

# New Haven Development Commission

April 12, 2023

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**CITY OF NEW HAVEN**  
JUSTIN ELICKER, MAYOR  
BOARD OF ALDERS

**TOGETHER**  
**NEW HAVEN**

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# Agenda

1. Welcome
2. Approval of Minutes
3. Regional Comprehensive Economic Development Strategy
4. Economic Development Updates
5. Questions/Discussions

**CEDS**

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# 2023-2028 South Central Connecticut Comprehensive Economic Development Strategy

South Central Connecticut Regional Economic Development Corporation

REX Development

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# Comprehensive Economic Development Strategy (CEDS) – What is it, and why is it important?

- An effective CEDS planning process identifies locally-grown strategies that will guide regional economic development, encourage partnerships and collaboration, and improve economic outcomes and overall quality of life in our region.
- It is also a requirement from the US Economic Development Administration to maintain eligibility for federal funding.

# EDA Investment Priorities



Equity



Recovery & Resilience



Workforce Development



Manufacturing



Technology-based Economic Development



Environmentally Sustainable Development



Exports & Foreign Direct Investment

# Demographics

<b>Regional Population (2021)</b>	<b>570,275</b>
<b>Regional Households (2021)</b>	<b>221,300</b>
<b>County Per Capita Income (2021)</b>	<b>\$41,192</b>
<b>New Haven County Median Household Income (2021)</b>	<b>\$75,043</b>
<b>Median Sales Price Single Family Homes – New Haven Market (Q4 2022 Berkshire Hathaway 2022 Annual Report)</b>	<b>\$300,000</b>
<b>County Median Age (2020)</b>	<b>40.5</b>
<b>Largest Population (2021)</b>	<b>New Haven, 135,081</b>
<b>Smallest Population (2021)</b>	<b>Bethany, 5,288</b>
<b>Regional Workforce Population (2022)</b>	<b>323,719</b>



# Pandemic Impact

- Rapid adoption of new technology
  - Telehealth
  - Touchless payments
  - Small business websites
- Created urgency to address issues from previous CEDS
  - Increase equity
  - Housing
  - Healthcare
  - Broadband
  - Transportation
  - Recreation
  - Small business preparedness
- Workforce development
- Development of response and recovery programs, the foundation for future resiliency plans

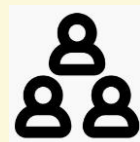


# Healthcare

- COVID-19 response
- Widespread use of telehealth
- \$838 million Neuroscience Campus - Leadership in Energy and Environmental Design (LEED) rating of Silver
- Employment opportunities with a clear career path
- Wealth creation
  - Tuition reimbursement
  - First-time homebuyers program



## EDA Priorities

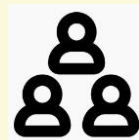


# Higher Education

- Fall 2020 students return to campus and support small businesses
- Adjustments to meet changing workforce needs
  - SCSU BioPath
  - Certificate programs to move young adults into the workforce more quickly
  - Albertus Magnus partnership with Fairfield University to increase graduates in the field of nursing.
- Inclusive enrollment
- Students with a 3.0 GPA at Gateway Community College can automatically transfer to SCSU and Quinnipiac University
- Innovation in medicine, life science, quantum computing, and other disciplines
- Yale “For Humanity” capital campaign

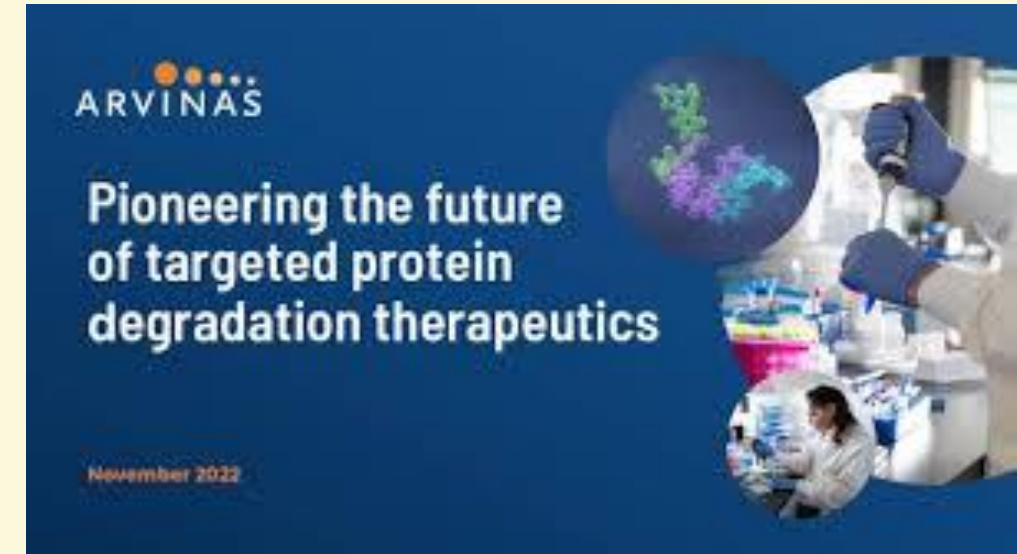


## EDA Priorities

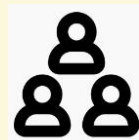


# Life Science

- Growing Life Science Sector
  - 101 College Street
    - Private investment
    - Built on land created by Downtown Crossing
    - Together We Grow – STEM scholarship
  - Square 10
  - Ivy Biomedical Systems
  - Elm City Bioscience Center
- Retaining expanding business – Arvinas & Alexion
- Repeat investment
- \$2.67 billion in National Institute of Health funding
- Strong FDI in this sector



## EDA Priorities

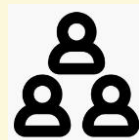


# Manufacturing

- Essential sector that did not shut down during the initial phase of COVID-19
- Career opportunities
- Transitioning to Manufacturing 4.0
- Supply chain supporting aerospace and defense industries
- State Connex program to connect in-state supply chains
- Strong FDI in this sector



## EDA Priorities

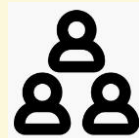


# Arts, Culture, & Tourism

- Provided accommodations & meals to frontline workers and people experiencing homelessness
- Career opportunities
- Business travel is not recovering quickly
- Cultural and entertainment attractions are recovering slowly
- Avelo Airlines provides a new opportunity to draw visitors from more destinations



EDA Priorities

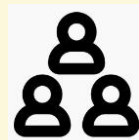


## Business Retention, Expansion, & Recruitment

- There have been 25,000 new business starts in the region since 2018 with an increase of new minority-owned businesses from 8% to 24%
- Over 75 business visits per year through the GNHCC
- Amazon Fulfillment Center
- Arvinas
- Athletic Brewing
- Biohaven expands into Quinnipiac Club
- Butterfly
- Federal Express Distribution Center
- Hartford Healthcare - Milford
- Yale New Haven Health - Meriden
- Hotels: Cambria, Hotel Marcel, Residence Inn



EDA Priorities



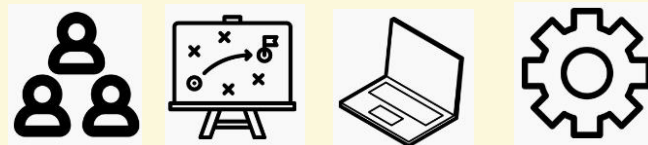


# Workforce

- The labor force now exceeds 2019 (323,000 v. 320,000)
- Unemployment is slightly higher (3.9% v. 3.6% LMA)
- In the CEDS Business Survey, all sectors stated a need for skilled workers
- Scarcity of workers is resulting in a dramatic increase in wages
- Workforce Alliance is offering programs but is having difficulty finding participants



EDA Priorities

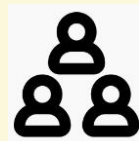


# Housing

- We need additional housing options across the income spectrum
- SCRCOG Housing Committee
- Municipal Housing Plans
- State's First Time Homebuyer Program



EDA Priorities



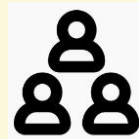


# Infrastructure

- Infrastructure Investment and Jobs Act will address longstanding issues, including:
  - Rail
  - Highways & bridges
  - Hardening of utility equipment
  - Broadband equity
- Planned expansion at Tweed-New Haven Airport
- Creation of a multi-modal transportation center at Union Station
- Development of North Haven train station



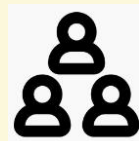
EDA Priorities



# Real Estate, Land Use, & Sustainability

- Improvements in the Transfer Act
- Continued brownfield remediation
  - Hamden
  - New Haven
  - Meriden
  - West Haven
  - Branford
- Municipal Solid Waste Facility New Haven/North Haven
- Preserve open space
- Infill development
- TOD
- Green building practices in new projects
  - Hotel Marcel
  - Neuroscience Campus
  - University of New Haven, Yale & Quinnipiac projects

## EDA Priorities



# Challenges for 2023-2028

- Aging population
- Population growth
- Diversity, equity, & inclusion
- Sustainability
- Brownfields
- Municipal solid waste
- Hazard mitigation
- Housing shortage
- Inflation
- Resiliency
- Workforce development



# Economic Updates

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Economic Development  
Administration

**TOGETHER**  
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# American Rescue Plan



**Youth  
Engagement  
& Early  
Childhood**



**I'm Home  
Initiative**



**Wealth  
Creation  
& Economy**



**Career  
Pathways**



**Climate  
Emergency**

# Construction Updates



***275 S. Orange St***



***Mid-Block / Corner Block***



***29 Audubon St. (Phase 3)***

# Mid-Block Corner Block



**MID BLOCK & CORNER BLOCK PROJECTS  
NEW TRAFFIC PLAN AND WORK ZONE STARTS APRIL 16, 2023  
CHAPEL STREET CLOSED IN EASTBOUND DIRECTION**

*The new traffic plan to create a safe work zone. Detour routes will be posted.*

# Outdoor Dining



**Outdoor Seating Portal Opens** - The City's online portal for accepting Outdoor Seating license applications is now open! Cafes, restaurants, and other stores that wish to license a portion of the public right-of-way (sidewalk or parking space) in front of their establishments for 2023 should visit [Outdoor Seating Application](#) to submit their applications. For details or questions, please email [Kathleen Krolak](#) or [Steve Fontana](#).





# Long Wharf Park

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# New Haven Land Bank

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**NEW HAVEN**



HVN

TWEED  
NEW HAVEN  
AIRPORT

# New Haven Top 52 Places to Visit: CONVENING

New Haven is Awesome!



We Love our City & each other

ACTION >>>



We ARE CULTURAL CAPITAL

PROMOTE



We welcome everyone



THE WORLD IS SHINING ON NEW HAVEN



THIS IS A JOURNEY



A MOMENT IN TIME COMES ALONG ONLY SO OFTEN

SUSTAINABILITY & COLLABORATION



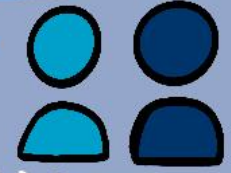
CULTURAL TOURISM



COLLABS

HIGHLIGHT & CREATE CONNECTIONS

SOLIDARITY



BUILDING PARTNER

REFLECT ON OUR GIFTS

INVEST

HONOR SOCIAL INTELLIGENCE

INCREASED WORKFORCE

CELEBRATE

NEW HAVEN IS AN INFINITE SPEAR



## NEW HAVEN RESTAURANT WEEK



**LUNCH \$25**  
**2-COURSES**



**DINNER \$45 & \$55**  
**3-COURSES**



**NEW** LIKE A  
**LOCAL**  
**APRIL**  
**16-21**

Pricing per person does not include beverage, tax or gratuity.  
Reservations are strongly encouraged.

# Thank You / Discussion

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