

Connecticut Towns: Market Assessment Briefs

Town: Ansonia, CT
County: New Haven County

1. Economic Trends

Major Employers - Ansonia

| Employer | Sector |
|---------------------------------|-----------------|
| Ansonia Copper & Brass | manufacturing |
| Big Y Supermarket | trade |
| Birmingham Group Health Service | health services |
| Farrel Corporation | manufacturing |
| Hilltop Health Center | health services |

Ansonia's history as a manufacturing center continues with Ansonia Copper & Brass and Farrel Corp/HF Mixing Group, a multi-national manufacturer of mixing systems with world HQ in Ansonia. Additionally, health service providers are located in Ansonia as well as a regional supermarket chain.

Source: CERC Town profiles 2012

Key Job Sectors - Ansonia

| Industry Sector - 2011 | % Share of Jobs |
|------------------------|-----------------|
| Retail Trade | 20.0% |
| Government | 19.2% |
| Health Care | 15.3% |
| Manufacturing | 9.1% |
| Accommodation & Food | 8.4% |

Retail Trade, Government and Health Care represent 54% of employment in Ansonia, with the manufacturing sector providing another 15%, consistent with the profile of major employers above.

Source: CT Dept. of Labor

Labor Force & Employment Trends

| Labor Force +Employment | Ansonia | New Haven County |
|-----------------------------|---------|------------------|
| Labor Force-2011 | 10,496 | 457,666 |
| Unemployment -2011 | 10.2% | 9.7% |
| Total Employment -Workplace | 3,910 | 348,985 |
| 2005 - 2011 - Annual Growth | 0.5% | -0.5% |
| 2010 - 2011 - Annual Growth | -0.2% | 1.0% |

Ansonia employment withstood the headwinds of the recession better than New Haven County between 2005 and 2011, but more recently has seen no growth while the county has increased 1%. Unemployment at 10.2% also trends higher than the county rate of 9.7%.

Source: CT Dept. of Labor

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2. Demographic Trends

Population Trends

| Population | Ansonia | New Haven County |
|-------------------------------|---------|------------------|
| 2000 Total population | 18,554 | 824,008 |
| 2010 Total Population | 19,249 | 862,477 |
| Annual Percentage Growth | 0.37% | 0.46% |
| 2011 Total Population (est) | 19,419 | 862,441 |
| 2016 Total Population (proj.) | 20,163 | 871,880 |
| 2011– 2016 Annual Rate | 0.76% | 0.22% |

Population increased modestly in Ansonia in the last decade, in line with the county. This rate of increase is expected to accelerate through 2016 at 0.76% annually, exceeding the New Haven rate of 0.22%.

Source: 2010 Census, ESRI Business Systems

Household Trends

| Household | Ansonia | New Haven County |
|-------------------------------|---------|------------------|
| 2000 Total Households | 7,507 | 319,040 |
| 2010 Total Households | 7,510 | 334,502 |
| Annual Percentage Growth | 0.00% | 0.47% |
| 2011 Total Households (est.) | 7,573 | 334,488 |
| 2016 Total Households (proj.) | 7,803 | 338,444 |
| 2011– 2016 Annual Rate | 0.61% | 0.24% |

While Ansonia population increased in the last decade, households did not, indicating that some doubling up of households occurred. However, that trend is projected to change through 2016, with the addition of some 230 households.

Source: 2010 Census, ESRI Business Systems

Race & Ethnicity

% Share of Population

| Population - 2010 | Ansonia | New Haven County |
|---------------------|---------|------------------|
| White Alone | 77.6% | 74.8% |
| Black Alone | 11.6% | 12.7% |
| Asian Alone | 1.9% | 3.5% |
| Hispanic (Any Race) | 16.7% | 15.0% |

Ansonia is gaining in diversity with all minority groups showing gains in the last decade, especially Hispanic. These trends are outpacing those of New Haven County.

Change - 2000 to 2010

| | | |
|---------------------|--------|-------|
| White Alone | -9.2% | -6.4% |
| Black Alone | 38.1% | 12.4% |
| Asian Alone | 72.7% | 45.8% |
| Hispanic (Any Race) | 125.7% | 48.5% |

Source: 2010 Census, ESRI Business Systems

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2. Demographic Trends (Cont'd)

Median Income

| Median HH Income | Ansonia | New Haven County |
|----------------------------|----------|------------------|
| 2000 | \$43,077 | \$48,834 |
| 2011 (est.) | \$52,313 | \$58,775 |
| Annual Avg % Growth | 1.9% | 1.9% |

Median Income in Ansonia grew at a modest rate of 1.9% in the last decade, in line with the average annual rate for the county.

Source: 2010 Census, ESRI Business Systems

HH Income Distribution (2011)

| HH Income Distribution | Ansonia | New Haven County |
|-------------------------------------|---------------------|-----------------------|
| <u>2011 Total Households</u> | <u>7,573</u> | <u>334,488</u> |
| < \$15,000 | 12.6% | 12.0% |
| \$15-\$25,000 | 11.2% | 9.4% |
| \$25-\$34,999 | 10.1% | 8.4% |
| \$35-\$49,999 | 13.2% | 12.4% |
| \$50-\$74,999 | 20.6% | 17.7% |
| \$75-\$99,999 | 14.5% | 13.2% |
| \$100-\$149,999 | 13.3% | 15.8% |
| \$150-\$199,999 | 3.0% | 5.9% |
| \$200,000+ | 1.4% | 5.2% |

Ansonia has a wide range of incomes topping out at \$150K. There is a fairly significant concentration of 34% below \$35K as compared to New Haven County at 30%.

HH Income Distribution - 65+ (2010)

| HH's | Ansonia | | New Haven Cty | |
|------------------------|------------------------|------------------------|------------------------|------------------------|
| | 65-74 | 75+ | 65-74 | 75+ |
| Total HHs | <u>787</u> | <u>903</u> | <u>36,177</u> | <u>40,068</u> |
| < \$15,000 | 16.0% | 24.1% | 12.9% | 21.8% |
| \$15-\$25,000 | 15.2% | 24.4% | 12.5% | 18.0% |
| \$25-\$34,999 | 18.4% | 8.0% | 11.1% | 11.1% |
| \$35-\$49,999 | 10.7% | 18.6% | 15.2% | 12.9% |
| \$50-\$74,999 | 19.1% | 13.7% | 19.1% | 14.0% |
| \$75-\$99,999 | 14.4% | 5.8% | 12.8% | 10.0% |
| \$100-\$149,999 | 3.4% | 3.5% | 8.7% | 5.5% |
| \$150-\$199,999 | 0.3% | 1.7% | 3.6% | 3.3% |
| \$200,000+ | 2.5% | 0.2% | 4.1% | 3.4% |
| Med Inc. | <u>\$35,333</u> | <u>\$26,517</u> | <u>\$47,829</u> | <u>\$33,930</u> |

Ansonia's seniors are less well-off as compared to county benchmarks of median household income. Households 65-74 reflect 50% with incomes below \$35K and households 75+ show 57% with incomes under \$35K. These both trend lower than the countywide data.

Source: 2010 Census, ESRI Business Systems

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2. Demographic Trends (Cont'd)

Poverty Rates

| Households - 2010 | Ansonia % Total | New Hav.Ct % Total |
|---------------------------------------|--------------------|-----------------------|
| Married Couple - Family | 0.6% | 1.4% |
| Other Family HHs (spouse not present) | 4.9% | 3.9% |
| Non-Family HHs | 3.8% | 5.4% |
| Poverty Ratio - Total | 9.3% | 10.6% |

Source: ACS Population Survey, ESRI Business Systems

The household poverty rate of 9.3% in Ansonia is close to the 10.6% rate in the County. Among household types in Ansonia, female headed HHs are most impacted accounting for half of all segments in poverty.

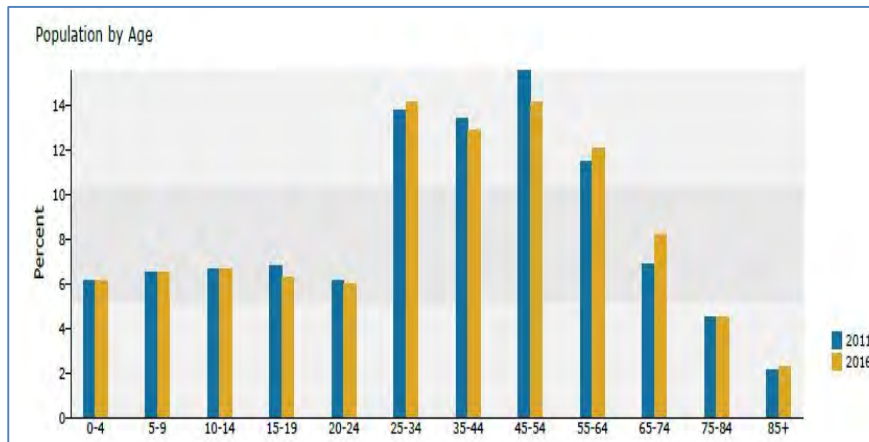
Age Trends

| Population - 2010 | Ansonia % Total | New Hav.Ct % Total |
|-------------------|--------------------|-----------------------|
| Age 18+ | 76.2% | 77.6% |
| Age 65+ | 13.5% | 14.4% |
| Age 75+ | 6.7% | 7.3% |
| Median Age | 38.2 | 39.2 |

Source: 2010 Census, ESRI Business Systems

Ansonia's population profile is a bit younger compared to the county with a median age of 38 vs. 39 for the county.

Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

Ansonia's 55+ population will increase through 2016, but there is also a fairly large cohort of 25-34 year olds, also expected to grow over that period. This is likely the population which has doubled up with family during the recession, now starting to form their own households.

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3. Housing Trends

Tenure and Vacancy

| HH's | Ansonia | | New Haven Cty | |
|-----------------------|---------|-------|---------------|---------|
| | 2000 | 2010 | 2000 | 2010 |
| Own-Occp | 55.6% | 58.0% | 63.1% | 63.4% |
| Own-Units | 4,171 | 4,356 | 201,317 | 212,169 |
| Rent-Occp | 44.4% | 42.0% | 36.9% | 36.6% |
| Rent Units | 3,336 | 3,154 | 117,723 | 122,333 |
| Ttl Occp Units | 7,507 | 7,510 | 319,040 | 334,502 |
| Vacancy | 5.4% | 7.8% | 6.4% | 7.6% |

Ansonia is majority owner-occupied in terms of tenure, but rental accounts for 42% , higher than the county at 37%. Ansonia 's rental tenure did decrease a bit between 200-2010. Vacancy at 7.8% trends closely with the county at 7.6%.

Source: 2010 Census, ESRI Business Systems

Housing Characteristics

% Share of Total Housing

| Structure Type - 2010 | Ansonia | New Haven County |
|-----------------------------------|---------|------------------|
| 1 Detached | 45.3% | 54.3% |
| 1-Attached | 8.3% | 5.8% |
| 2-unit | 26.1% | 9.2% |
| 3/4 unit 37.1% | 11.0% | 10.8% |
| 5+ units | 9.4% | 19.9% |
| Total Housing Units - 2010 | 8,148 | 362,004 |

Ansonia, typical of an older mill town, has a large supply of 2-4 unit multi-families, serving both ownership and rental markets. These aggregate 37% of the housing stock. Single family homes predominate with 45% and complexes of 5+ units represent another 9%.

Source: ACS Housing Surveys, ESRI Business Systems

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

| Contract Rent - 2010 Distribution | Ansonia | New Haven County |
|-----------------------------------|---------|------------------|
| Under \$200 | 7.6% | 5.6% |
| \$200-\$399 | 6.0% | 6.6% |
| \$400-\$599 | 8.6% | 10.9% |
| \$600-\$799 | 24.4% | 25.5% |
| \$800-\$999 | 40.2% | 25.2% |
| \$1000-\$1249 | 9.6% | 11.6% |
| \$1250-\$1499 | 1.5% | 6.1% |
| \$1500-\$1999 | 0.0% | 2.8% |
| above \$2000 | 0.0% | 1.3% |
| Median Contract Rent | \$811 | \$794 |

Ansonia's rents are highly concentrated between \$800-900, with 40% of all rents in that range. Median rent at \$811 trends a bit higher than the county median of \$794.

Source: ACS Housing Surveys, ESRI Business Systems

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4. Rental Housing Market

Mfamily

| BR | # of Prop | Avg List Price | Avg Rent Sale | Avg DOM | Rental Range |
|----|-----------|----------------|---------------|---------|--------------|
| 0 | N/A | | | | |
| 1 | 4 | \$736 | \$736 | 55 | \$695-\$850 |
| 2 | 29 | \$971 | \$966 | 46 | \$750-\$1175 |
| 3 | 12 | \$1,073 | \$1,060 | 35 | \$875-\$1200 |
| 4 | N/A | | | | |

Source: CT MLS

(Dom- Days on Market)

Condo

| BR | # of Prop | Avg List Price | Avg Rent Sale | Avg DOM | Rental Range |
|----|-----------|----------------|---------------|---------|---------------|
| 0 | N/A | | | | |
| 1 | 3 | \$733 | \$725 | 31 | \$700-\$750 |
| 2 | 2 | \$1,187 | \$1,150 | 38 | \$1100-\$1200 |
| 3 | N/A | | | | |
| 4 | N/A | | | | |

Source: CT MLS

(Dom- Days on Market)

Managed Apartments

| | # of Prop | Avg Studio BR rent | Avg One BR rent | Avg Two BR rent | Avg Three BR rent |
|-------------|-----------|--------------------|-----------------|-----------------|-------------------|
| <i>Apts</i> | 4 | \$687 | \$741 | | |

Source: AMS, Property Mgrs., Internet, RE Journals