

Demographics  
Housing  
Economics  
Fiscal  
Zoning

# Trumbull

Plan of Conservation and Development  
Conditions and Trends Analysis  
October 23, 2012



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## C&T Overview

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**Demographics**

# Demographics



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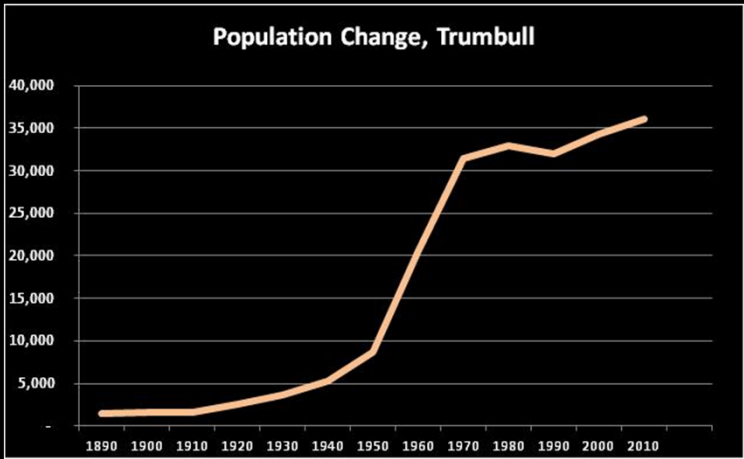
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**Demographics**

# Population Trends



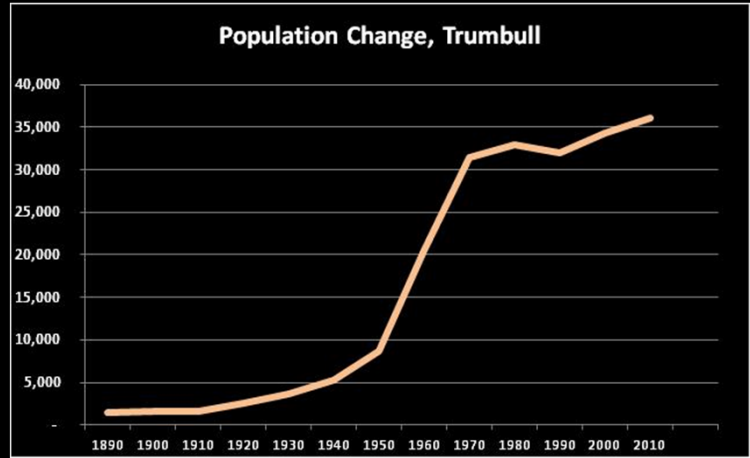
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Sources: US Census

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## Population Trends

Change from Previous Decade	Trumbull	Fairfield County
1990	-3%	3%
2000	7%	7%
2010	5%	4%

Source: 2010 US Census.

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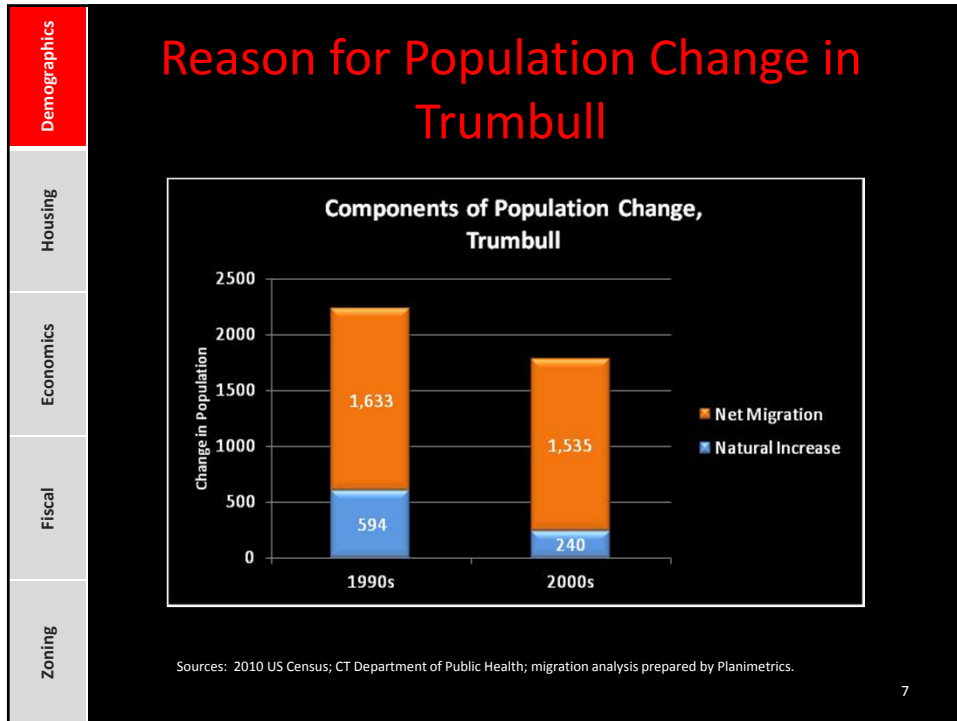
## Population Projections

2010 Population: 36,018

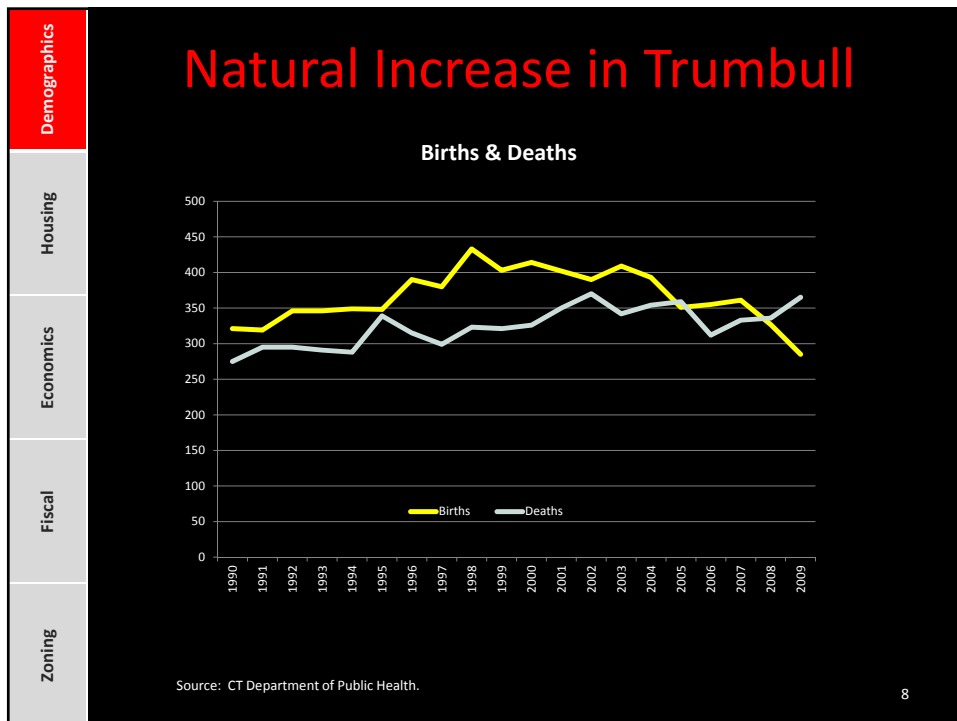
	Planimetrics Projections	State Projections Low	State Projections High
2020	35,613	35,831	36,879
Change	-405	-187	+861
% Change	-1%	-1%	+2%

Sources: Planimetrics and CT State Data Center

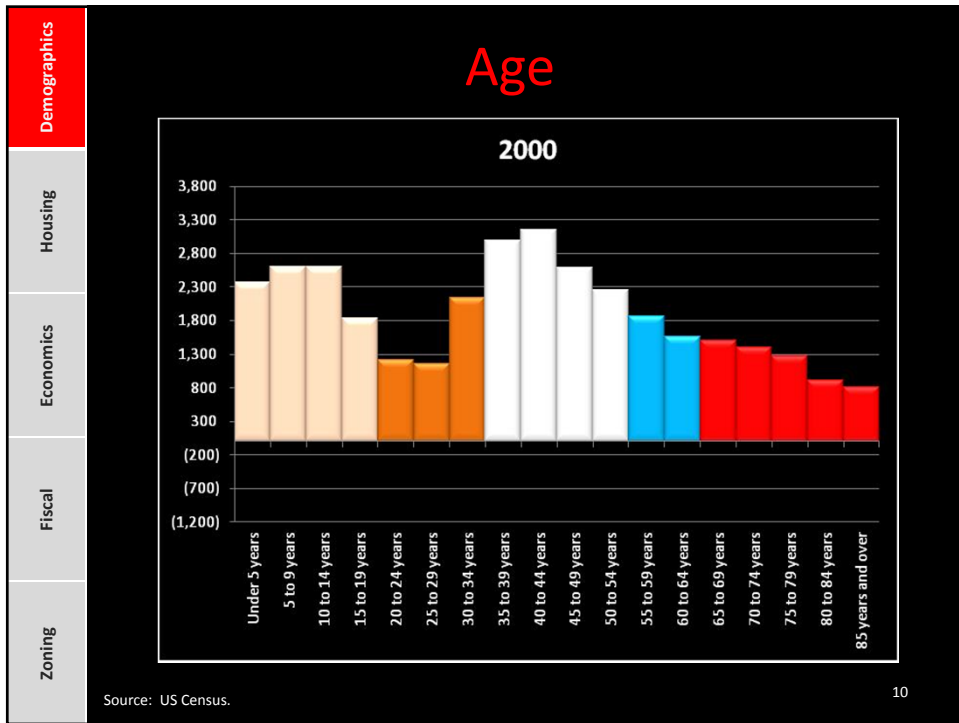
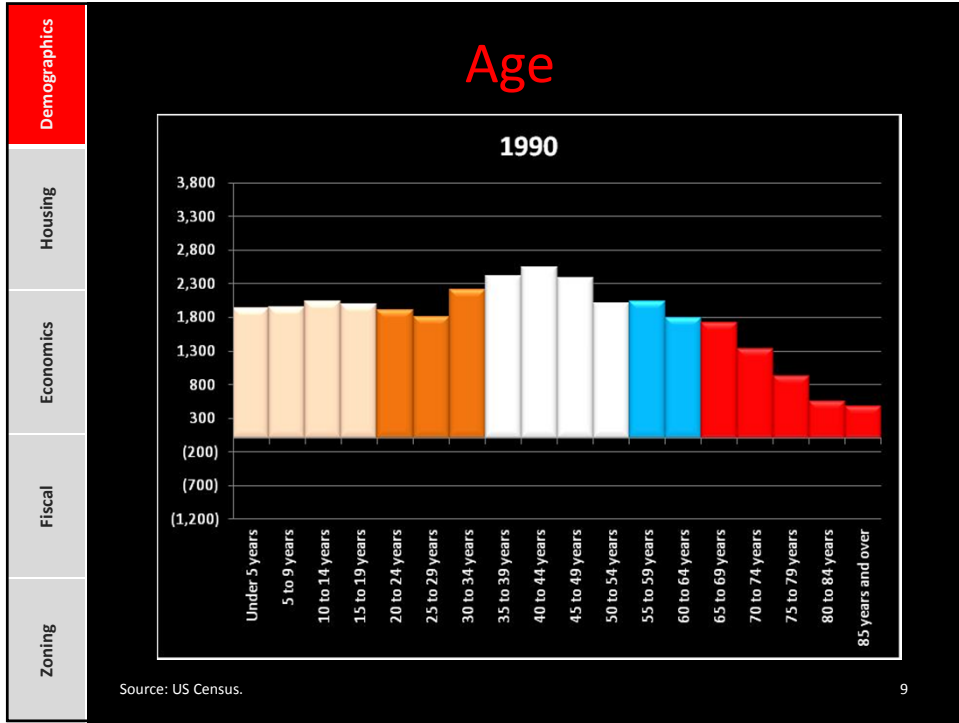
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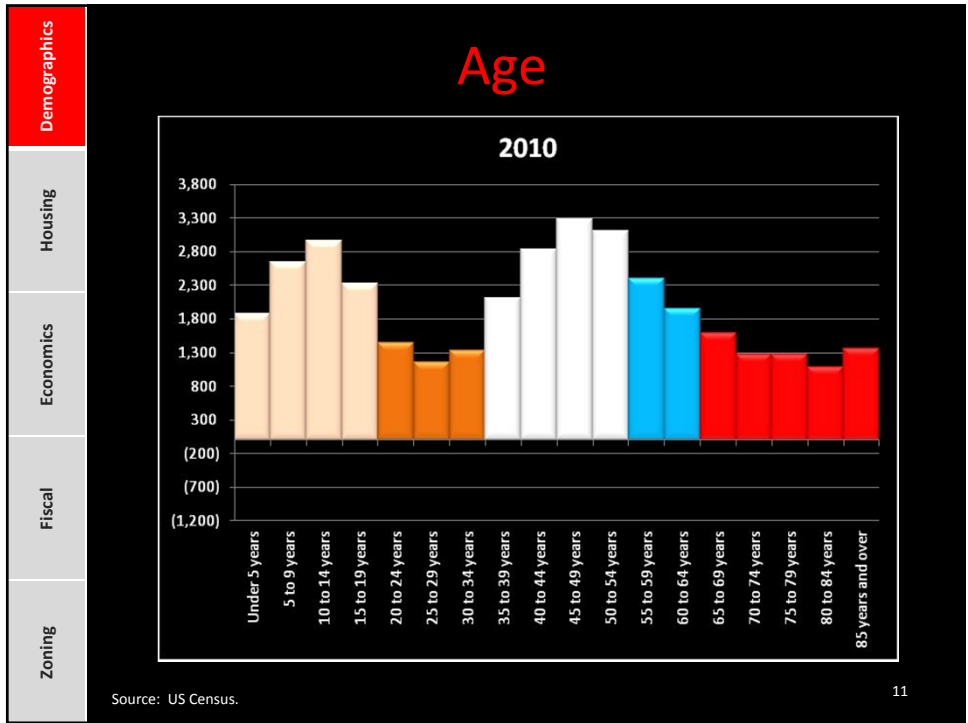


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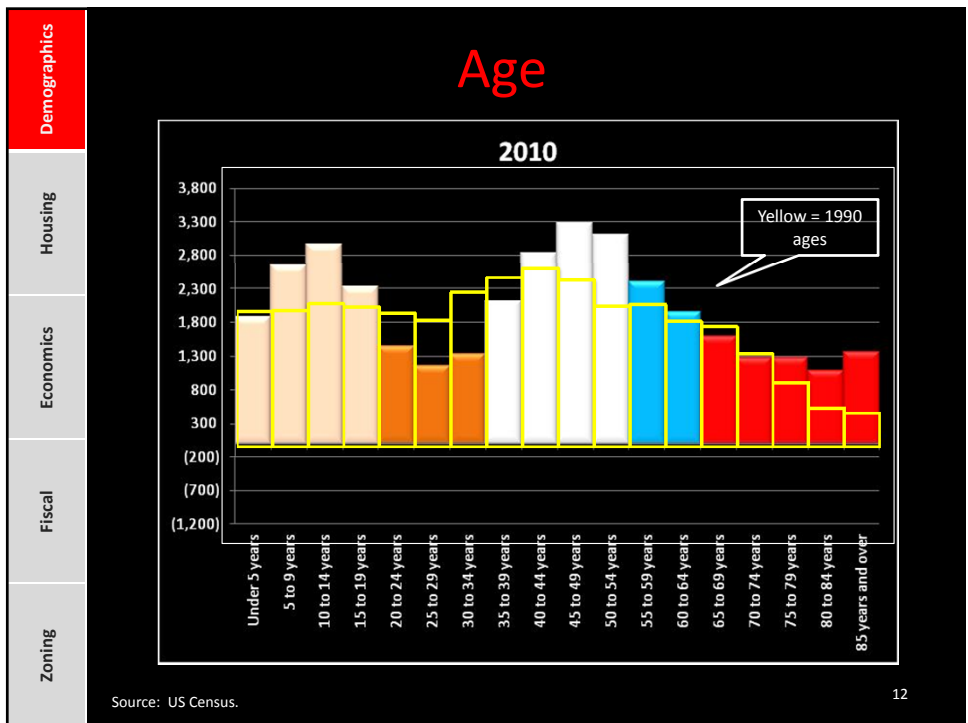


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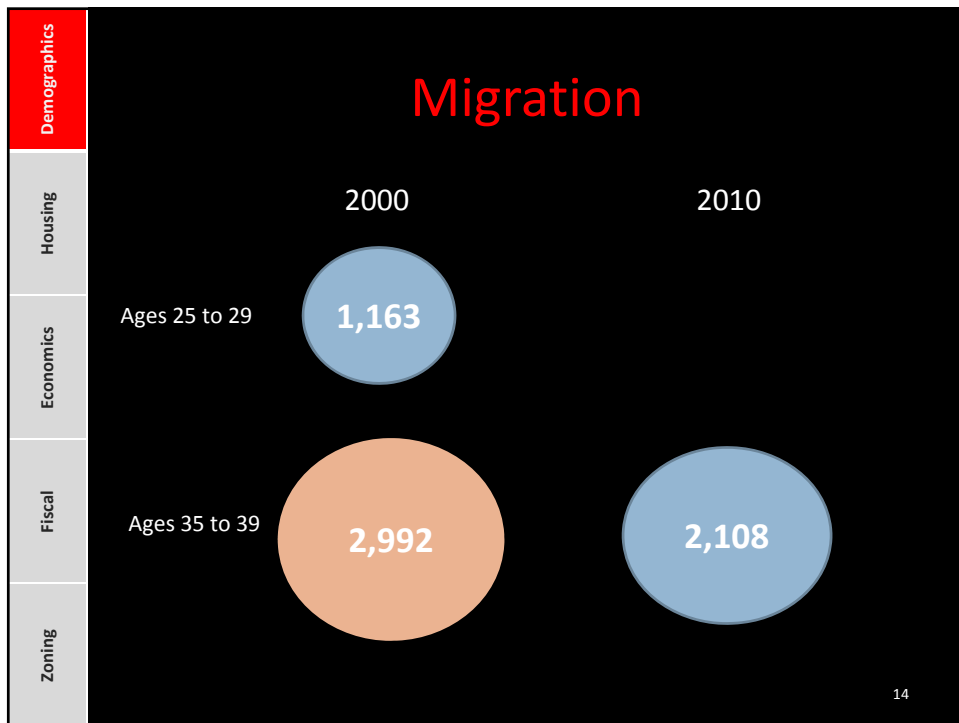
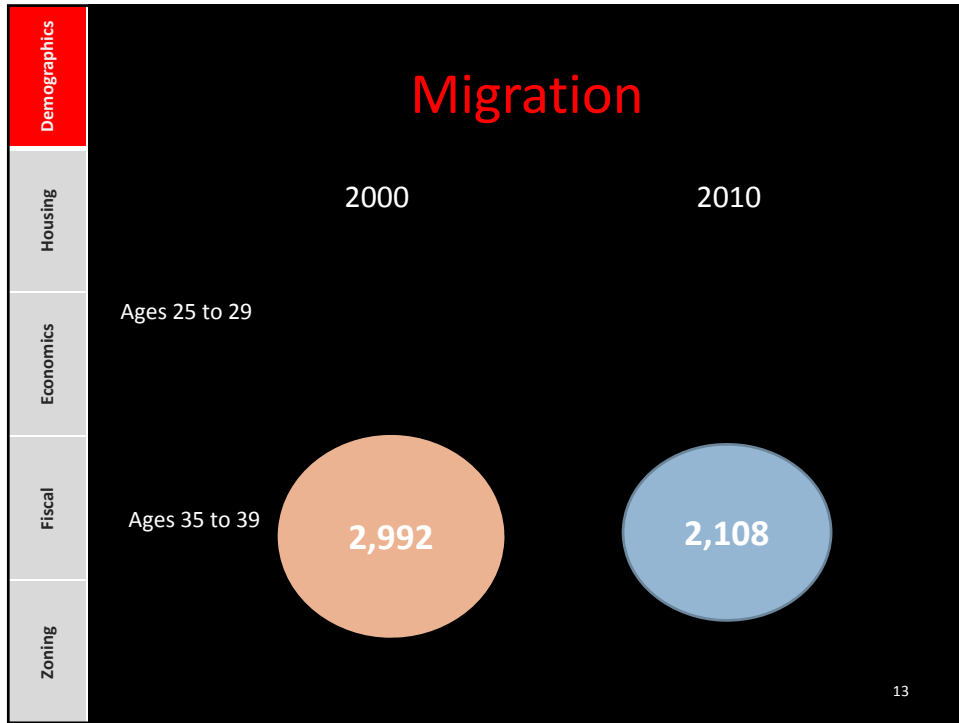


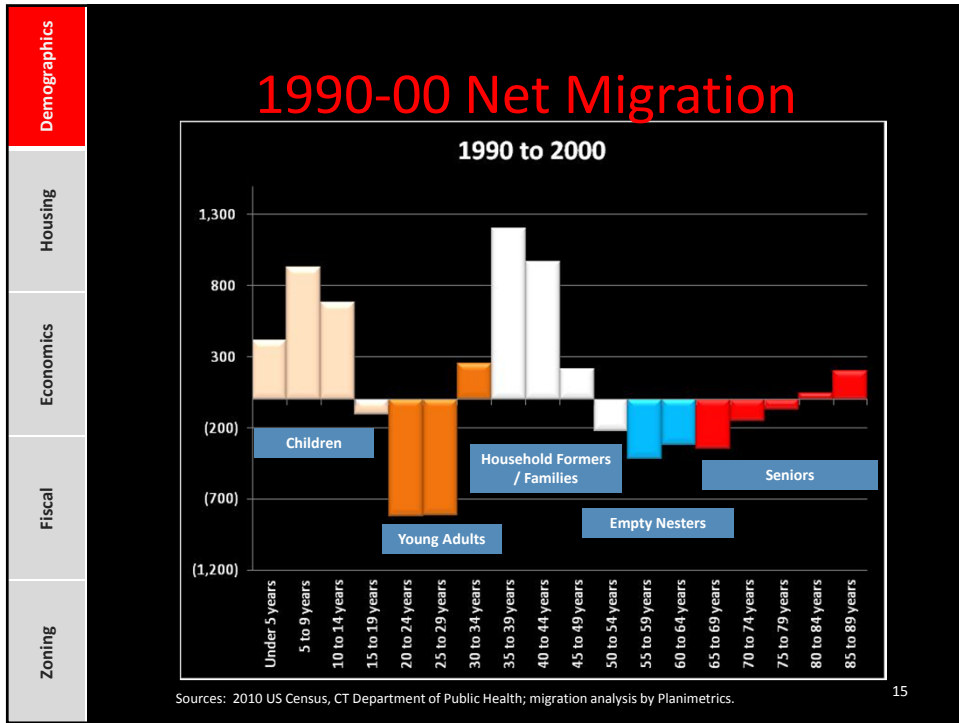


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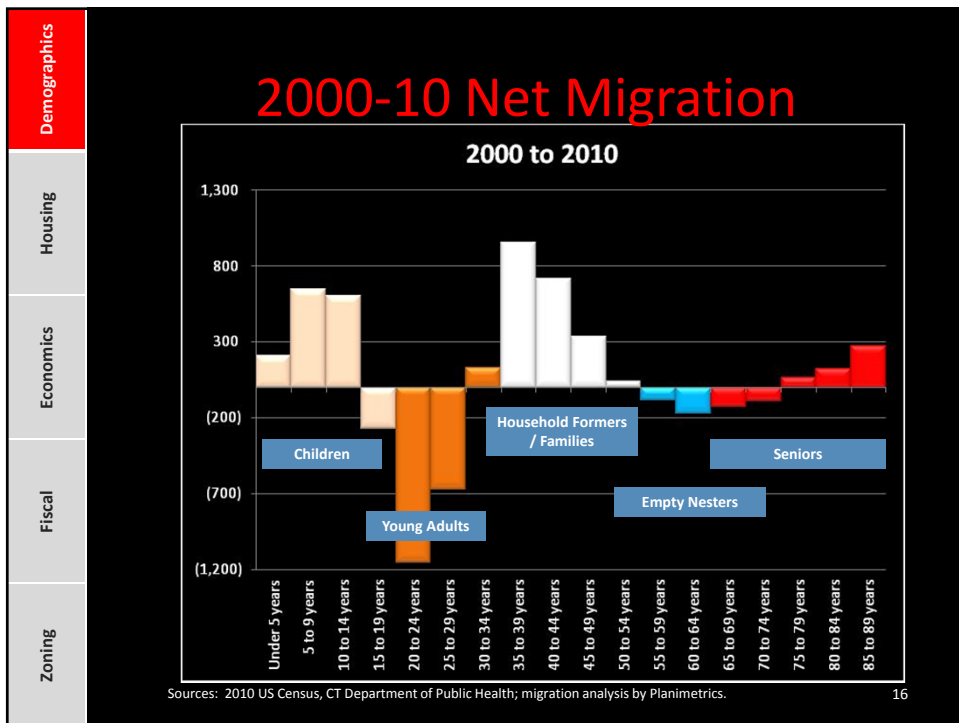


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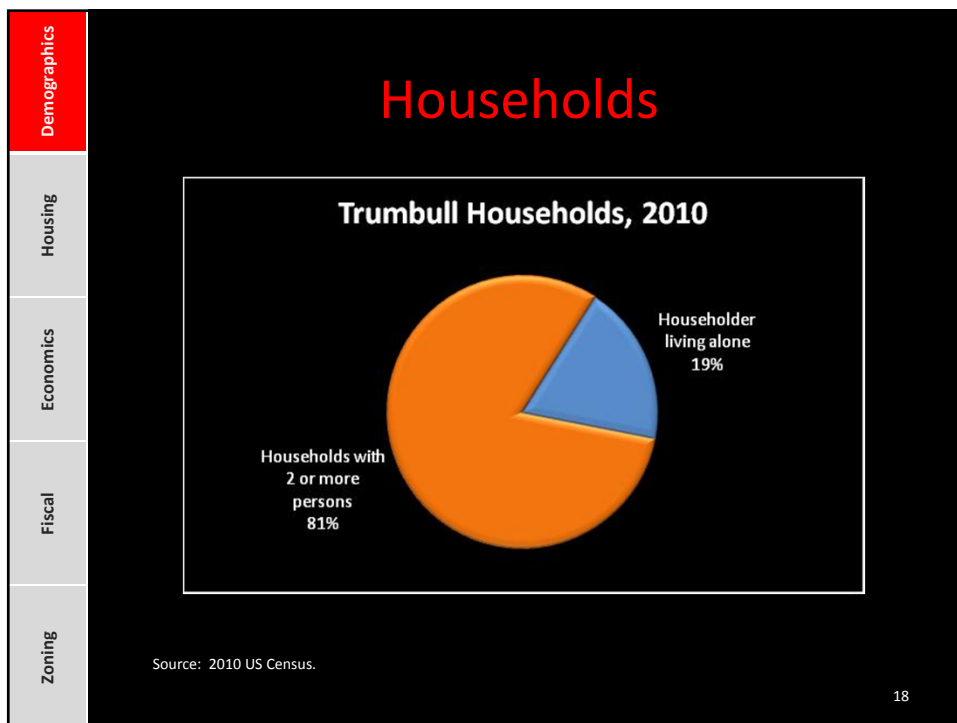
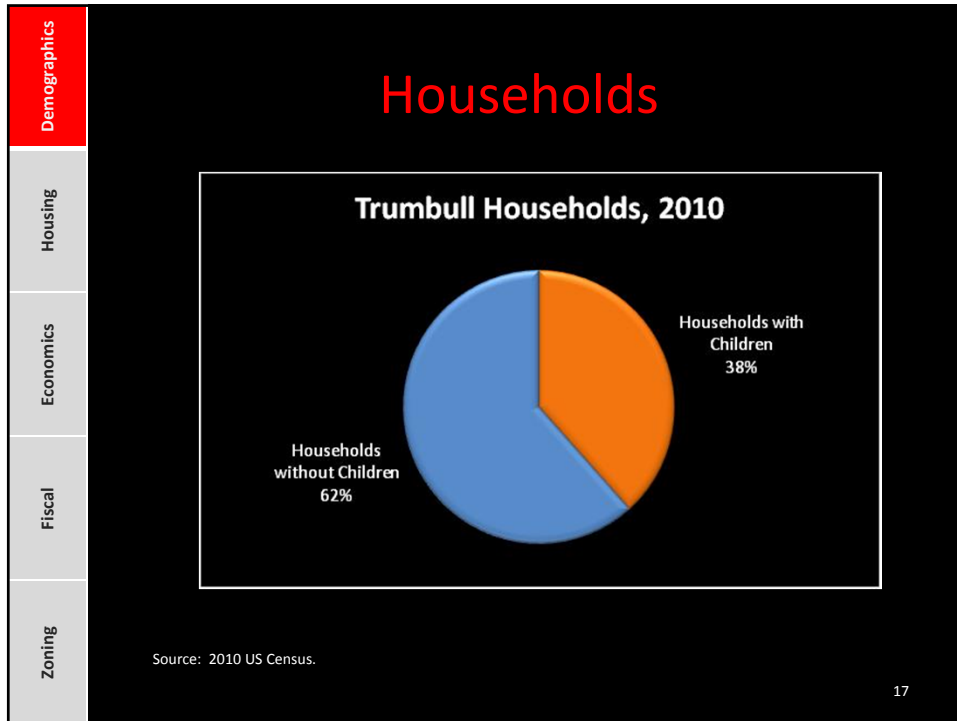


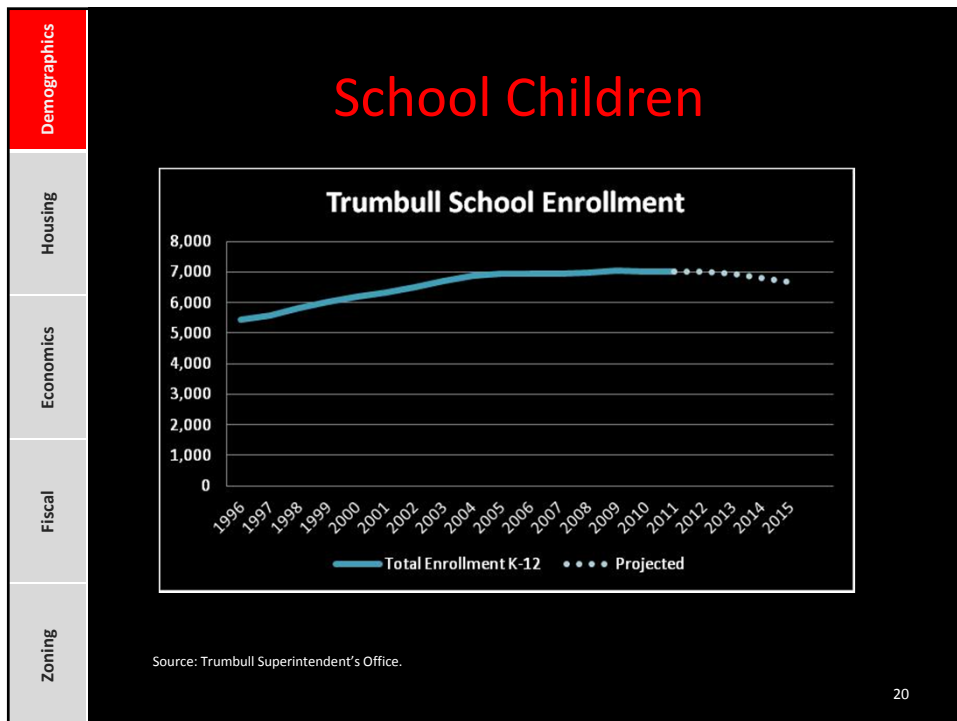
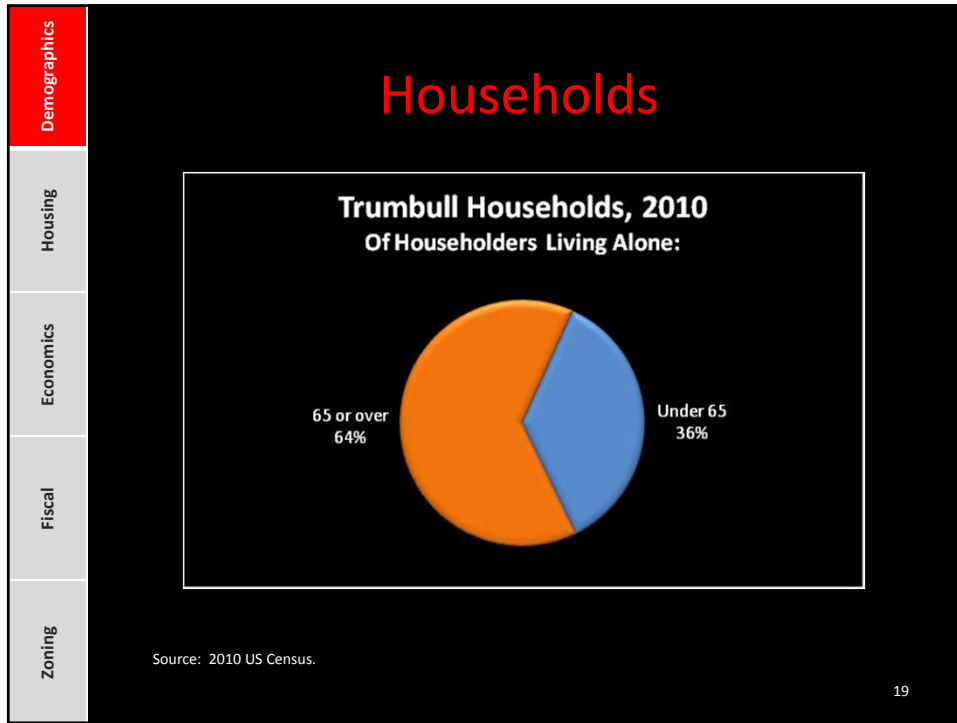
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## School Children

From the 2012-2013 Trumbull Public Schools Budget:

- Significant drop off beginning 2014
- Middle School enrollment remains consistent
- High School slow and steady increase
- Greatest change – Elementary School drop

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## Race\*

	Trumbull	Fairfield County	Connecticut
White	91%	77%	80%
Black or African American	4%	12%	11%
American Indian or Alaska Native	<1%	1%	1%
Asian	5%	5%	4%
Other	1%	8%	7%
Hispanic or Latino	6%	17%	13%

\*First 5 rows based on "race alone or in combination with one or more races."  
Source: 2010 US Census.

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## Other Characteristics

	Trumbull	Fairfield County	Connecticut
% of Adults with Bachelor Degree or higher	50%	44%	36%
Median Household Income	\$102,413	\$80,122	\$67,067
Per capita Income	\$43,419	\$47,283	\$36,412
Residents below poverty level	3%	9%	10%

Source: American Community Survey, 2008-2010.

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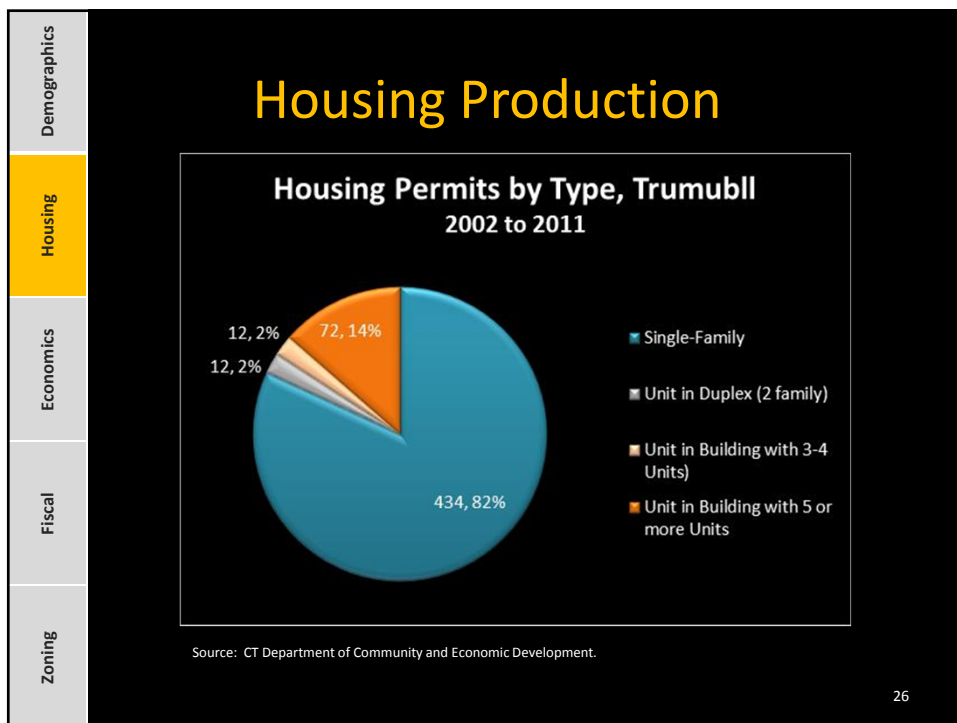
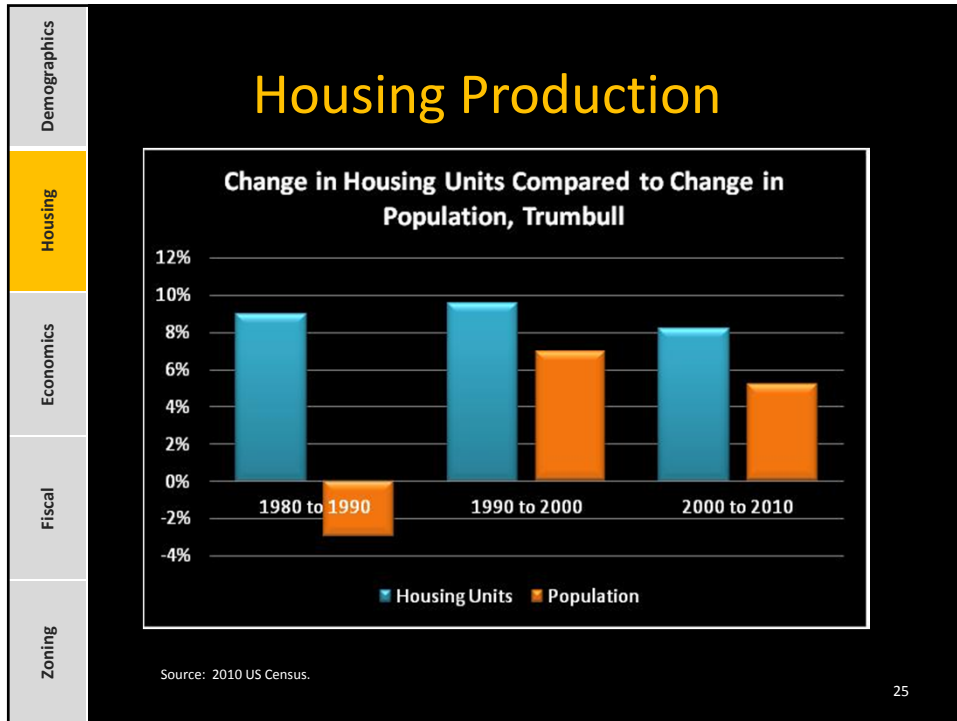
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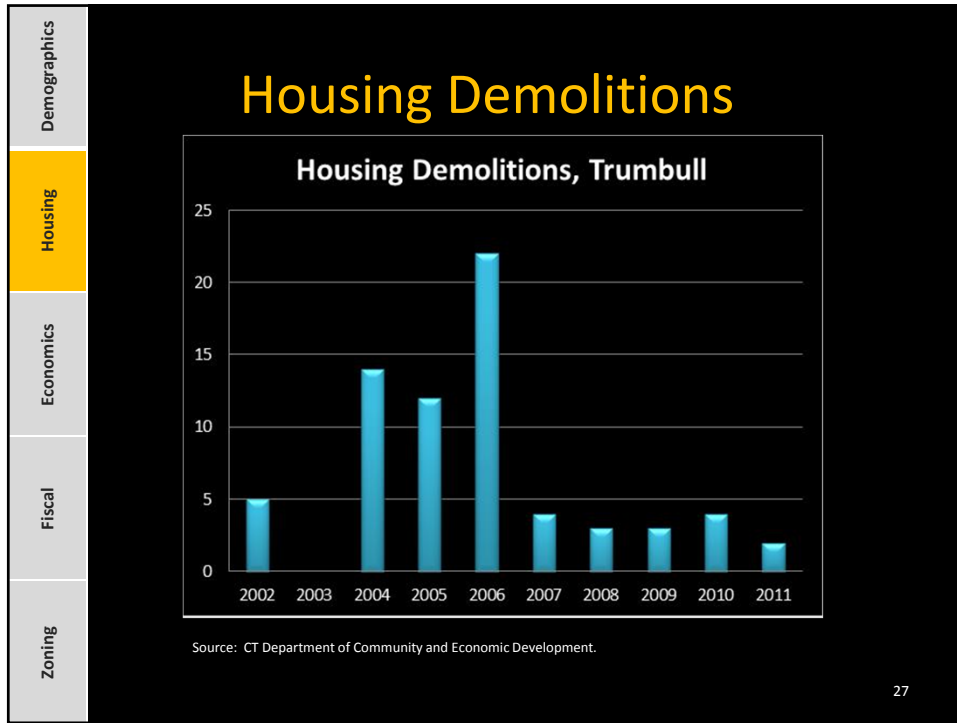
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## Housing

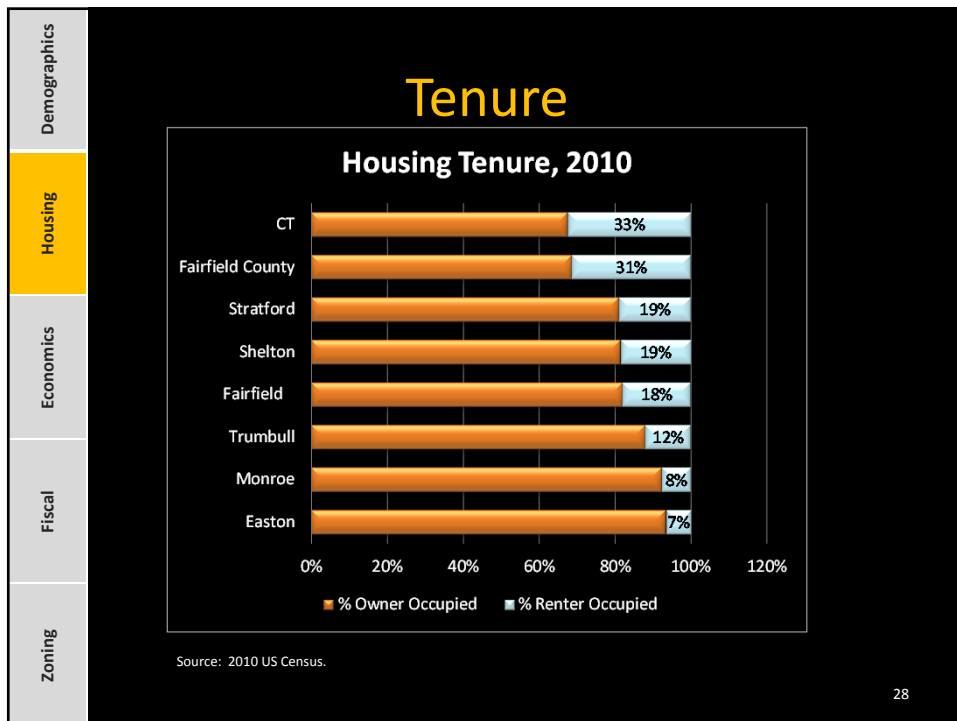


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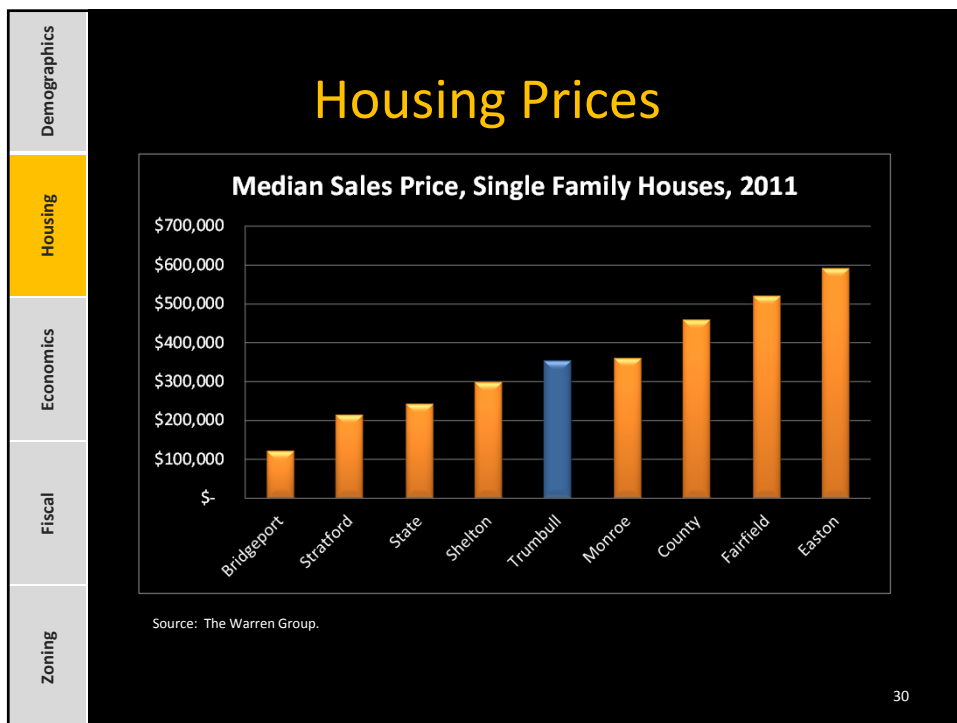
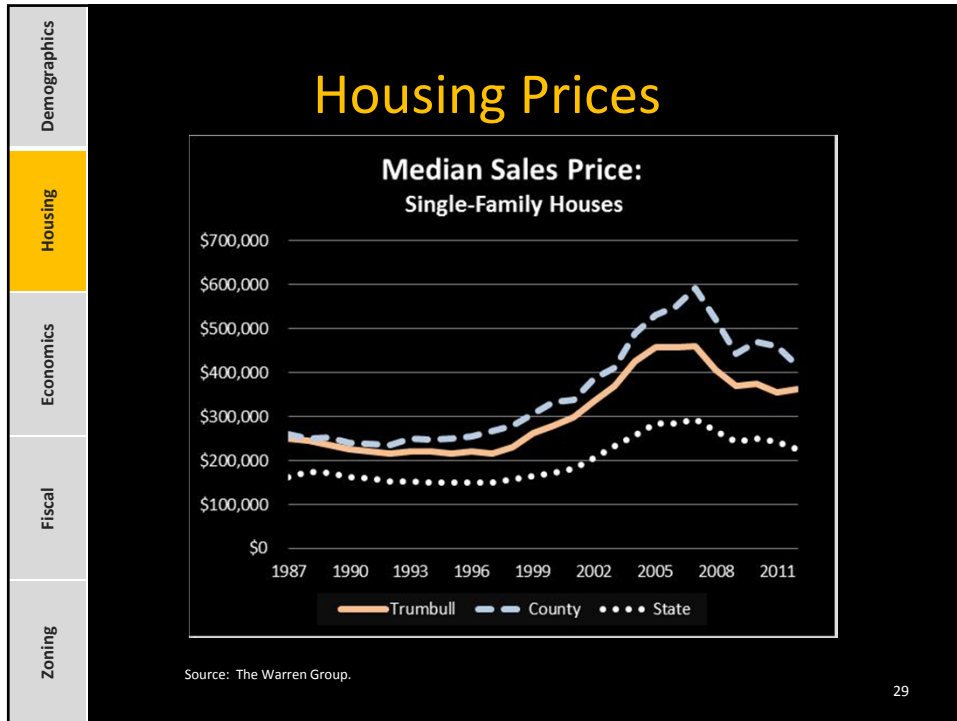


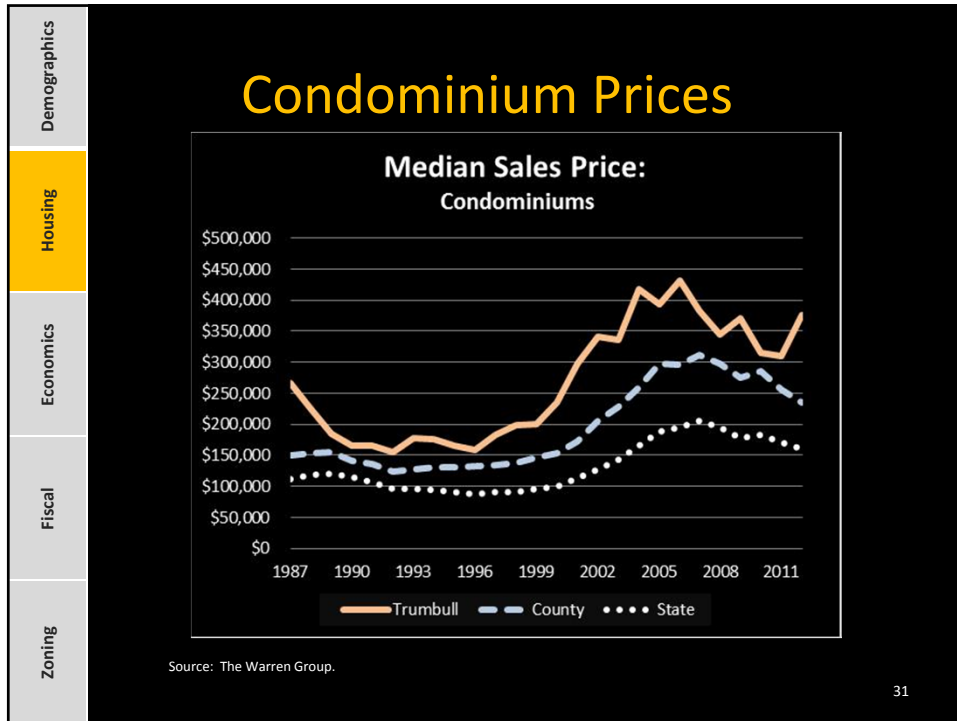


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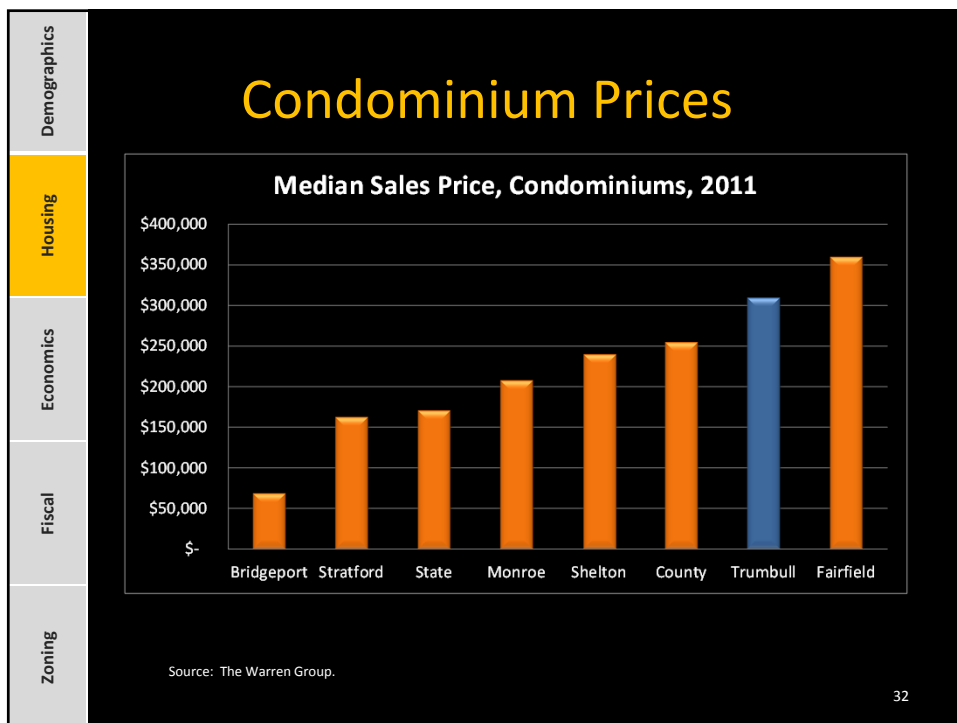


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## Affordable Housing

Affordable Housing?

Low Income ?

Moderate Income ?



Workforce?

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## Affordable Housing

	Trumbull	Area (AMI)	State
Median Income	\$ 102,059	\$ 104,300	\$ 67,740
Low Income (50% of median)	\$ 51,030	\$ 52,150	\$ 33,870
Moderate Income (80%)	\$ 81,647	\$ 83,440	\$ 54,192
Workforce (up to 120%)	\$ 122,471	\$ 125,160	\$ 81,288

Area: Bridgeport-Stamford-Norwalk, CT.  
 AMI from HUD for 2011-2012.  
 Trumbull and State from 2006-2010 American Community Survey 5-Year Estimates

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Demographics	<h1 style="margin: 0;">Affordable Housing</h1>
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## Affordable Housing Definition

When 10% of a community's housing stock is affordable, it is exempt from an affordable housing appeals procedure that shifts the burden of proof to the community to show that threats to public health or safety outweigh the need for affordable housing.

An affordable unit under CGS 8-30g must be:

- assisted (funded under a state or federal program);
- CHFA-financed (financed under a program for income-qualifying persons or families); or,
- deed restricted to be affordable to low- or moderate-income persons or families for at least 40 years.

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- In Trumbull:
  - 645 “Affordable Units”
    - 321 Assisted
    - 35 CHFA Mortgages
    - 289 Deed Restricted
  - Using 2010 Housing Unit Count = **4.9%**
  - To reach 10%, need **671** units (number increases with each new market rate unit built)

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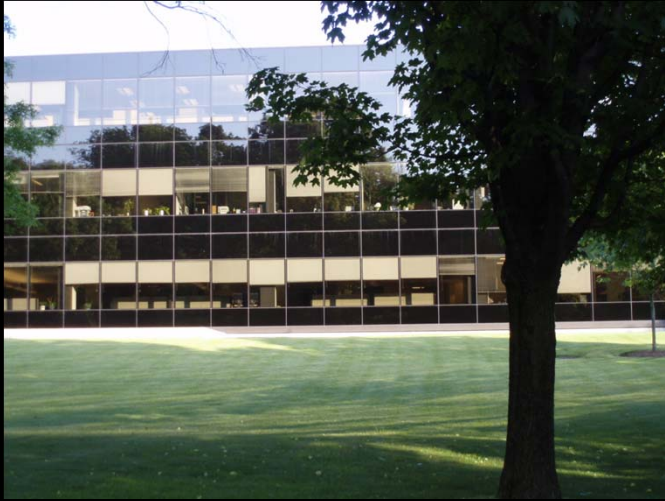
## Affordable Housing

- But:
  - Of the 289 deed restricted units, **209** “expire” in next 10 years (by end of 2022)

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# Labor Force

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# Labor Force (residents)

Residents in Labor Force, 2010	
Shelton	59%
Monroe	55%
CT Overall	53%
Stratford	51%
<b>Trumbull</b>	<b>50%</b>
Easton	50%
Fairfield	48%
<b>Bridgeport</b>	<b>45%</b>

Sources: CT Department of Labor; US Census.

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## Unemployment Rates\*

	Trumbull	Bridgeport – Stamford Labor Market Area	CT
2000	1.8%	2.1%	2.3%
2005	3.9%	4.5%	4.9%
2011	7.0%	8.2%	8.8%

\*Annual averages.  
Source: CT Department of Labor.

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## Where Trumbull Residents Work

Top 10 Work Destinations	% of Trumbull Workers
Trumbull	27%
Bridgeport	18%
Shelton	9%
Norwalk	8%
Stamford	7%
Stratford	7%
Westport	6%
Milford	4%
New York City	4%
New Haven	3%

Source: 2006-2008 American Community Survey

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## How Residents Commute to Work

Trumbull	% of Workers Age 16 or Older
Drove Alone	86%
Car Pooled	5%
Public Transportation	3%
Walked	0.5%
Worked at Home	4%

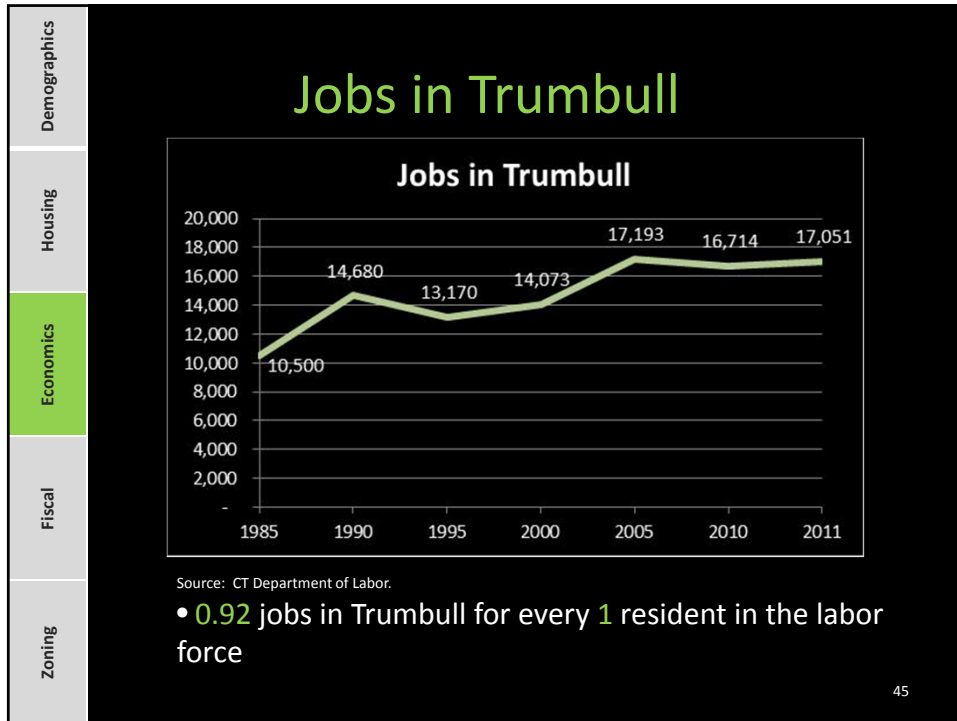
Source: 2006-2010 American Community Survey.

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## Jobs

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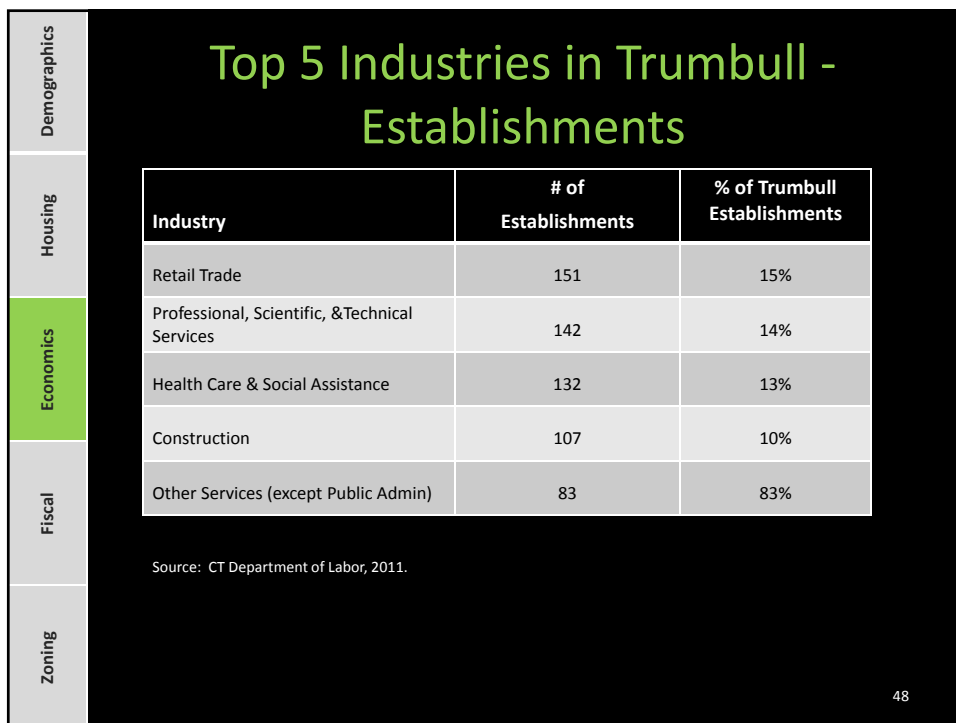
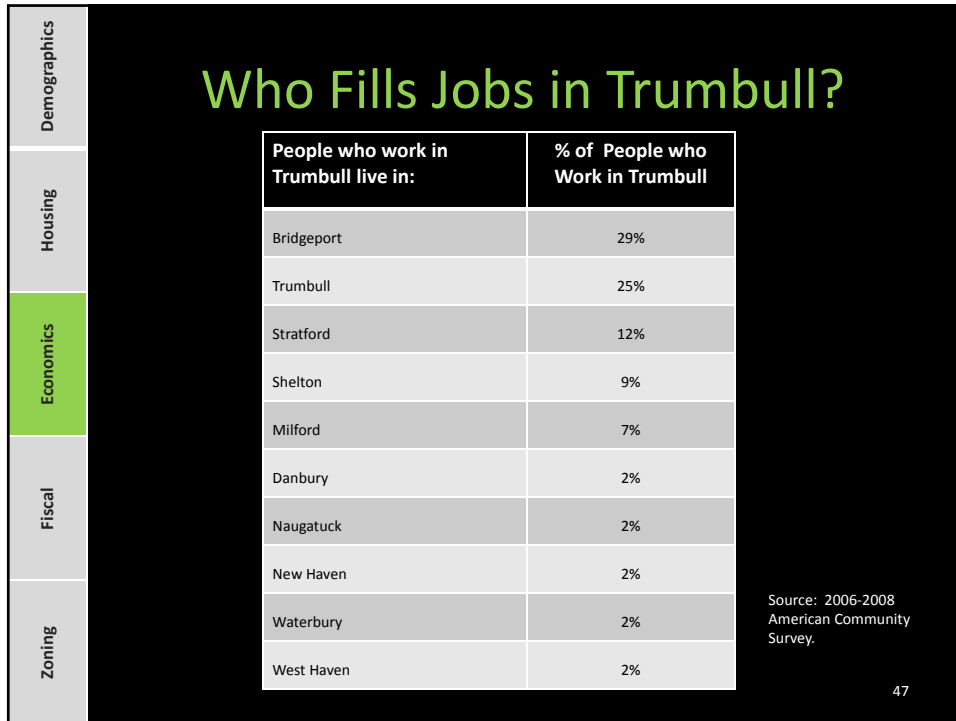
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## Jobs / Labor Force Ratio

**0.92** jobs in Trumbull for every **1** resident in the labor force

State and County – 0.84

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## Top 5 Industries in Trumbull - Jobs

Industry	# of Jobs	% of Trumbull Jobs	Average Annual Wage
Retail Trade	3,588	21%	\$41,349
Health Care & Social Assistance	3,456	20%	\$41,155
Finance & Insurance	1,944	11%	\$103,120
Municipal Government	1,419	8%	\$55,975
Professional, Scientific, & Technical Services	1,200	7%	\$95,475

Source: CT Department of Labor, 2011.

Average Wage for Job in Trumbull: \$56,478

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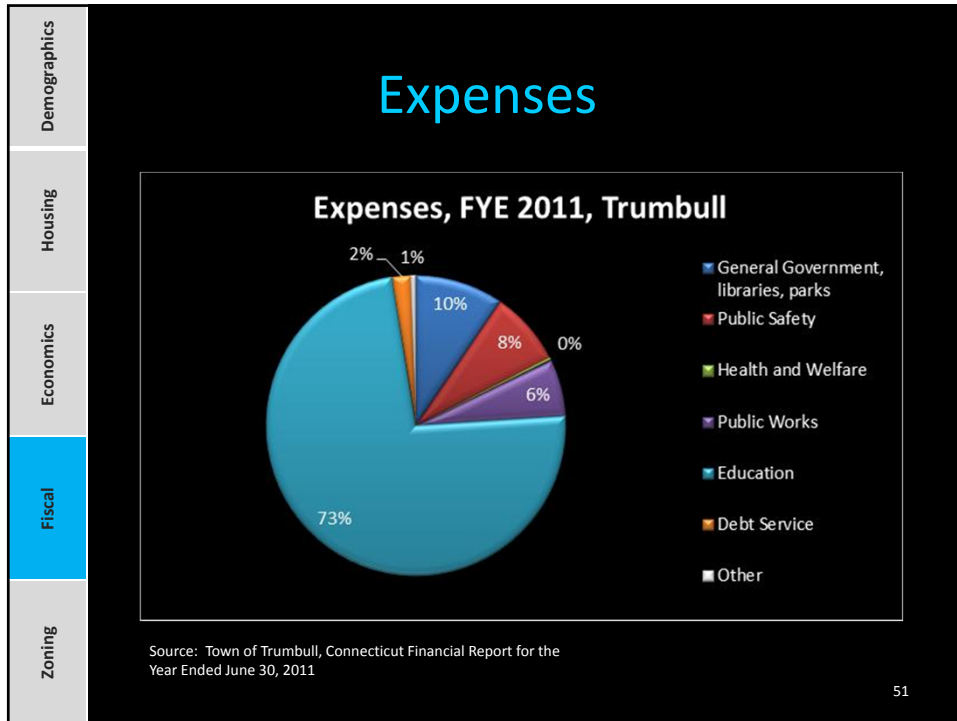
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## Fiscal



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**Revenue Source Comparison**

	% of Revenues from Property Taxes
Easton	91%
<b>Trumbull</b>	<b>87%</b>
Fairfield	87%
Shelton	85%
Monroe	83%
Stratford	78%
Connecticut Average	82%
Bridgeport	57%

Source: Municipal Fiscal Indicators, 2006-2010, CT Office of Policy and Management.

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## Grand List Comparison

	% from Commercial, Industrial, Utility
Bridgeport	26%
Shelton	18%
Connecticut	17%
Stratford	17%
<b>Trumbull</b>	<b>13%</b>
Monroe	10%
Fairfield	9%
Easton	2%

Source: Municipal Fiscal Indicators, 2006-2010, CT Office of Policy and Management.

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## Grand List Growth

FYE	Equalized Net Grand List	% Change
2006	\$7,349,000,000	--
2007	\$7,146,000,000	-3%
2008	\$7,420,100,000	4%
2009	\$7,409,500,000	0%
2010	\$6,754,000,000	-9%

Source: Municipal Fiscal Indicators, 2006-2010, CT Office of Policy and Management.

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## Trumbull

	% of Net Grand List
Trumbull Shopping Center #2 LLC	4.93%
Digital 60 & 80 Merritt LLC	1.56%
United Illuminating Co.	0.67%
Avalon Bay Communities Inc.	0.65%
RBS Securities Inc.	0.50%
Parallel Post Real Estate LLC	0.46%
Conopco Inc.	0.45%
RVW Limited Partnership	0.42%
National Development Resources	0.42%
6949 Main Street LLC	0.40%

Source: Town of Trumbull.

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## Discussion

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