: U.S. Bureau of the Census, 2007-2011 American Community Survey, 5-Year Estimates, B25032

Total Housing Units may not match counts reported in Census 2010 DP-1 and H-1 which are 100% counts rather than estimates.

Figure III-C1. CNVR Average Household Size, by Block Group: 2010



Data based on block group geography.

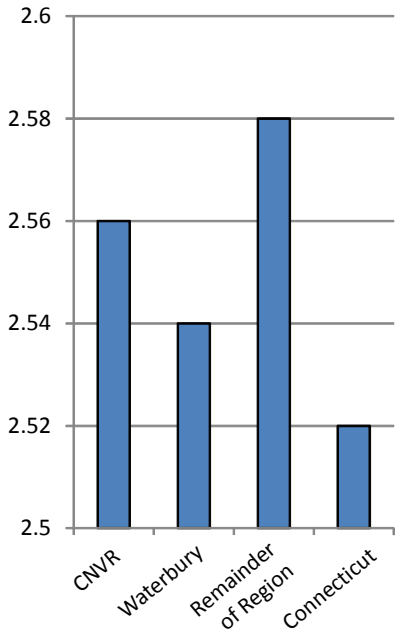
Source: U.S. Bureau of the Census, Census 2010, Table P17

Table III-C1. CNVR Average Household Size, by Municipality: 1970-2010

Geographic Area	Average Number of Persons per Household				
	2010	2000	1990	1980	1970
CNVR	2.56	2.57	2.62	2.79	3.19
Waterbury	2.54	2.46	2.48	2.67	3.05
Remainder of Region	2.58	2.64	2.73	2.91	3.32
Beacon Falls	2.56	2.58	2.69	2.98	3.31
Bethlehem	2.49	2.69	2.73	2.86	3.23
Cheshire	2.66	2.71	2.82	3.06	3.48
Middlebury	2.72	2.66	2.73	2.94	3.30
Naugatuck	2.56	2.60	2.69	2.80	3.16
Oxford	2.81	2.94	3.09	3.18	3.41
Prospect	2.76	2.83	2.97	3.24	3.66
Southbury	2.33	2.41	2.34	2.39	2.82
Thomaston	2.53	2.57	2.64	2.86	3.30
Watertown	2.57	2.67	2.80	3.00	3.43
Wolcott	2.75	2.79	2.93	3.30	3.74
Woodbury	2.36	2.48	2.51	2.61	3.07
Connecticut	2.52	2.53	2.67	2.76	3.16

Source: U.S. Bureau of the Census, Census 1970-2010

Average Household Size: 2010



D. Publicly Assisted Housing

Under Connecticut General Statutes, municipalities with 10% or more of their units in affordable housing are exempt from override of their zoning ordinance for the creation of this type of housing. The Connecticut Department of Economic and Community Development monitors assisted housing and divides it into three categories: governmentally assisted housing, Connecticut Housing Finance Authority (CHFA) or Farmer's Home Administration (FmHA) mortgages, and deed restricted properties. Governmentally assisted housing includes housing occupied by persons receiving rental assistance under Chapter 138a of the Connecticut General Statutes (State Rental Assistance) or Section 1437f of Title 42 of the United States Code (HUD Section 8).

According to the Connecticut Department of Economic and Community Development, in 2012 only Waterbury met the 10% minimum for publicly assisted housing (Table III-D1). Three towns adjacent to Waterbury – Naugatuck (8.3%), Wolcott (6.9%) and Thomaston (6.1%) – led the remainder of the region. The towns with the least amount of publicly assisted housing were Prospect (0.8%), Oxford (0.9%), Southbury (1.2%), and Beacon Falls (1.2%) (Figure III-D1).

E. Housing Vacancy

In 2010, there were 9,240 vacant housing units, constituting 7.8% of the region's total housing units (Figure III-E1 and Table III-E1). The region's vacancy rate was slightly less than the statewide rate of 7.9%. Waterbury had the highest vacancy rate in the region at 10.9%, while Prospect (3.4%) and Cheshire (3.7%) had the lowest.

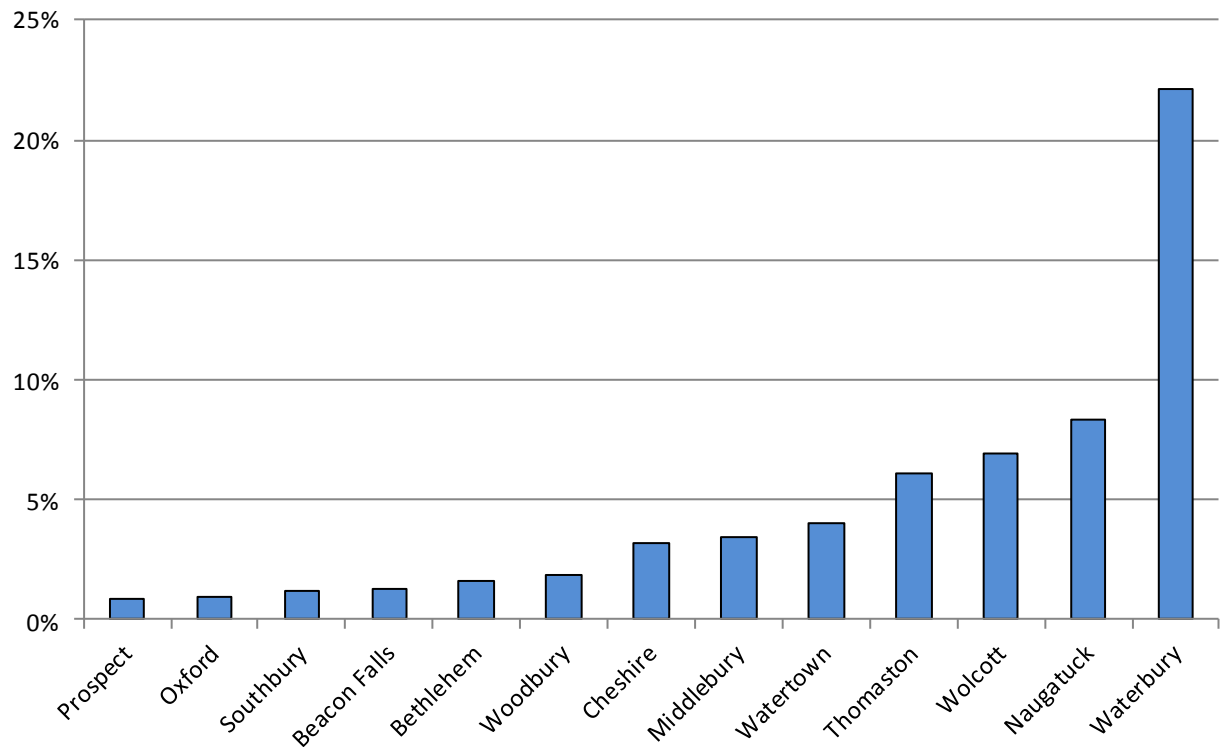
The region's for-sale-only vacancy rate (1.4%) was slightly higher than the state average of 1.0%. Southbury's for-sale-only vacancy rate was the highest in the region at 2.3% followed by Beacon Falls at 1.6%. The lowest rates were in Watertown (0.7%), followed by Prospect (0.9%) and Thomaston (0.9%).

For rental units, Waterbury had the highest vacancy rate (5.5%).Naugatuck was second at 2.2%. Middlebury, Oxford, Bethlehem and Wolcott were the lowest with percentages ranging from 0.2% to 0.5%. The region as a whole had a slightly higher rental vacancy rate (2.9%) than the state (2.7%).

Table III-D1. Publicly Assisted Housing in the CNVR, by Municipality: 2012

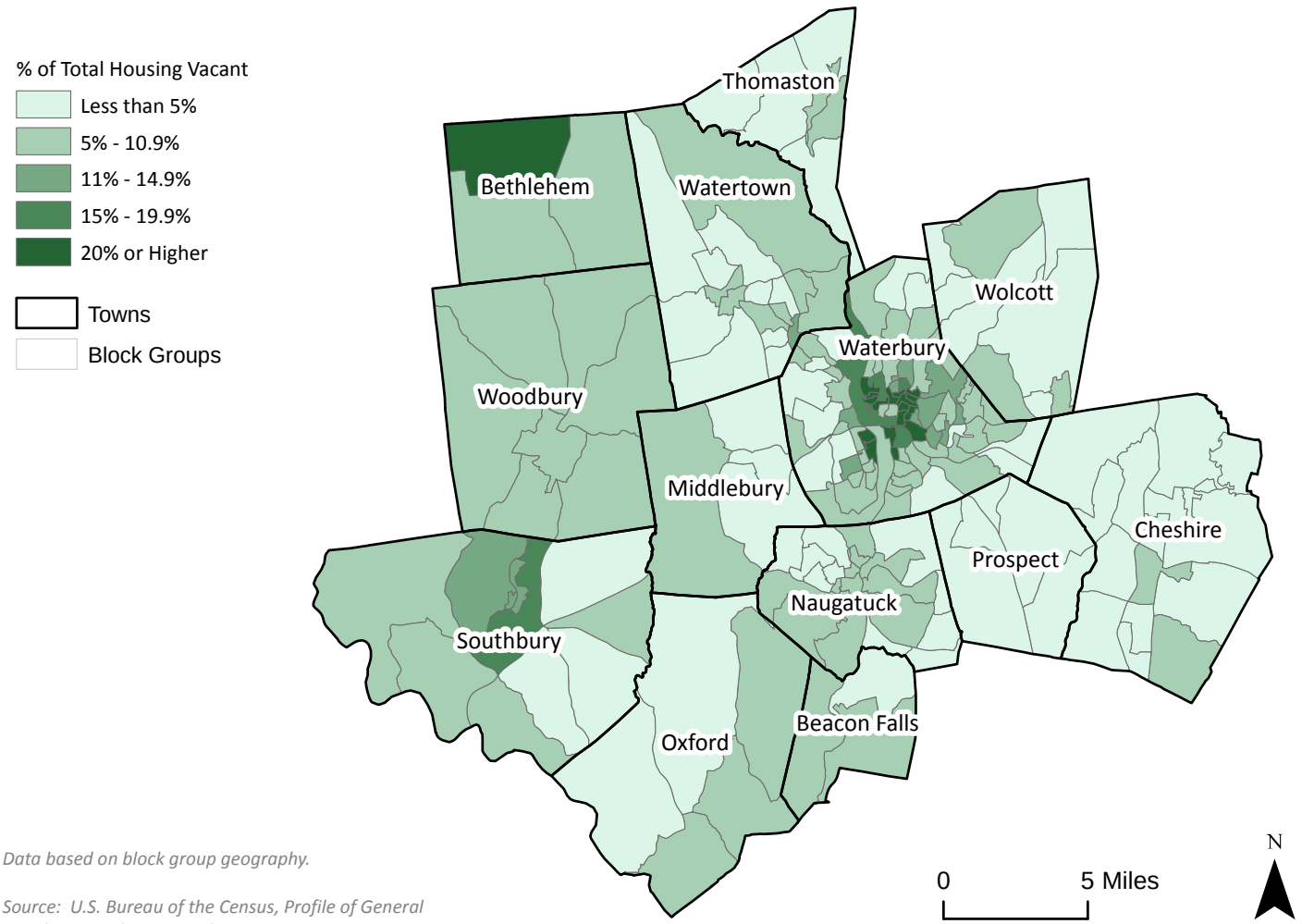
Geographic Area	Number of Housing Units						Percent Assisted
	Govt. Assisted	Tenant Rental Assistance	CHFA/FmHA Mortgages	Deed Restricted	Total Assisted	2010 Census Housing	
CNVR	6,507	3,501	3,077	351	13,436	118,975	11.3%
Waterbury	4,870	3,149	2,256	326	10,601	47,991	22.1%
Remainder of Region	1,637	352	821	25	2,835	70,984	4.0%
Beacon Falls	0	5	26	0	31	2,509	1.2%
Bethlehem	24	1	0	0	25	1,575	1.6%
Cheshire	237	7	70	17	331	10,424	3.2%
Middlebury	76	4	12	8	100	2,892	3.5%
Naugatuck	492	293	301	0	1,086	13,061	8.3%
Oxford	36	1	8	0	45	4,746	0.9%
Prospect	0	4	25	0	29	3,474	0.8%
Southbury	89	2	14	0	105	9,091	1.2%
Thomaston	105	4	91	0	200	3,276	6.1%
Watertown	206	24	134	0	364	9,096	4.0%
Wolcott	312	3	121	0	436	6,276	6.9%
Woodbury	60	4	19	0	83	4,564	1.8%
Connecticut	86,209	42,649	26,829	5,692	161,379	1,487,891	10.8%

Figure III-D1. Publicly Assisted Housing as a Percent of Total, by Municipality: 2012



Source: Connecticut Department of Economic and Community Development, Affordable Housing Appeals List, 2012
U.S. Bureau of the Census, 2010 Census Redistricting Data (PL 94-171) Summary File, Table H1, for 2010 Census Housing data

Figure III-E1. CNVR Vacancy Rate, by Block Group: 2010



Data based on block group geography.

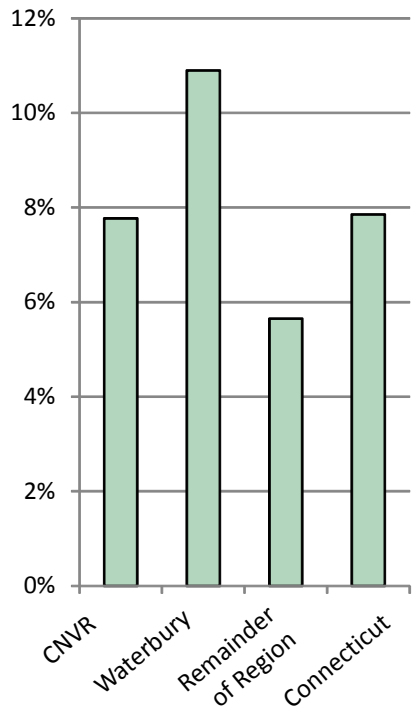
Source: U.S. Bureau of the Census, Profile of General Population and Housing Characteristics: 2010, H3

Table III-E1. CNVR Property Vacancy as a Percent of Housing Units, by Municipality: 2010

Geographic Area	Vacant Housing Units						% Vacant
	Total	For Sale	For Rent	Rented or Sold Not Occupied	For Seasonal, Recreational or Occassional Use	Other Vacant	Total Housing Units
CNVR	9,240	1,608	3,500	431	1,108	2,593	7.8%
Waterbury	5,230	712	2,635	187	144	1,552	10.9%
Remainder of Region	4,010	896	865	244	964	1,041	5.6%
Beacon Falls	149	39	21	22	13	54	5.9%
Bethlehem	164	17	8	2	114	23	10.4%
Cheshire	383	109	75	31	65	103	3.7%
Middlebury	144	29	5	6	68	36	5.0%
Naugatuck	722	157	283	41	33	208	5.5%
Oxford	242	54	18	13	82	75	5.1%
Prospect	117	30	22	7	15	43	3.4%
Southbury	878	207	166	44	323	138	9.7%
Thomaston	168	31	52	16	20	49	5.1%
Watertown	424	68	108	26	54	168	4.7%
Wolcott	269	87	33	19	65	65	4.3%
Woodbury	350	68	74	17	112	79	7.7%
Connecticut	116,804	15,564	40,004	5,689	29,618	25,929	7.9%

Source: U.S. Bureau of the Census, Profile of General Population and Housing Characteristics: 2010, H5

CNVR Vacancy Rate: 2010



F. Housing Costs

Four measures of housing costs are presented in this section: for owner-occupied units, the value and homeowner costs; for rental units, median contract rent and median gross rent.

Value of Owner-Occupied Housing Units

From 2007-2011, median home value was highest in Oxford ($392,100), followed by Woodbury ($389,600) and Bethlehem ($388,600) while the lowest home values were found in Waterbury ($164,000), Naugatuck ($221,400) and Thomaston ($236,800) (Figure III-F1). For all of the region's municipalities, the median value of owner-occupied housing units has increased dramatically over the last decade. Beacon Falls (95.2%)saw the highest growth in median home value, followed by Middlebury (91.3%), and Oxford (88.7%). Southbury (61.1%), Waterbury (61.9%), and Woodbury (65.8%) saw the slowest growth from 2000 to 2011 (Table III-F1).

Monthly Homeowner Costs

Monthly homeowner costs tabulated by the Census Bureau consist of the total cost of mortgage, real estate taxes, fire and hazard insurance, utilities, and fuel.

For units with a mortgage during the period 2007-2011, Middlebury ($2,517) had the highest median cost, while Waterbury ($1,697) had the lowest. All towns in the region saw their monthly homeowner costs increase from 2000 to 2011 with the smallest increase occurring in Naugatuck (40.4%) and the largest increase occurring in Middlebury (62.8%) (Table III-F2).

For units without a mortgage, Middlebury and Southbury had the highest median cost at $1,001 per month, while Wolcott had the lowest at $735 per month. From 2000-2011, all municipalities saw an increase in median cost for units without a mortgage, with the smallest increase occurring in Cheshire (57.1%) and the largest increase occurring in Naugatuck (102.6%). In all cases, growth in non-mortgaged monthly costs outpaced mortgaged monthly homeowner costs. This suggests that increases in monthly homeowner costs are largely attributed to higher costs of taxes, insurance, utilities and fuel. Median homeowner costs (for both mortgaged and non-mortgaged homeowners) can be seen in Figure III-F2.

The Census Bureau uses 30% of income as a standard for measuring housing affordability. The 30% standard is a suggested maximum percent of income that a family should spend and still have enough income left over for other nondiscretionary spending. In the CNVR, 36.3% of households pay more than 30% of their income to housing costs, slightly higher than the state average of 35.9%. In Southbury, 41.7% of households were paying more than 30% of income to housing costs while in Cheshire, only 24.7% of households were doing so (Figure II-F3 and Table III-F3). Southbury's high percentage can be partially explained by the presence of a large elderly population with limited incomes.

Contract Rent for Renter-Occupied Housing

Contract rent is the monthly rent agreed to, which may or may not include utilities. Median contract rent in the CNVR ranged from a low of $543 in Bethlehem to a high of $1,151 in Southbury. The most affordable suburban towns had median rents between $450 and $750: Bethlehem ($483), Thomaston ($718), Middlebury ($765), Watertown ($723), and Prospect ($746). Waterbury's median contract

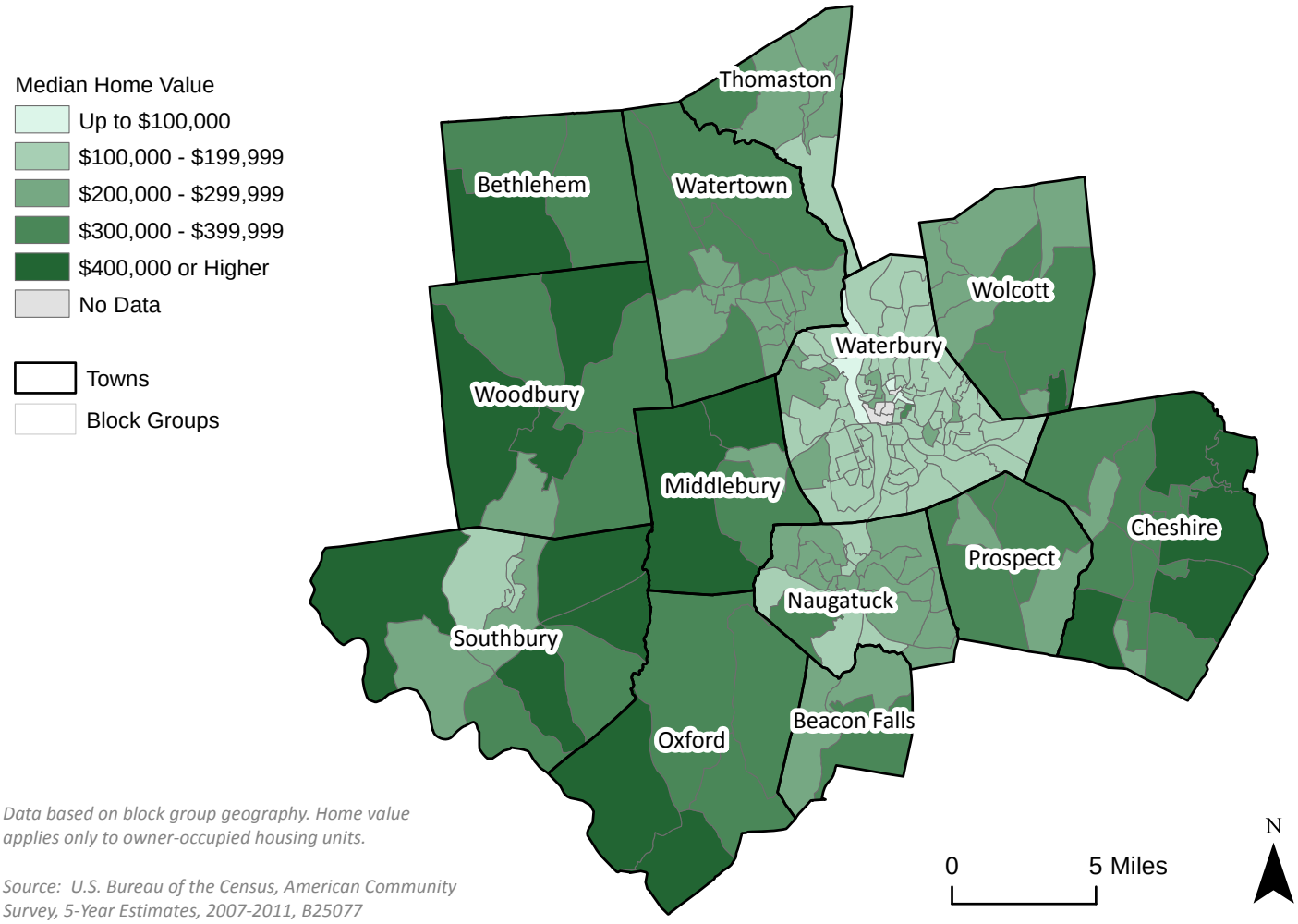
rent ($716) was well below the state average of $845 (Table III-F4).

From 2000 to 2011, median contract rent rose throughout most of the region. Oxford (155.6%), Cheshire (54.4%), and Waterbury (51.7%) saw the highest growth in contract rent. During the same time period, Bethlehem experienced a 37.1% decrease in median contract rent. The remaining municipalities in the region saw growth rates between 17.1% and 48.8%.

Gross Rent for Renter-Occupied Housing

Gross rent is the monthly rent and utilities combined. In the period 2007-2011, Oxford had the highest median gross rent of $1,455, while Bethlehem had the lowest at $722 (Figure III-F4). Woodbury ($1,033), Beacon Falls ($1,078), Cheshire ($1,238), Southbury ($1,281), and Oxford ($1,455) all had median gross rents above the state median of $982 (Figure III-F4 and Table III-F4). From 2000 to 2011, Oxford (111.5%), Waterbury (56.8%), Cheshire (55.1%), and Naugatuck (53.1%) experienced growth in median gross rent above the state average (49.8%). Bethlehem actually saw its median gross rent decrease by 26.6%.

Figure III-F1. Median Owner-Occupied Home Value, by Block Group: 2007-2011



Data based on block group geography. Home value applies only to owner-occupied housing units.

Source: U.S. Bureau of the Census, American Community Survey, 5-Year Estimates, 2007-2011, B25077

Table III-F1. CNVR Median Home Value, by Municipality: 2000-2011

Geographic Area	Median Home Value 2011	Median Home Value 2000	% Change 2000 - 2011
Beacon Falls	$301,900	$154,699	95.2%
Bethlehem	$388,600	$213,800	81.8%
Cheshire	$358,200	$212,000	69.0%
Middlebury	$379,900	$198,600	91.3%
Naugatuck	$221,400	$133,000	66.5%
Oxford	$392,100	$207,800	88.7%
Prospect	$323,000	$180,700	78.7%
Southbury	$336,800	$209,100	61.1%
Thomaston	$236,800	$135,800	74.4%
Waterbury	$164,000	$101,300	61.9%
Watertown	$277,000	$148,300	86.8%
Wolcott	$263,300	$143,400	83.6%
Woodbury	$389,600	$235,000	65.8%
Connecticut	$293,100	$166,900	75.6%

Source: U.S. Bureau of the Census, American Community Survey, Five Year Estimates, 2007-2011; Census 2000

Median Home Value: 2007-2011

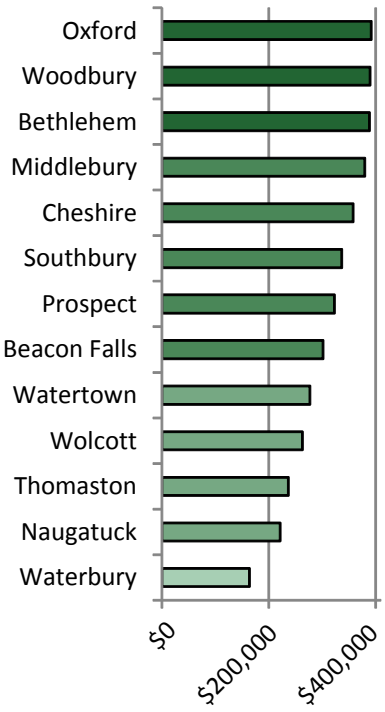
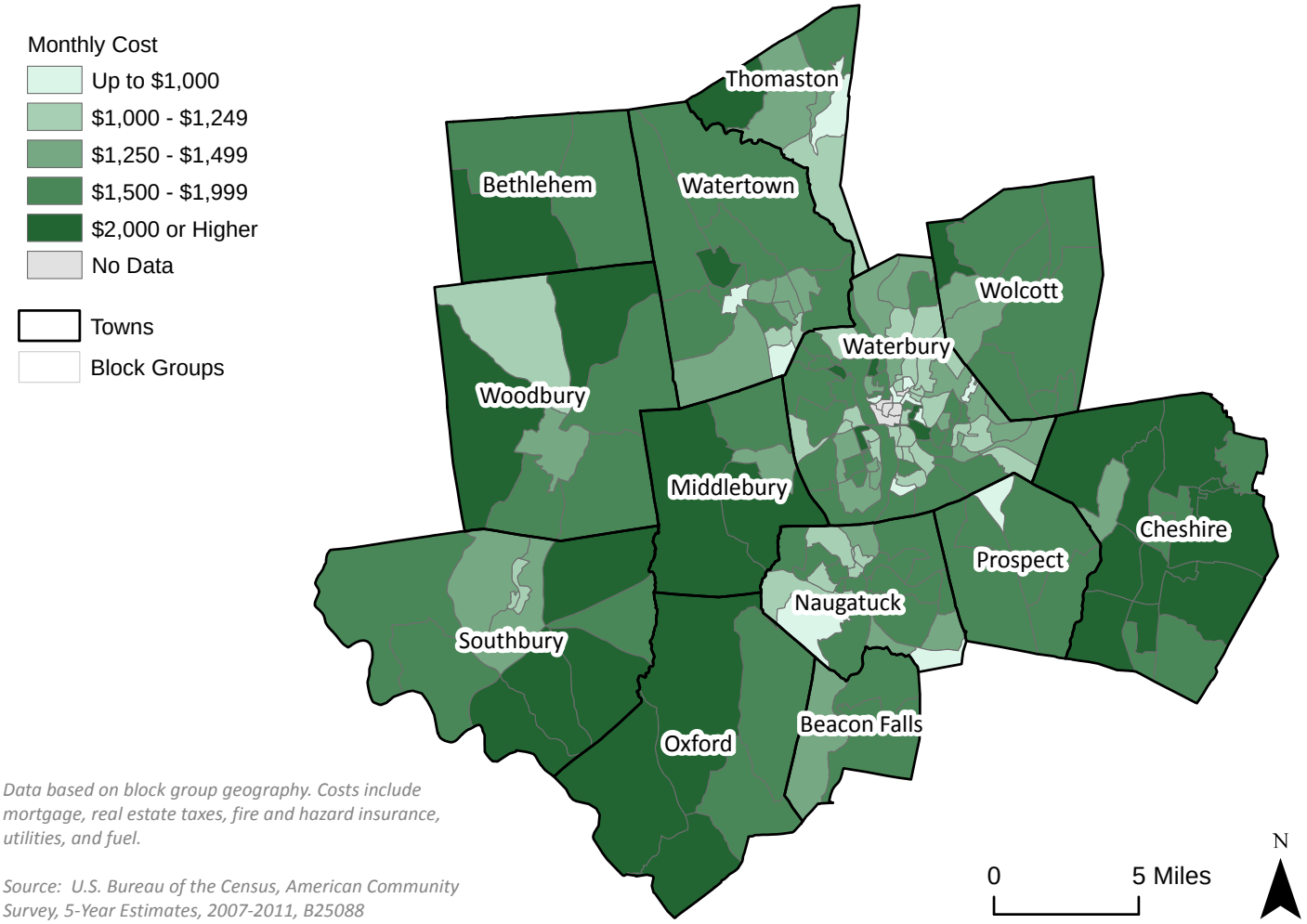


Figure III-F2. CNVR Median Monthly Homeowner Costs, by Block Group: 2007-2011



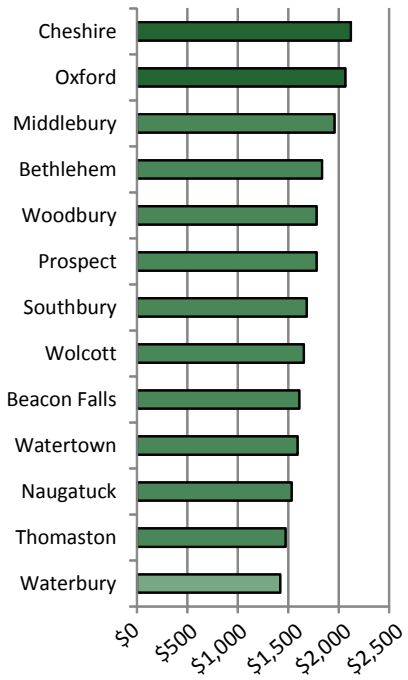
Data based on block group geography. Costs include mortgage, real estate taxes, fire and hazard insurance, utilities, and fuel.

Source: U.S. Bureau of the Census, American Community Survey, 5-Year Estimates, 2007-2011, B25088

Table III-F2. CNVR Median Monthly Homeowner Costs, by Municipality: 2000-2011

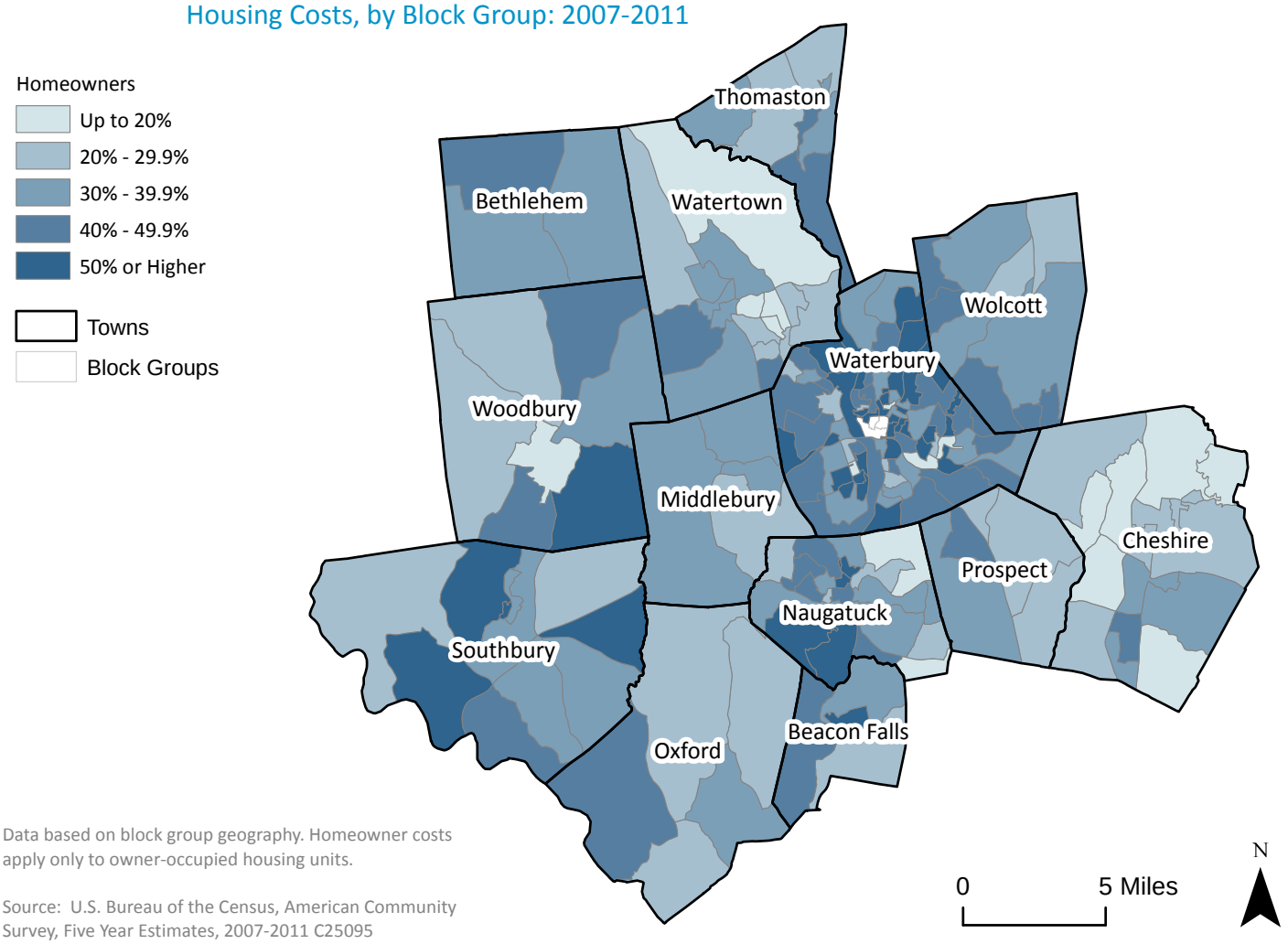
Geographic Area	With a Mortgage			Not Mortgaged		
	2011	2000	Percent Change	2011	2000	Percent Change
Beacon Falls	$2,009	$1,298	54.8%	$780	$432	80.6%
Bethlehem	$2,155	$1,525	41.3%	$800	$442	81.0%
Cheshire	$2,480	$1,665	48.9%	$869	$553	57.1%
Middlebury	$2,517	$1,546	62.8%	$1,001	$568	76.2%
Naugatuck	$1,757	$1,251	40.4%	$786	$388	102.6%
Oxford	$2,405	$1,569	53.3%	$852	$483	76.4%
Prospect	$2,117	$1,365	55.1%	$758	$388	95.4%
Southbury	$2,418	$1,579	53.1%	$1,001	$634	57.9%
Thomaston	$1,713	$1,218	40.6%	$758	$436	73.9%
Waterbury	$1,697	$1,115	52.2%	$768	$392	95.9%
Watertown	$1,961	$1,349	45.4%	$738	$423	74.5%
Wolcott	$1,959	$1,275	53.6%	$735	$399	84.2%
Woodbury	$2,388	$1,491	60.2%	$931	$546	70.5%
Connecticut	$2,143	$1,426	50.3%	$798	$473	68.7%

Monthly Monthly Home-owner Costs: 2007-2011



Source: U.S. Bureau of the Census, American Community Survey, Five Year Estimates, 2007-2011

Figure III-F3. CNVR Homeowners Paying 30% or More of their Income to Housing Costs, by Block Group: 2007-2011



Data based on block group geography. Homeowner costs apply only to owner-occupied housing units.

Source: U.S. Bureau of the Census, American Community Survey, Five Year Estimates, 2007-2011 C25095

Table III-F3. CNVR Homeowner Costs as a Percentage of Income, by Municipality: 2007-2011

Geographic Area	Total Households	Less than 30% of Income		Greater than 30% of Income	
		Number	Percent	Number	Percent
CNVR	75,463	48,073	63.7%	27,390	36.3%
Waterbury	21,143	11,936	56.5%	9,086	43.0%
Remainder of Region	54,004	35,698	66.1%	18,306	33.9%
Beacon Falls	1,891	1,158	61.2%	720	38.1%
Bethlehem	1,227	746	60.8%	481	39.2%
Cheshire	7,986	6,001	75.1%	1,971	24.7%
Middlebury	2,444	1,599	65.4%	839	34.3%
Naugatuck	8,574	5,468	63.8%	3,037	35.4%
Oxford	4,177	2,890	69.2%	1,287	30.8%
Prospect	3,137	2,177	69.4%	948	30.2%
Southbury	7,181	4,113	57.3%	2,995	41.7%
Thomaston	2,517	1,676	66.6%	829	32.9%
Watertown	7,353	5,285	71.9%	2,068	28.1%
Wolcott	5,233	3,276	62.6%	1,947	37.2%
Woodbury	3,497	2,258	64.6%	1,239	35.4%
Connecticut	937,339	597,218	63.7%	336,282	35.9%

Source: U.S. Bureau of the Census, American Community Survey, Five Year Estimates, 2007-2011

Homeowners Paying 30% of Income to Housing Costs: 2007-2011

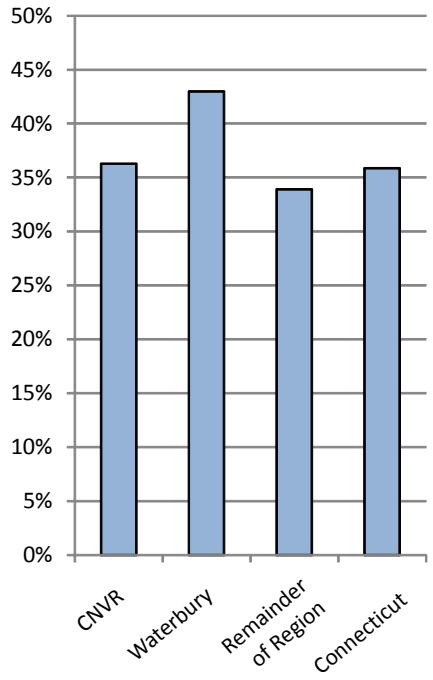
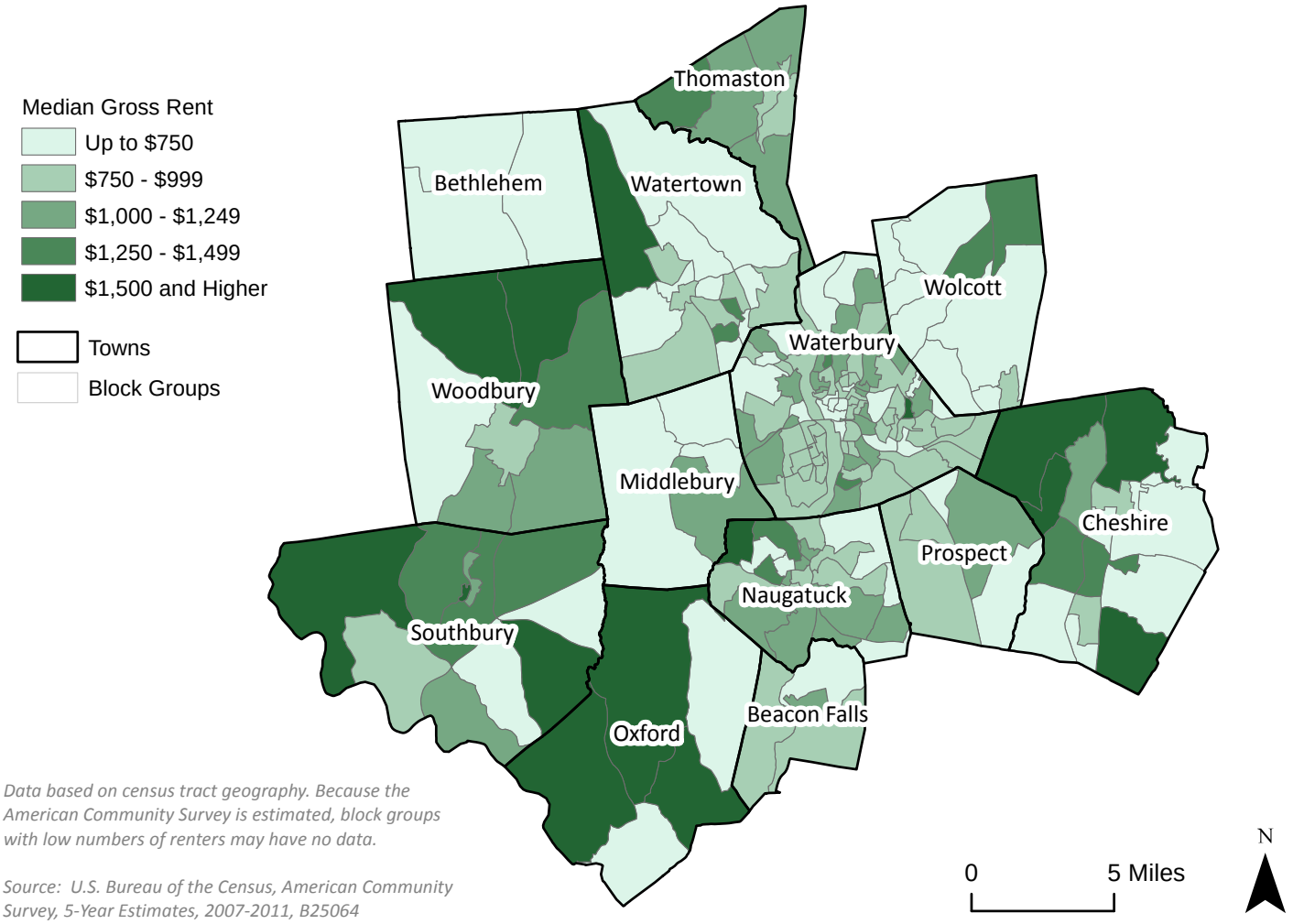


Figure III-F4. CNVR Median Gross Rent, by Block Group: 2007-2011



Data based on census tract geography. Because the American Community Survey is estimated, block groups with low numbers of renters may have no data.

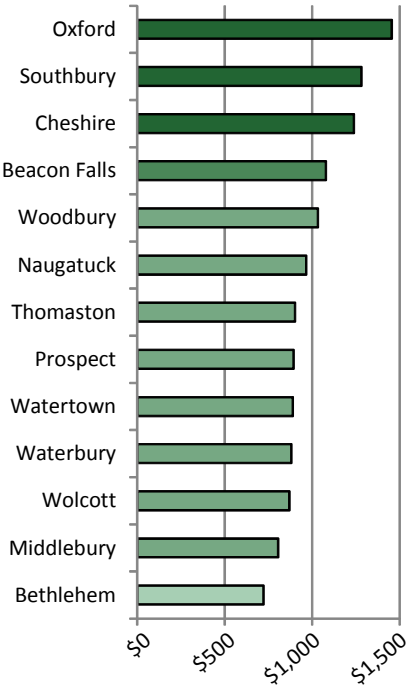
Source: U.S. Bureau of the Census, American Community Survey, 5-Year Estimates, 2007-2011, B25064

Figure III-F4. CNVR Median Rent, by Municipality: 2000-2011

Geographic Area	Median Contract Rent			Median Gross Rent		
	2011	2000	Percent Change	2011	2000	Percent Change
Beacon Falls	$938	$728	28.8%	$1,078	$866	24.5%
Bethlehem	$483	$768	-37.1%	$722	$983	-26.6%
Cheshire	$1,093	$708	54.4%	$1,238	$798	55.1%
Middlebury	$802	$568	41.2%	$805	$668	20.5%
Naugatuck	$793	$535	48.2%	$966	$631	53.1%
Oxford	$1,370	$536	155.6%	$1,455	$688	111.5%
Prospect	$746	$575	29.7%	$893	$707	26.3%
Southbury	$1,081	$923	17.1%	$1,281	$1,064	20.4%
Thomaston	$718	$531	35.2%	$902	$649	39.0%
Waterbury	$716	$472	51.7%	$881	$562	56.8%
Watertown	$765	$564	35.6%	$889	$646	37.6%
Wolcott	$768	$652	17.8%	$870	$735	18.4%
Woodbury	$900	$705	27.7%	$1,033	$783	31.9%
Connecticut	$845	$588	43.7%	$1,020	$681	49.8%

Source: U.S. Bureau of the Census, American Community Survey, Five Year Estimates, 2007-2011; Census 2000

CNVR Median Gross Rent: 2007-2011



APPENDIX A:

Glossary of Population, Housing, and Statistical Concepts

Extracted from the U.S. Census

Census	The U.S. Census counts every resident in the United States. It is mandated by Article I, Section 2 of the Constitution and takes place every 10 years. The data collected by the decennial census determine the number of seats each state has in the U.S. House of Representatives and is also used to distribute billions in federal funds to local communities.
Educational Attainment	Data on education attainment are derived from a single question that asks, "What is the highest grade of school...has completed, or the highest degree...has received?"
Ethnic Origin	People of Hispanic origin were identified by a question that asked for self-identification of the person's origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin, in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race. People who were Non-Hispanic White origin, were identified by crossing the responses to two self-identification questions: (1) origin or descent and (2) race. Respondents were asked to select their race (and the race of other household members) from a "flash card" listing racial groups. Beginning with March 1989, the population is divided into five groups on the basis of race: White, Black, American Indian, Eskimo or Aleut, Asian or Pacific Islander, and Other races. The last category includes any other race except the four mentioned. Respondents who selected their race as White and indicated that their origin was not one of the Hispanic origin subgroups Mexican, Puerto Rican, Cuban, Central or South American, were called Non-Hispanic White origin.
Family	A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.
Family Group	A family group is any two or more people (not necessarily including a householder) residing together, and related by birth, marriage, or adoption. A household may be composed of one such group, more than one, or none at all. The count of family groups includes family households, related subfamilies, and unrelated subfamilies.

Family Household	A family household is a household maintained by a householder who is in a family (as defined above), and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. The count of family household members differs from the count of family members, however, in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. See the definition of family.
Hispanic or Latino Origin	“Hispanic or Latino” refers to a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race.
Household	A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily”.
Householder	The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the "reference person" to whom the relationship of all other household members, if any, is recorded. The number of householders is equal to the number of households. Also, the number of family householders is equal to the number of families.
Housing Unit	A house, apartment, a group of rooms, or single room occupied or intended for occupancy as separate living quarters.
Labor Force	The sum of employed and unemployed persons. The labor force participation rate is the labor force as a percent of the civilian noninstitutional population.
Mean	The arithmetic average
Median	The middle point in a distribution
Median Income	Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The medians for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The medians for people are based on people 15 years old and over with income.

Multi-Unit Structure	A building that contains more than one housing unit (for example, an apartment building).
Per Capita Income	Per capita income is the average income computed for every man, woman, and child in a particular group. The Census Bureau derived per capita income by dividing the total income of a particular group by the total population in that group (excluding patients or inmates in institutional quarters).
Poverty Definition	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 detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being “below the poverty level.”
Race	Race is a self identification data item in which respondents choose the race or races with which they most closely identify. Starting in 1997, the Office of Management and Budget (OMB) required federal agencies to use a minimum of five race categories: White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander. For respondents unable to identify with any of these five race categories, OMB approved the Census Bureau’s inclusion of a sixth category — Some Other Race — on the Census 2000 and 2010 Census questionnaires.

Appendix B:

Regional Planning Organizations in Connecticut

Capitol Region Council of Governments
241 Main Street, 4th Floor
Hartford, CT 06106-5310
860 522-2217

Lyle Wray, Executive Director
lwray@crcog.org

Central Connecticut Regional Planning Agency
225 North Main Street, Suite 304
Bristol, CT 06010-4993
860 589-7820

Carl Stephani, Executive Director
director@ccrpa.org

Council of Governments of the Central Naugatuck Valley
49 Leavenworth Street, Suite 303
Waterbury, CT 06702
203 757-0535

Sam Gold, Acting Executive Director
cogcnv@cogcnv.org

Greater Bridgeport Regional Council
525 Water Street
Bridgeport, CT 06604-4902
203 366-5405

Brian Bidolli, Executive Director
bbidolli@gbrct.org

Housatonic Valley Council of Elected Officials
Old Town Hall, 162 Whisconier Road
Brookfield, CT 06804
203 775-6256

Jonathan Chew, Executive Director
jchew@hvceo.org

Litchfield Hills Council of Elected Officials*
42D North Street
Goshen, CT 06756
860 491-9884

Richard Lynn, Planning Director
lhceol@snet.net

Lower Connecticut River Valley Council of Governments
145 Dennison Road
Essex, CT 06426
860 581-8554

Linda Krause, Executive Director
lkrause@rivercog.org

Northeastern Connecticut Council of Governments
125 Putnam Pike, P.O. Box 759
Dayville, CT 06241-0759
860 774-1253

John Filchak, Executive Director
john.filchak@neccog.net

Northwestern Connecticut Council of Governments*
17 Sackett Hill Road
Warren, CT 06754
860 868-7341
Jocelyn Ayer, Executive Director
nwccog1@snet.net

South Central Connecticut Regional Council of Governments
127 Washington Avenue, 4th Floor W
North Haven, CT 06473-1715
203 234-7555
Carl Amento, Executive Director
camento@scrcog.org

Southeastern Connecticut Council of Governments
5 Connecticut Avenue
Norwich, CT 06360-4592
860 889-2324
James Butler, Executive Director
jsbutler.seccog@snet.net

Southwestern Regional Planning Agency
888 Washington Blvd., 3rd Floor
Stamford, CT 06901
203 316-5190
Floyd Lapp, Executive Director
lapp@swrpa.org

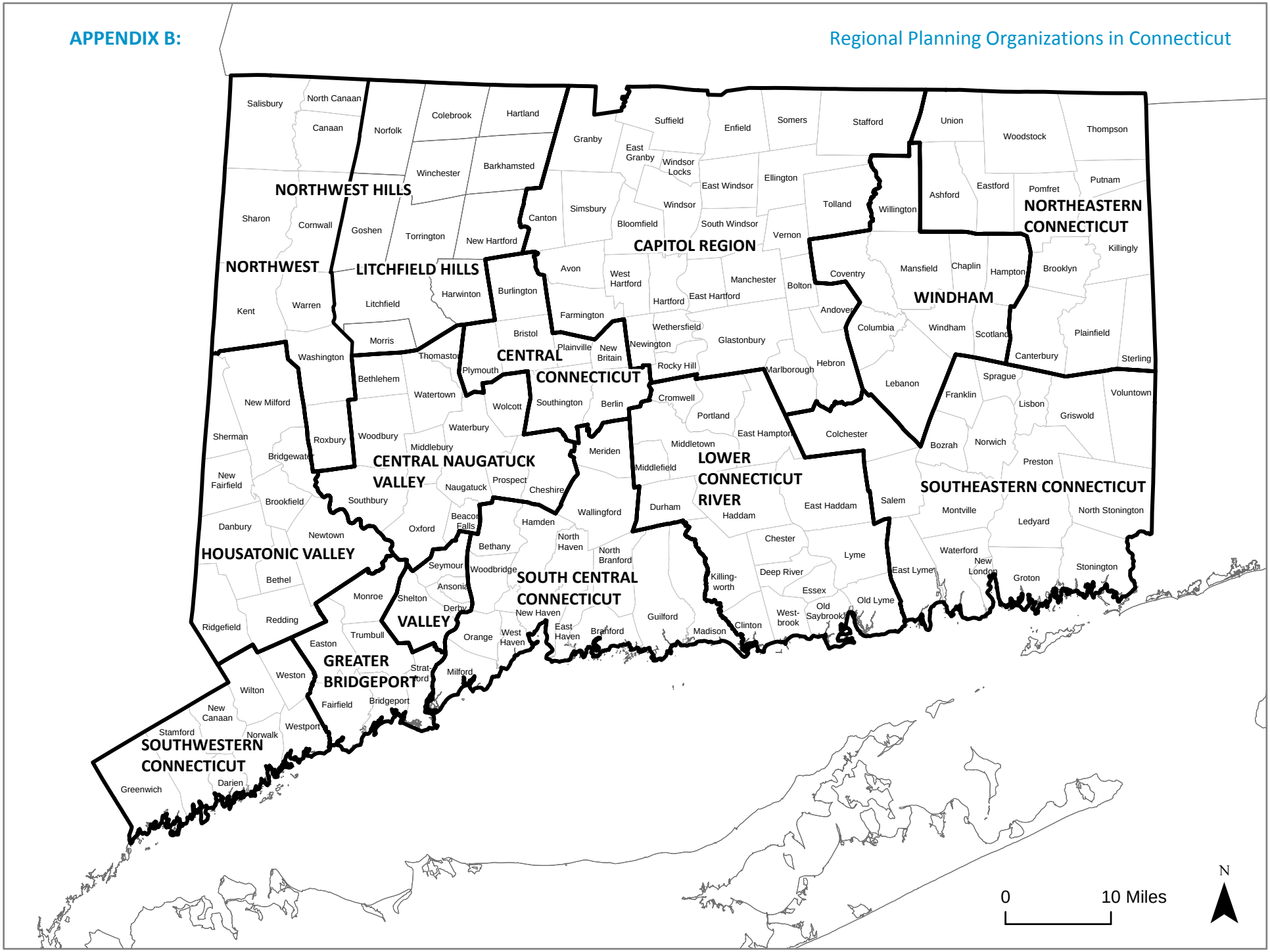
Valley Council of Governments
Derby Railroad Station, 12 Main Street
Derby, CT 06418
203 735-8688
Richard Dunne, Executive Director
rdunne@valleycog.org

Windham Region Council of Governments
700 Main Street
Willimantic, CT 06226-2604
860 456-2221
Mark Paquette, Executive Director
director@wincog.org

*Note: OPM has approved a merger between the Litchfield Hills Council of Elected Officials and the Northwestern Connecticut Council of Governments. The new region will be named the "Northwest Hills Planning Region"

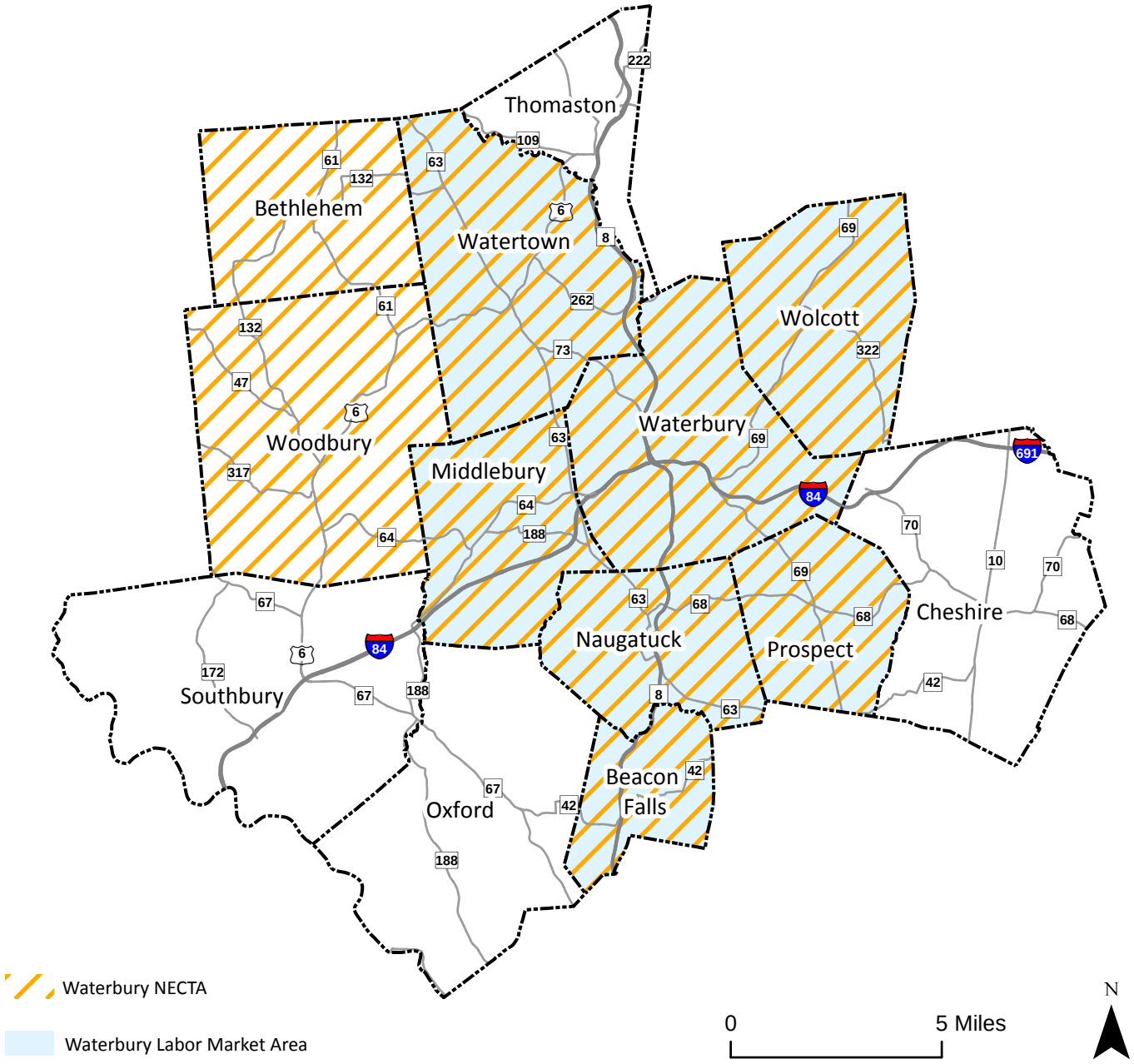
APPENDIX B:

Regional Planning Organizations in Connecticut



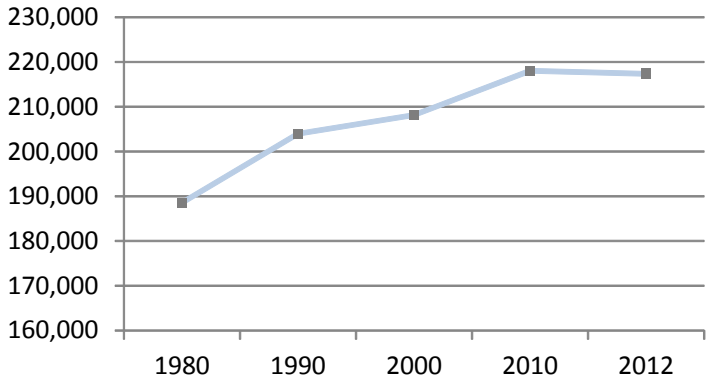
Appendix C

Waterbury Labor Market Area (LMA) and Metropolitan NECTA



The New England City and Town Area (NECTA) is a geographic and statistical entity defined by the U.S. Office of Management and Budget. NECTA metropolitan areas are associated with core populations of at least 50,000. Unlike census statistical areas (such as metropolitan statistical areas) which are composed of counties, NECTAs are comprised of towns, allowing for a closer approximation to the actual metropolitan area. This is especially useful when there are multiple urban cores in the same county (in this case, New Haven County). With the exceptions of Bethlehem and Woodbury, the Waterbury Labor Market Area contains all of the towns in the Waterbury metropolitan NECTA. Cheshire is located in the New Haven metropolitan NECTA, Oxford and Southbury are located in the Bridgeport/Stamford/Norwalk metropolitan NECTA, and Thomaston is located in the Hartford metropolitan NECTA.

Waterbury Metropolitan NECTA Population: 1980-2010



Source: US Census Bureau, Census 1980, 1990, 2000, and 2010; 2012 Population Estimates

Appendix D:
Income Limits for Selected Housing and Urban Development (HUD) Programs, CNVR Towns: 2013

*Waterbury HUD Metro FMR Area**

FY 2013 Median Family Income: $68,800

Program	Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low-Income	28,950	33,050	37,200	41,300	44,650	47,950	51,250	54,550
Low-Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
Section 236	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
Section 221 BMIR	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000
Section 235	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000

* Towns of Middlebury, Naugatuck, Prospect, Southbury, Waterbury, and Wolcott are located in the Waterbury HMFA

*Litchfield Nonmetropolitan County HUD Statistical Area**

FY 2013 Median Family Income: $87,500

Program	Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low-Income	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750
Low-Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
Section 236	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
Section 221 BMIR	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000
Section 235	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000

* Towns of Bethlehem, Thomaston, Watertown, and Woodbury are located in the Litchfield County HUD SA

*Milford-Ansonia-Seymour HUD Metro FMR Area**

FY 2013 Median Family Income: $91,400

Program	Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low-Income	32,000	36,600	41,150	45,700	49,400	53,050	56,700	60,350
Low-Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
Section 236	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
Section 221 BMIR	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000
Section 235	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000

* Towns of Beacon Falls and Oxford are located in the Milford-Ansonia-Seymour HMFA.

*New Haven-Meriden HUD Metro FMR Area**

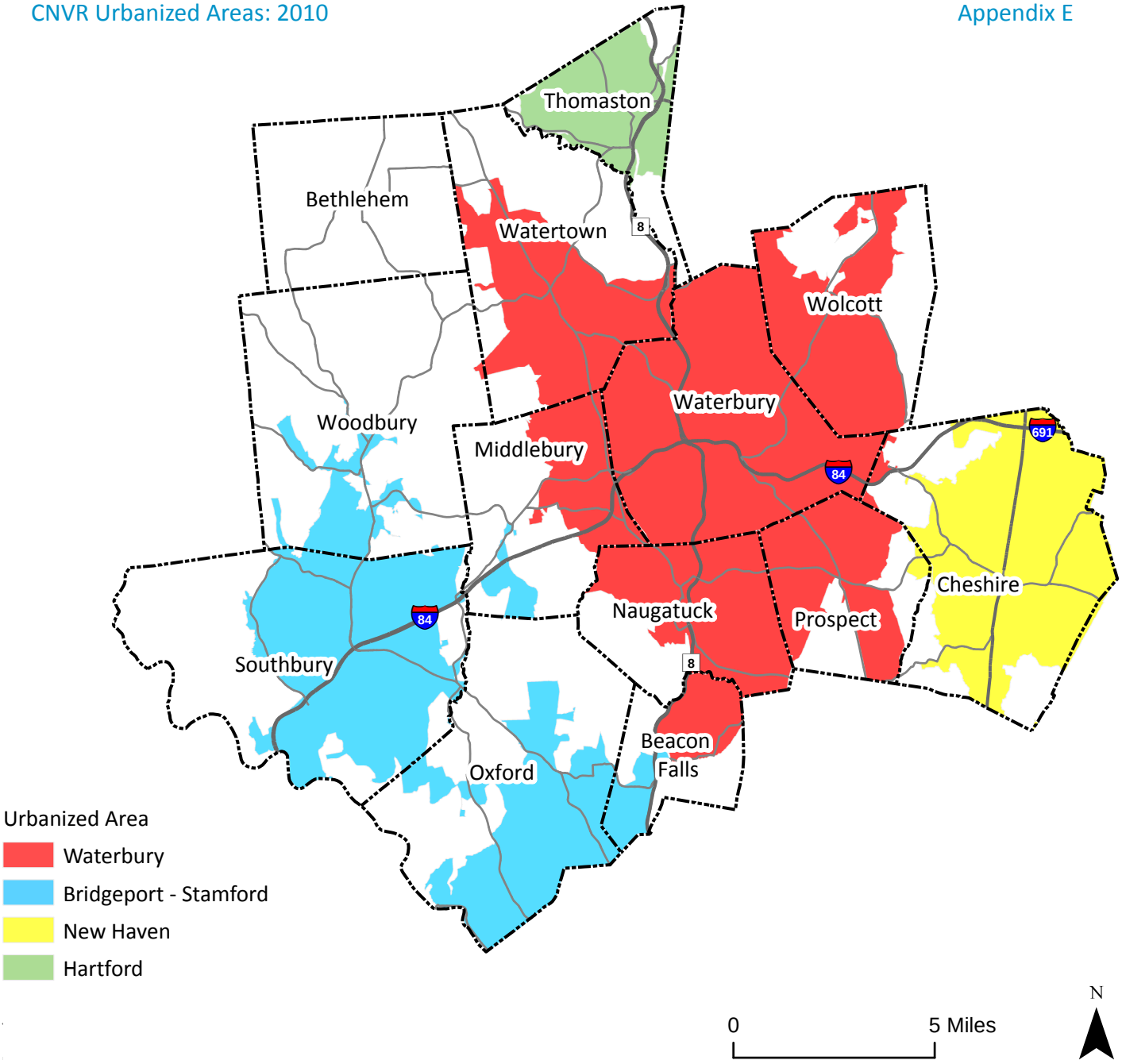
FY 2013 Median Family Income: $80,500

Program	Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low-Income	28,950	33,050	37,200	41,300	44,650	47,950	51,250	54,550
Low-Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
Section 236	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
Section 221 BMIR	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000
Section 235	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000

*Town of Cheshire is located in the New Haven - Meriden HMFA.

Note: HUD Metro FMR Area indicates that only a portion of the Office of Management and Budget (OMB) defined core-based statistical area (CBSA) is in the area to which the income limits or Fair Market Rents (FMRs) apply. HUD is required by OMB to alter the name of the metropolitan geographic entities it derives from the CBSAs when the geography is not the same as that established by OMB

Source: U.S. Department of Housing and Urban Development, Connecticut income limits 2013.



The U.S. Census Bureau defines an urbanized area as an area of 50,000 or more people from the urban cores of metropolitan statistical areas. Municipalities in the CNVR are located in four urbanized areas. Nine CNVR municipalities, Waterbury, Watertown, Wolcott, Middlebury, Naugatuck, Beacon Falls, Prospect, Cheshire and Woodbury, are located in the Waterbury Urbanized Area. The Waterbury Urbanized Area also includes portions of Plymouth and Bethany. Thomaston is located in the Hartford Urbanized Area. Parts of Prospect and Cheshire are located in the New Haven Urbanized Area. Finally, parts of Southbury, Oxford, Beacon Falls Middlebury and Woodbury are located in the Bridgeport-Stamford Urbanized Area.

APPENDIX E:

CNVR Urbanized Areas: 2010

Waterbury Urbanized Area

Geographic Area	Urbanized Area Population	Urbanized Area (Sq Miles)
Urbanized Area Total	194,535	90.3
CNVR Total	193,833	89.0
Beacon Falls	3,583	3.5
Cheshire	474	0.5
Middlebury	4,808	6.7
Naugatuck	30,747	12.2
Prospect	8,062	9.8
Waterbury	110,366	28.5
Watertown	20,508	14.6
Wolcott	15,179	13.1
Woodbury	106	0.1

Bridgeport - Stamford Urbanized Area

Geographic Area	Urbanized Area Population	Urbanized Area (Sq Miles)
Urbanized Area Total	923,311	466.2
CNVR Total	31,767	46.6
Beacon Falls	1,424	2.1
Middlebury	1,174	1.3
Oxford	8,386	15.1
Southbury	17,206	23.4
Woodbury	3,577	4.7

New Haven Urbanized Area

Geographic Area	Urbanized Area Population	Urbanized Area (Sq Miles)
Urbanized Area Total	562,839	306.1
CNVR Total	27,144	25.2
Cheshire	26,859	24.8
Prospect	285	0.4

Hartford Urbanized Area

Geographic Area	Urbanized Area Population	Urbanized Area (Sq Miles)
Urbanized Area Total	924,859	516.2
CNVR Total	7,487	9.0
Thomaston	7,487	9.0

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

COUNCIL MEMBERS, ALTERNATES, & REGIONAL PLANNING COMMISSION

Municipality	Chief Elected Official	Alternate	Regional Planning Commission
Beacon Falls	Gerard Smith First Selectman	Dominick Sorrentino	David Chadderton Richard Minnick
Bethlehem	Jeff Hamel First Selectman	Ellen Samoska	Ellen Samoska Maria Hill
Cheshire	Timothy Slocum Chrm, Town Council	Michael Milone	Martin Cobern Vacant
Middlebury	Edward St. John First Selectman	Joseph Salvini	Ken Long Mary Barton
Naugatuck	Robert Mezzo Mayor	Tamath Rossi	Anthony Malone Joseph McAvoy
Oxford	George Temple First Selectman	Joanne Pelton	Harold Cosgrove Vacant
Prospect	Robert Chatfield Mayor	Tom Galvin	Gil Graveline Peter Hughes
Southbury	Edward Edelson First Selectman	Carol Hubert	Leslie Maclise-Kane Nancy Clark
Thomaston	Edmond Mone First Selectman	Roger Perrault	Bill Guererra Robert Flanagan
Waterbury	Neil O'Leary Mayor	Joseph McGrath	James Sequin Dennis Casey
Watertown	Raymond Primini Chrm, Town Council	Charles Frigon	Ruth Mulcahy Vacant
Wolcott	Thomas Dunn Mayor	Vacant	Steven Bosco Cathe Sherman
Woodbury	Gerald Stomski First Selectman	Barbara Perkinson	Martin Overton Vacant

COGCNV Staff

Acting Executive Director, Samuel Gold
Senior Planner, Joseph Perrelli
Regional Planner, Patrick Gallagher
Administrative Assistant, Lauren Rizzo
GIS Coordinator, Glenda Prentiss
GIS/Planning Assistant, Aaron Budris
Financial Manager, Patricia Bauer