

## Connecticut Towns: Market Assessment Briefs

**Town:** North Haven, CT  
**County:** New Haven County

### 1. Economic Trends

Employer

#### Major Employers - North Haven

Employer
Covidien
Anthem Health Plans, Inc.
Town of North Haven
Quebecor World/Northeast Graphics
O.F. Mossberg

North Haven is the home of several large employers with Covidien, maker of medical devices and equipment and Anthem, an insurance company, topping the list.

Source: CERC Town Profiles, 2012

#### Key Job Sectors - North Haven

Industry Sector - 2011	% Share of Jobs
Manufacturing	21.2%
Retail Trade	13.2%
Food Services	9.1%
Finance & Insurance	8.9%
Health Care	7.3%
Government	4.7%

One out of five jobs in North Haven is manufacturing, with retail trade contributing 13%. Finance-Insurance - largely Anthem adds another 9% to the base.

Source: CT Dept. of Labor

#### Labor Force & Employment Trends

Labor Force +Employment	North Haven	New Haven County
Labor Force-2011	13,372	457,670
Unemployment -2011	8.0%	9.7%
Total Employment -Workplace	18,856	348,985
2005 - 2011 - Annual Growth	-2.1%	-0.5%
2010 - 2011 - Annual Growth	-3.2%	1.0%

Unemployment stood at 8% in North Haven in 2011 compared to 9.7% for the county. The town has been experiencing job declines however, both over time (2005-2011) and recently.

Source: CT Dept. of Labor

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**Town:** *North Haven, CT*  
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### 2. Demographic Trends

#### Population Trends

Population	North Haven	New Haven County
<b>2000 Total population</b>	23,035	824,008
<b>2010 Total Population</b>	24,093	862,477
<b>Annual Percentage Growth</b>	0.46%	0.46%
<b>2011 Total Population (est)</b>	24,468	862,441
<b>2016 Total Population (proj.)</b>	25,549	871,880
<b>2011– 2016 Annual Rate</b>	0.87%	0.22%

North Haven saw a boost in population of 1,058 last decade at rate on par with the county. Future growth at a somewhat higher rate is expected 2011-2016.

Source: 2010 Census, ESRI Business Systems

#### Household Trends

Household	North Haven	New Haven County
<b>2000 Total Households</b>	8,597	319,040
<b>2010 Total Households</b>	9,135	334,502
<b>Annual Percentage Growth</b>	0.63%	0.48%
<b>2011 Total Households (est.)</b>	9,278	334,488
<b>2016 Total Households (proj.)</b>	9,696	338,444
<b>2011– 2016 Annual Rate</b>	0.90%	0.24%

Households also increased by 6.2% overall last decade. The trend is projected to extend 2011-2016.

Source: 2010 Census, ESRI Business Systems

#### Race & Ethnicity

##### % Share of Population

Population - 2010	North Haven	New Haven County
<b>White Alone</b>	89.9%	74.8%
<b>Black Alone</b>	3.0%	12.7%
<b>Asian Alone</b>	4.7%	3.5%
<b>Hispanic (Any Race)</b>	3.9%	15.0%

North Haven's largest minority groups is Asians at 4.7%, while blacks make up 3% of the town's population.

##### Change - 2000 to 2010

<b>White Alone</b>	-3.3%	-6.4%
<b>Black Alone</b>	36.4%	12.4%
<b>Asian Alone</b>	38.2%	45.8%
<b>Hispanic (Any Race)</b>	105.3%	48.5%

Source: 2010 Census, ESRI Business Systems

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### 2. Demographic Trends (Cont'd)

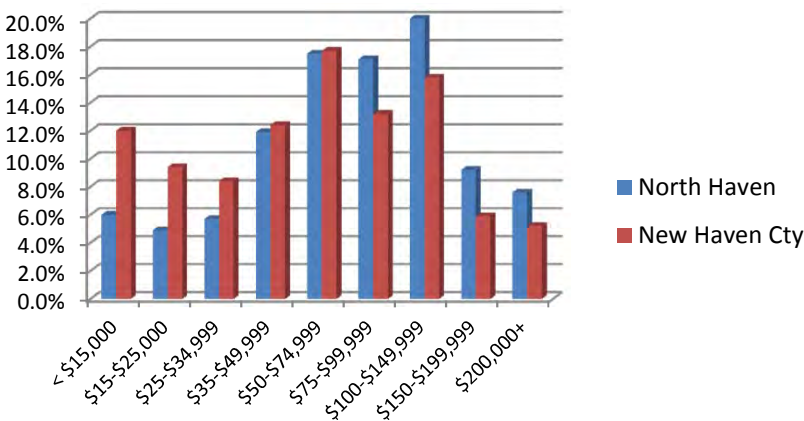
#### Median Income

Median HH Income	North Haven	New Haven County
<b>2000</b>	\$64,665	\$48,834
<b>2011 (est.)</b>	\$79,480	\$58,775
<b>Annual Avg % Growth</b>	2.1%	1.9%

Median Income is moderate high in North Haven at \$79,480.

Source: 2010 Census, ESRI Business Systems

#### HH Income Distribution (2011)



North Haven's income distribution is well established between \$50,000-\$100,000, with only 11% reporting incomes under \$25,000.

Source: 2010 Census, ESRI Business Systems

#### HH Income Distribution - 65+ (2010)

HH's	North Haven		New Haven Cty	
	65-74	75+	65-74	75+
<b>Total HHs</b>	<b>1,192</b>	<b>1,387</b>	<b>36,177</b>	<b>40,068</b>
<b>&lt; \$15,000</b>	5.5%	16.5%	12.9%	21.8%
<b>\$15-\$25,000</b>	6.7%	8.5%	12.5%	18.0%
<b>\$25-\$34,999</b>	7.5%	13.2%	11.1%	11.1%
<b>\$35-\$49,999</b>	16.4%	17.4%	15.2%	12.9%
<b>\$50-\$74,999</b>	31.1%	20.5%	19.1%	14.0%
<b>\$75-\$99,999</b>	11.2%	9.1%	12.8%	10.0%
<b>\$100-\$149,999</b>	8.9%	7.8%	8.7%	5.5%
<b>\$150-\$199,999</b>	6.7%	2.6%	3.6%	3.3%
<b>\$200,000+</b>	6.0%	4.4%	4.1%	3.4%
<b>Med Inc.</b>	<b>\$58,052</b>	<b>\$43,992</b>	<b>\$47,829</b>	<b>\$33,930</b>

Under 20% of North Haven's 65+ HHs earn less than \$25,000 - 25% earning \$50,000 to \$75,000 .

Source: 2010 Census, ESRI Business Systems

## Connecticut Towns: Market Assessment Briefs

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### 2. Demographic Trends (Cont'd)

#### Poverty Rates

Households - 2010	North Haven % Total	New Hav.Ct % Total
Married Couple - Family	0.6%	1.4%
Other Family HHs (spouse not present)	0.7%	3.9%
Non-Family HHs	2.1%	5.3%
Poverty Ratio - Total	3.4%	10.6%

Poverty rate for North Haven is low - 3.4% compared to 10.6% for the county. Most impacted are non-family HHs.

Source: ACS Population Survey, ESRI Business Systems

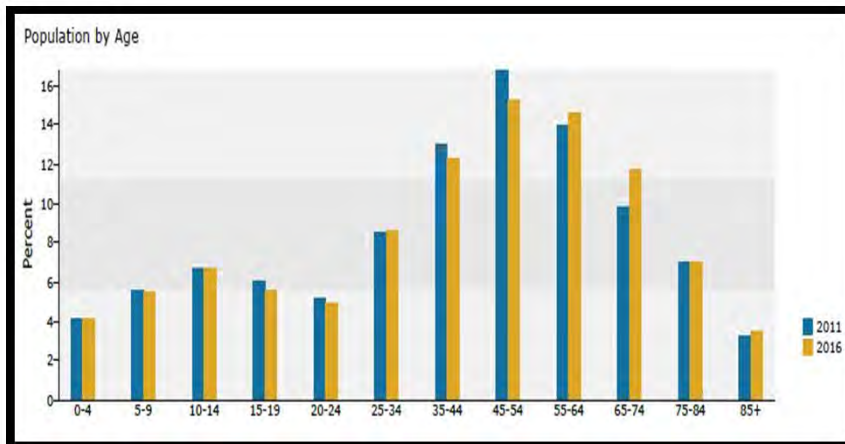
#### Age Trends

Population - 2010	North Haven % Total	New Hav.Ct % Total
Age 18+	79.2%	77.6%
Age 65+	19.9%	14.4%
Age 75+	10.2%	7.3%
Median Age	45.4	39.2

North Haven's population is older than the county - with lower share of children and greater proportion of seniors.

Source: 2010 Census, ESRI Business Systems

#### Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

Projections for North Haven point to continued ageing of the population with 65+ growing to a 22.2% share.

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### 3. Housing Trends

#### Tenure and Vacancy

HH's	North Haven		New Haven Cty	
	2000	2010	2000	2010
Own-Occp	86.5%	83.9%	63.1%	63.4%
Own-Units	7,440	7,667	201,317	212,169
Rent-Occp	13.5%	16.1%	36.9%	36.6%
Rent Units	1,158	1,468	117,723	122,333
Ttl Occp Units	8,598	9,135	319,040	334,502
Vacancy	2.0%	3.8%	6.4%	7.6%

Source: 2010 Census, ESRI Business Systems

North Haven is predominantly owner-occupant but rental occupancy expanded substantially by 2010 by as much as 310 units.

Although higher than in 2000, vacancy stood at relatively low rate of 3.8% in 2010.

#### Housing Characteristics

% Share of Total Housing

Structure Type - 2010	North Haven	New Haven County
1 Detached	80.8%	54.3%
1-Attached	3.0%	5.8%
2-unit	2.6%	9.2%
3/4 unit	1.7%	10.8%
5+ units	11.8%	19.9%
Total Housing Units - 2010	9,491	362,004

Source: ACS Housing Surveys, ESRI Business Systems

Consistent with its tenure base- single detached makes up most of the town's housing inventory at 80%. Most of the higher density housing is found in structures 5 to 20 units.

#### Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	North Haven	New Haven County
Under \$200	2.5%	5.6%
\$200-\$399	11.6%	6.6%
\$400-\$599	1.3%	10.9%
\$600-\$799	14.8%	25.5%
\$800-\$999	17.4%	25.2%
\$1000-\$1249	14.1%	11.6%
\$1250-\$1499	10.5%	6.1%
\$1500-\$1999	16.6%	2.8%
above \$2000	2.5%	1.3%
Median Contract Rent	\$969	\$794

Source: ACS Housing Surveys, ESRI Business Systems

The introduction of new luxury rental housing into North Haven recently and an active condo rental market has helped to lift rental rates in town. Median rent in North Haven is estimated at \$969/m.

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### 4. Rental Housing Market

#### Managed Apartments

	# of Prop	Avg Studio BR rent	Avg One BR rent	Avg Two BR rent	Avg Three BR rent
<i>Apartments</i>	4	***	\$1,215	\$1,861	\$1,810

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