



CHAPTER II: COMMUNITY OVERVIEW

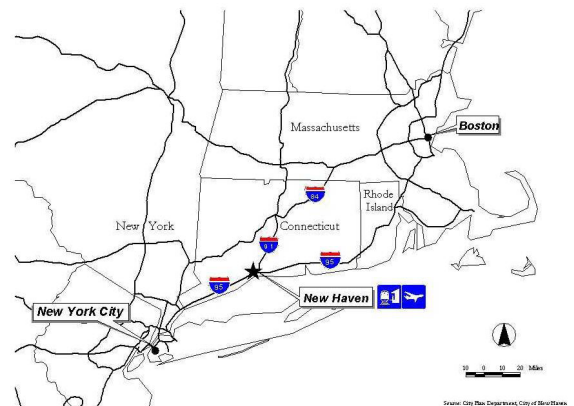
A. COMMUNITY CONTEXT

New Haven is a **major transportation hub** located at the junction of I-95 and I-91 serving as both the gateway to New England and a core city of the New York-New Jersey-Connecticut Consolidated Metropolitan Area (CMA).

New Haven’s Union Station is the 10th busiest Amtrak station in the country and the third busiest non-Manhattan station in the Metro-North network, after Stamford and White Plains. Connecticut Transit’s (CTTransit) New Haven Division buses, Greater New Haven Transit District paratransit, and Shoreline East commuter rail also provide access throughout the region.

New Haven is the seat of New Haven County, one of eight counties in the State of Connecticut. In addition, New Haven is the central city for the Greater New Haven Transit District, the New Haven Labor Market Area, the New Haven Workforce Investment Area, the New Haven Tourism District, and the **South Central Regional Council of Governments (SCRCOG)**.

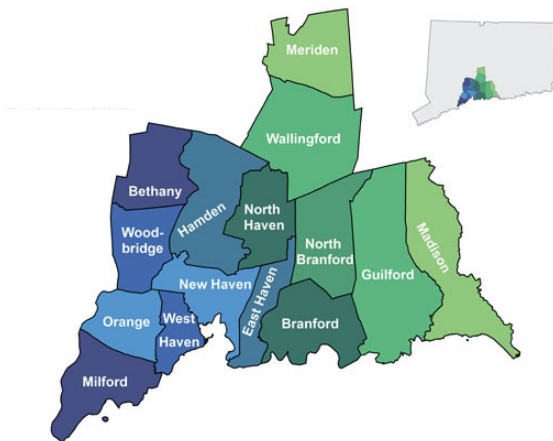
In 1638, the first European settlers, consisting of approximately 500 English Puritans, settled at the site of present day New Haven.



New Haven is centrally located on the major transportation corridors that connect the cities of the northeast.



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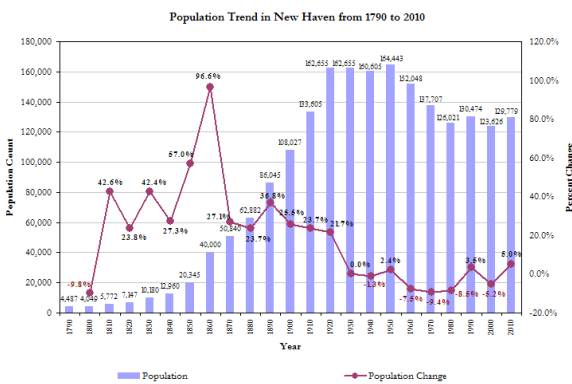
Source: South Central Regional Council of Governments
SCRCOG is the regional planning organization for the New Haven region.

Surveyor John Brockett laid out the new settlement as a grid of nine squares. In accordance with English custom, the central square was held in common. To this day, the New Haven Green continues as a public open space, recognized both as a National Historic Landmark and an urban planning milestone.

Since its incorporation as a City in 1784 and throughout the first half of the 19th century, New Haven experienced strong and steady growth similar to that in emerging American cities. With its fertile lands perfect for agricultural use, and its strategic location at the mouth of three rivers and along Long Island Sound, New Haven was positioned perfectly to become the regional commercial and residential center of Southern Connecticut. Beginning around 1850, New Haven’s economic and employment opportunities expanded as the city’s manufacturing industries began to flourish. During this era, the city became a national leader in carriage manufacturing and a home to large-scale producers of rubber goods, clocks, pianos, beer, guns and military equipment, and a wide range of other products.

From 1880 to 1920, New Haven’s population jumped from 62,882 to 162,655. Most of this population growth was comprised of immigrants from Ireland, southern Italy and eastern Europe, as well as African-Americans migrating from the South. New Haven’s population remained relatively stable through the Great Depression to the end of World War II.

Following the end of World War II, similar to most major cities in the Northeast and Midwest, the city experienced a substantial decline of its manufacturing sector and a 25 percent drop in population from the late 1940’s through the early 2000’s. According to the most recent US Census estimates (December 2014), New Haven’s population of 130,741 makes it the second largest city in Connecticut after Bridgeport.



Source: US Census Decennial Estimates, 1790-2010
After decades of decline, New Haven’s population is on the rise.

B. DEMOGRAPHIC CHARACTERISTICS

In a reversal of trends from the past 50 years, New Haven experienced a **population growth of 6,153 people** (a 5 percent increase) from 2000 to 2010. It is also now one of the fastest growing cities in Connecticut and New England. The population projections provided by Connecticut State Data Center indicate that if existing trends continue, the city may grow by nearly 13 percent over the next decade i.e., 2015-2025.

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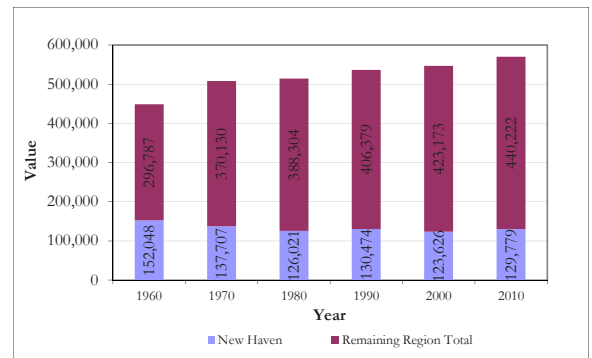
While New Haven’s population had seen a steady decline since the mid-1950’s, its suburbs experienced their greatest growth in the 1960’s and 1970’s. Towns such as Madison, Guilford, Bethany and North Branford have seen triple digit percentage population growth over this time. Taken as a whole, the region has grown from 448,835 people in 1960 to 570,610 people in 2013. This represents a 27 percent increase. These changing dynamics are similar to what has happened across the state, with central cities losing their population while the growth has shifted initially to an inner ring of suburban towns (in the 1930’s through the 1960’s) and then further out to the surrounding towns in an outer ring, such as Woodbridge, Orange, Guilford and Madison in the 1970’s through the 1990’s. Since the 1990 census, the overall growth of the region has been modest, but primarily concentrated in the outer ring of suburbs.

While **New Haven’s overall share of the regional population has declined over the past four decades**, this trend peaked with the 2000 census. Demographic trends indicate that due to the increase observed in immigrant population within the past two decades, **New Haven is now home to the largest Hispanic population within the state** (35,591 people).

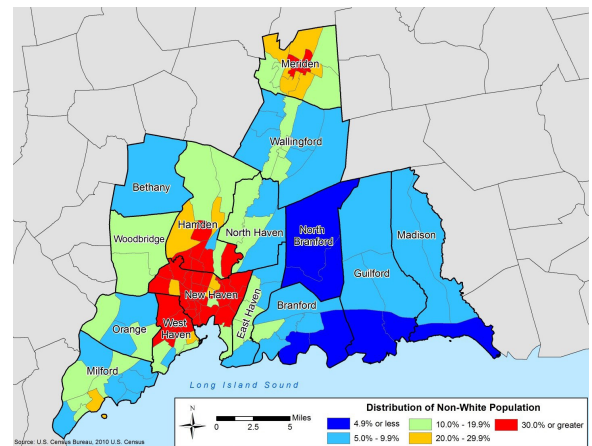
In New Haven, population density has seen a 19 percent decrease since 1960. However, the city continues to be the most densely populated city within the South Central Connecticut region. In 1960, there were over 8,000 people per square mile living in New Haven; while for the last three decades overall population density has remained steady at roughly 6,500 per square mile. Within the region, New Haven and West Haven have the highest density of population and are fully built out, while Branford, East Haven and Hamden also share the characteristic of being largely developed, moderate density inner ring suburbs with very limited population growth projected.

Population by Age

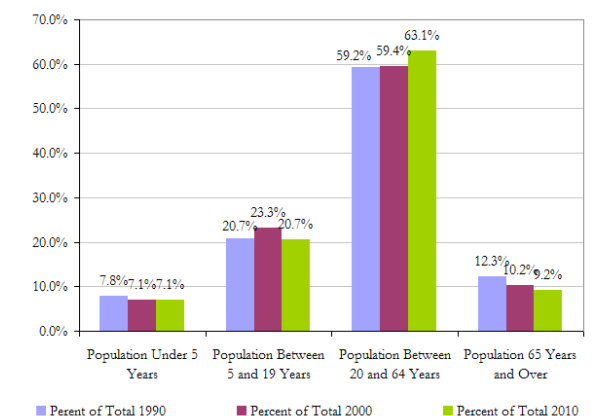
While the city’s population grew by 5 percent from 2000 to 2010, the **majority of this growth is exhibited in the percent of the population between 20 and 64 years of age** (nearly 3.5 percent increase). There was a slight increase in the total population under 5 years of age although as a percent of total this group remained nearly the same as it was in 2000. Another notable difference observed between 2000 and 2010 is the decrease in the percent of total population between 5 and 19 years of age (nearly 2.5



The City of New Haven’s population now comprises a smaller percentage of the regional population than it once did.



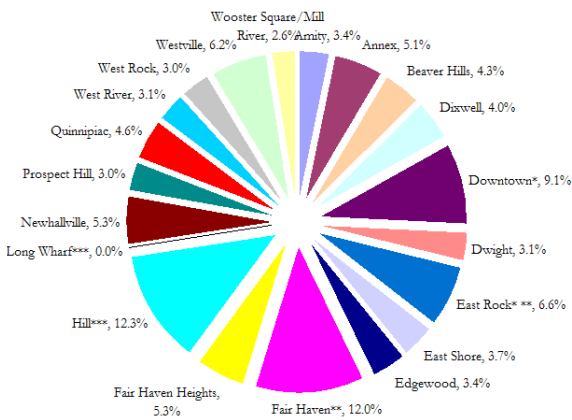
Source: US Census Bureau, Decennial Census Reports, 2010
 Much of the region’s non-white population is concentrated in New Haven and its inner ring suburbs.



Source: US Census Decennial Estimates, 1990-2010
 New Haven’s working age population is growing.



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Note: Due to rounding, totals may not add up to 100.0 percent.

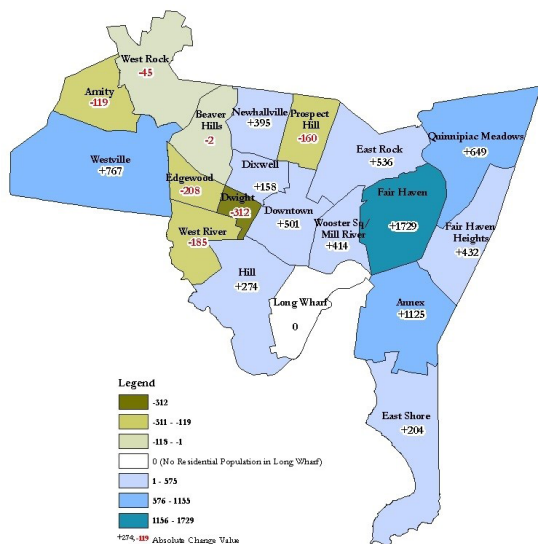
Source: DataHaven estimates based on block and block-group level data from 2000 and 2010 Decennial Census. Illustration by New Haven City Plan Department.

* Downtown and East Rock have split block groups. 1420.02 is 50 percent Downtown and 50 percent East Rock; and 1420.03 is 34 percent Downtown and 66 percent East Rock.

** East Rock and Fair Haven have split block groups. 1424001 is 51 percent East Rock and 49 percent Fair Haven; and 1425.01 is 29 percent East Rock and 71 percent Fair Haven.

*** For purposes of neighborhood estimates, 100 percent of housing and population in Tract 1402 (split Long Wharf/Hill) is assigned to Hill. No housing developments exist in Long Wharf; therefore there is no residential population.

Nearly a quarter of city residents live in either the Hill or Fair Haven.



Note: City-wide change in total population from 2000 to 2010 is +6,153 people.

Source: 2010 Census Estimate and DataHaven Estimates

Most of the city's population growth has occurred on the east side of the city.

percent decrease). This group remained nearly the same as in 1990. The elderly population is also found to be decreasing since 1990.

Population by Neighborhood

New Haven's diverse neighborhoods provide a multitude of living environments for residents. The Hill and Fair Haven neighborhoods occupying roughly 915 acres and 780 acres of land respectively are home to more residents than any other areas in the city. With 15,682 residents in the Hill and 13,683 residents in Fair Haven, these two neighborhoods alone account for almost 25 percent of the city's total population. The next most populous neighborhoods, East Rock, Westville and Downtown, account for slightly less than 20 percent of the city's population. Among the neighborhoods with a residential population base, Wooster Square is the smallest (2,008). The next least populous neighborhoods are the West Rock, West River, and Prospect Hill neighborhoods. In terms of residential density, Dwight is the most densely populated neighborhood in the city, followed by Downtown. The least densely populated neighborhoods are Westville and the East Shore.

Population Change in Neighborhoods

The neighborhoods in the eastern section of the city i.e., Fair Haven, Quinnipiac Meadows, Fair Haven Heights, Annex, and East Shore appear to have grown with a combined population increase of nearly 4,000 people from 2000 to 2010.

Population by Race and Ethnicity

Large numbers of Irish, Italian and eastern European immigrants began to arrive in New Haven between 1850 and 1930 providing a labor force for the city's growing railroads, metal-working and garment industries. Subsequent migration of African-Americans from the South and an influx of immigrants from Puerto Rico characterized the mid-20th century (1920-1980). Over the last 30 years, New Haven has become even more diverse. Racial and ethnic diversity is seen across the city's neighborhoods with strong, historical concentrations in certain sections of New Haven. For example, there is a large African-American community in Newhallville and Beaver Hills. The city's Hispanic population has historically been concentrated in Fair Haven, but it has grown to become the largest ethnic group in Fair Haven Heights as well, including immigrants from the Caribbean and Central and South

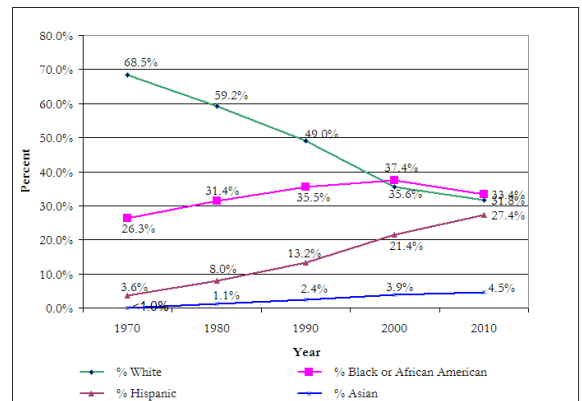
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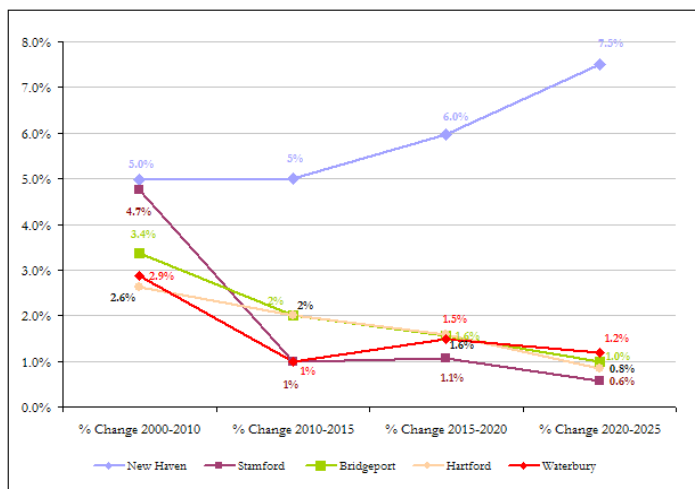
America. The Hill and Quinnipiac Meadows neighborhoods are more ethnically mixed with both African-American and Hispanic residents. Non-Hispanic white residents are most heavily concentrated in the Wooster Square, East Rock, Westville, and East Shore neighborhoods. The Hispanic and Asian population has been steadily increasing over the past two decades.

Population Projection

The population projections provided by Connecticut State Data Center indicate that if the existing trends continue (13 percent growth over the next decade, with an estimated population of 154,737) the **city may have relatively higher population than peer cities** Stamford, Bridgeport, Hartford, and Waterbury.



Source: US Census Bureau Decennial Estimates, 1970-2010
 The city's population has becoming increasing diverse over the past 40 years.



Source: US Census Bureau and CT State Data Center at University of Connecticut Libraries MAGIC, 2012

Among the state's largest cities, New Haven's population is projected to grow faster over the next decade.



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