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Land use, economic development, and environmental planning
Facilitating consensus among diverse constituents
Creating sustainable communities

Demographic and Economic Profile

Town of Beacon Falls

Plan of Conservation and Development
Meeting 2

April 28, 2010

Turner Miller Group has compiled an assortment of demographic data for your review. This data was originally assembled by the Council of Governments of Central Naugatuck Valley (COGCNV) in their publication, *A Profile of the CNVR: 2009* and by the Connecticut Economic Research Center (CERC) in their publication, *2010 Town Profiles,* both of which have been attached.

Because the COGCNV report covers a number of communities, we have highlighted in yellow information directly related to the Town of Beacon Falls. In both reports we have underlined in green demographic information that exhibits a unique or interesting factor relevant to the Town of Beacon Falls. We summarize these interesting factors hereafter:

A Profile of the CNVR: 2009
- Pages 15-17 – The Town of Beacon Falls has the second lowest population in the Central Naugatuck Valley, but is also the smallest Town and is generally consistent with surrounding communities in population density.
- Pages 18-19 – Generally the population is predominantly white and not of Hispanic origin.
- Page 22 – Interestingly, the Town has a higher proportion of residents in the 25-34 age cohort (and the 25-49 age cohort) than the surrounding region, New Haven County and the State. This is somewhat unique for suburban communities and may demonstrate a supply of housing preferable to young adults.
- Page 23 – There is also a uniquely high ratio of non-family households in the Town.
- Page 26 – The household income distribution exhibits a higher than average preponderance of households earning in the $35,000 to $75,000 in 1999. This is a solidly middle to upper-middle income range.
- Page 27 – The Town exhibits a somewhat high number of persons living below the poverty level and is third highest in the region after the City of Waterbury and the Town of Naugatuck. This population is concentrated in the center of Town as exhibited on page 14.
- Page 28 – The Town has a higher than typical percentage of persons whose highest level of educational attainment is some college with no degree.
- Page 35 – In 2000 and 2008, the Town almost directly mirrored the unemployment averages for the State.
- Page 38 – Although not unique to Beacon Falls, it is relevant to note that there was a decrease in Total non-agricultural covered employment between the years of 2007 and 2008.
- Page 40 – Beacon Falls has a very high proportion of manufacturing employment.
- Page 49 – The Town has an above average number of housing units multifamily structures with more than 5 units and in mobile homes. This may be a potential cause of the uniquely high distribution of the 25-34 age cohort.
- Page 50 – Beacon Falls was ranked 31 of 169 Connecticut communities in new housing units constructed.
- Page 54 – Beacon Falls has a significantly lower number of assisted housing units than the region, County or State.
- Page 55 – The Town exhibited a higher vacancy rate for rental housing than the typical suburban community in the region.
- Page 56-59 - Between 1990 and 2000 the Town exhibited a decrease in the Median Value of owner-occupied housing and a significant increase in the Median Gross Rent. There was a corresponding higher degree of owner-occupied housing growth during the same period.

CERC Town Profiles:
- Town Residents pay lower than state average per capita taxes.
- The Town has a higher rate of indebtedness than the State average.
- The crime rate is significantly lower than the State average.
- Town Schools have higher than State average test scores.

A Profile of the CNVR: 2009
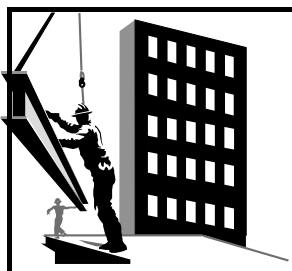
Beacon Falls Bethlehem Cheshire Middlebury Naugatuck Oxford Prospect Southbury Thomaston Waterbury Watertown Wolcott Woodbury

Figure I-A1: CNVR Population by Municipality: 1990, 2000, 2008
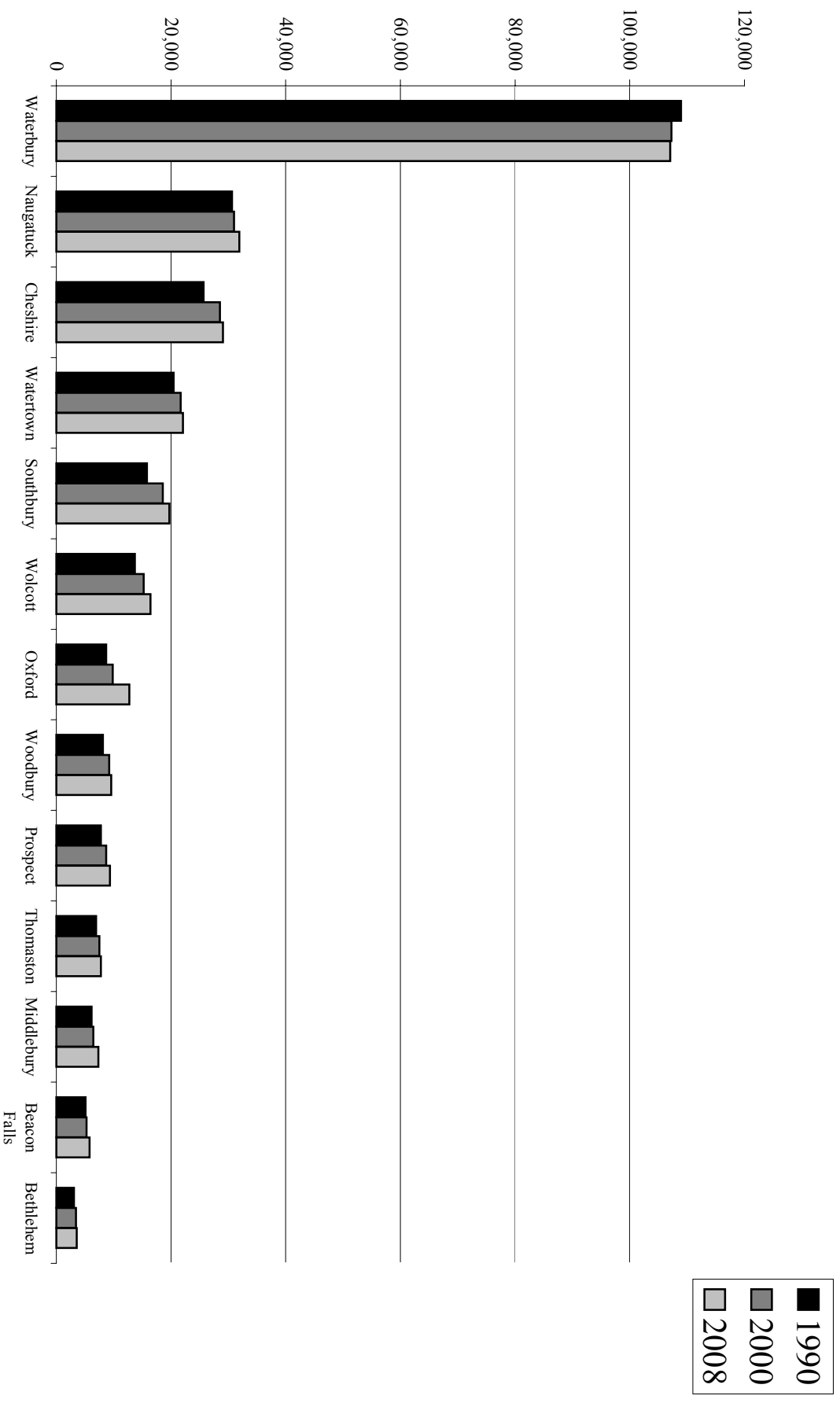
Figure I-A2. CNVR Population Change, by Municipality: 2000 - 2008

Percentage

- -.2 - 4.0
- 4.1 - 8.0
- 8.1 - 13.8
- 13.9 - 29.7

N

Thomaston

Bethlehem

Watertown

Wolcott

Woodbury

Waterbury

Middlebury

Cheshire

Prospect

Naugatuck

Southbury

Beacon Falls

Oxford

Miles
0   2   4   8

Source: U. S. Bureau of the Census, Census 2000, CT Dept. of Public Health Population Estimates 2008   For general planning purposes only.

Figure I-B1. CNVR Population Density, by Municipality: 2008
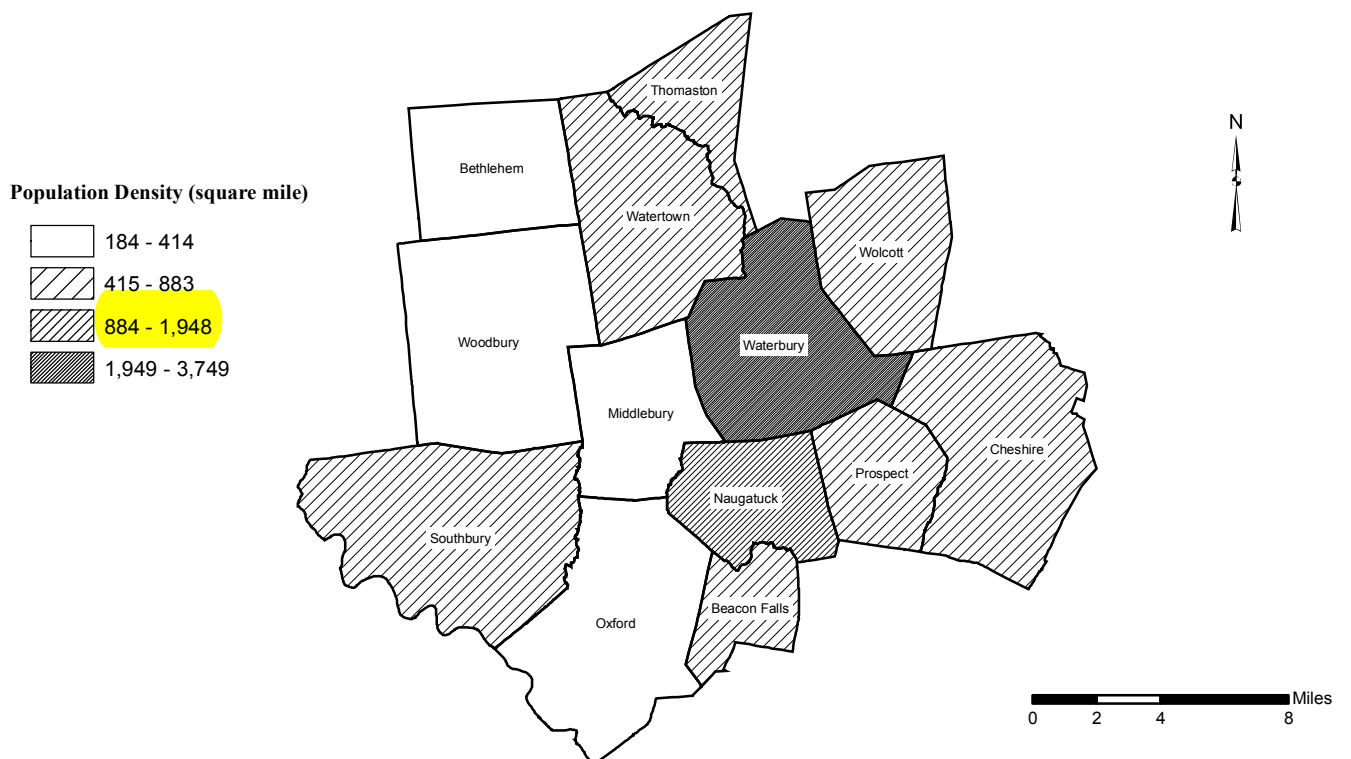
Population Density (square mile)

- 184 - 414
- 415 - 883
- 884 - 1,948
- 1,949 - 3,749

N

Thomaston

Bethlehem

Watertown

Wolcott

Woodbury

Waterbury

Middlebury

Cheshire

Prospect

Naugatuck

Southbury

Oxford

Beacon Falls

Miles
0   2   4   8

Source: U.S. Bureau of the Census, July 1, 2008 Population Estimates for Incorporated Places and Minor Civil Divisions, Vintage 2008
For general planning purposes only.

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Figure I-C1. Minority Population, by Block Group: 2000

Percentage of Population that is Non-White or is Hispanic

- 0.0 - 10.0 %
- 10.1 - 30.0%
- 30.1 - 50.0%
- 50.1 - 100%
- Town Boundary
- Block Group Boundary

Data based on block group geography.
Includes any person who considered him or herself Hispanic, Asian-American/Pacific Islander, African-American/Black, and/or American Indian/Alaskan Native on their 2000 Census form.
Percentages include prison populations in Cheshire.

Central Naugatuck Valley Region Average = 20.6%

Miles
0   1   2   4

Thomaston
Bethlehem
Watertown
Wolcott
Woodbury
Waterbury
Middlebury
Southbury
Naugatuck
Prospect
Cheshire
Oxford
Beacon Falls

Source: Census 2000 SF1 P8, Census TIGER Line files, 2000

For general planning purposes only.

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Figure I-D1. Hispanic Population, by Block Group: 2000

N
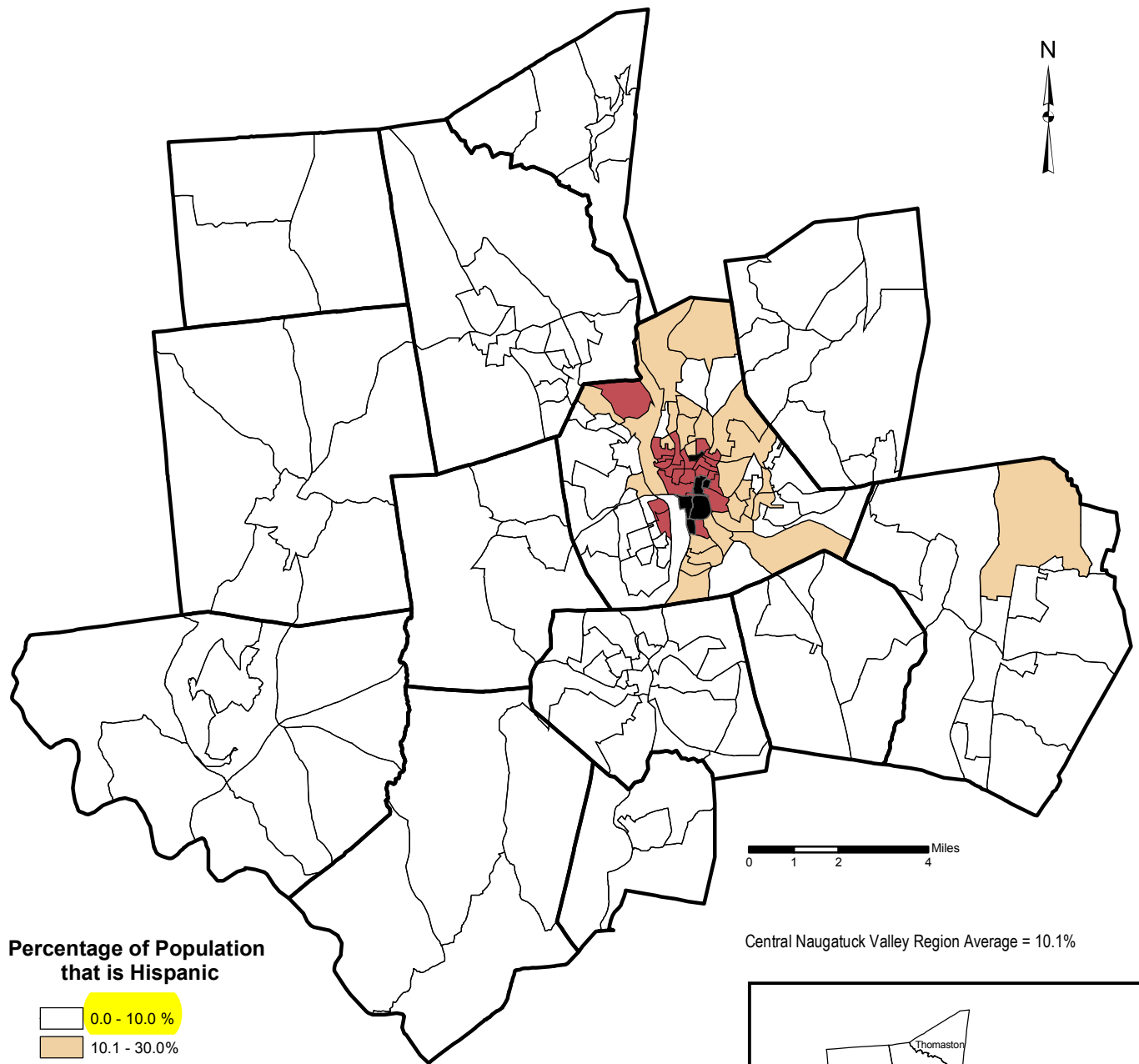
**Percentage of Population
that is Hispanic**
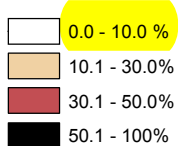
- 0.0 - 10.0 %
- 10.1 - 30.0%
- 30.1 - 50.0%
- 50.1 - 100%

Town Boundary

Block Group Boundary

Data based on block group geography.
Includes any person who considered him
or herself Hispanic on their 2000 Census form.

Miles
0   1   2   4

Central Naugatuck Valley Region Average = 10.1%

Thomaston

Bethlehem

Watertown

Wolcott

Woodbury

Waterbury

Middlebury

Cheshire

Naugatuck

Prospect

Southbury

Beacon
Falls

Oxford

Source: Census 2000 SF1 P8, Census TIGER Line files, 2000   For general planning purposes only.

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Figure I-G1. Per Capita Income, by Block Group: 2000
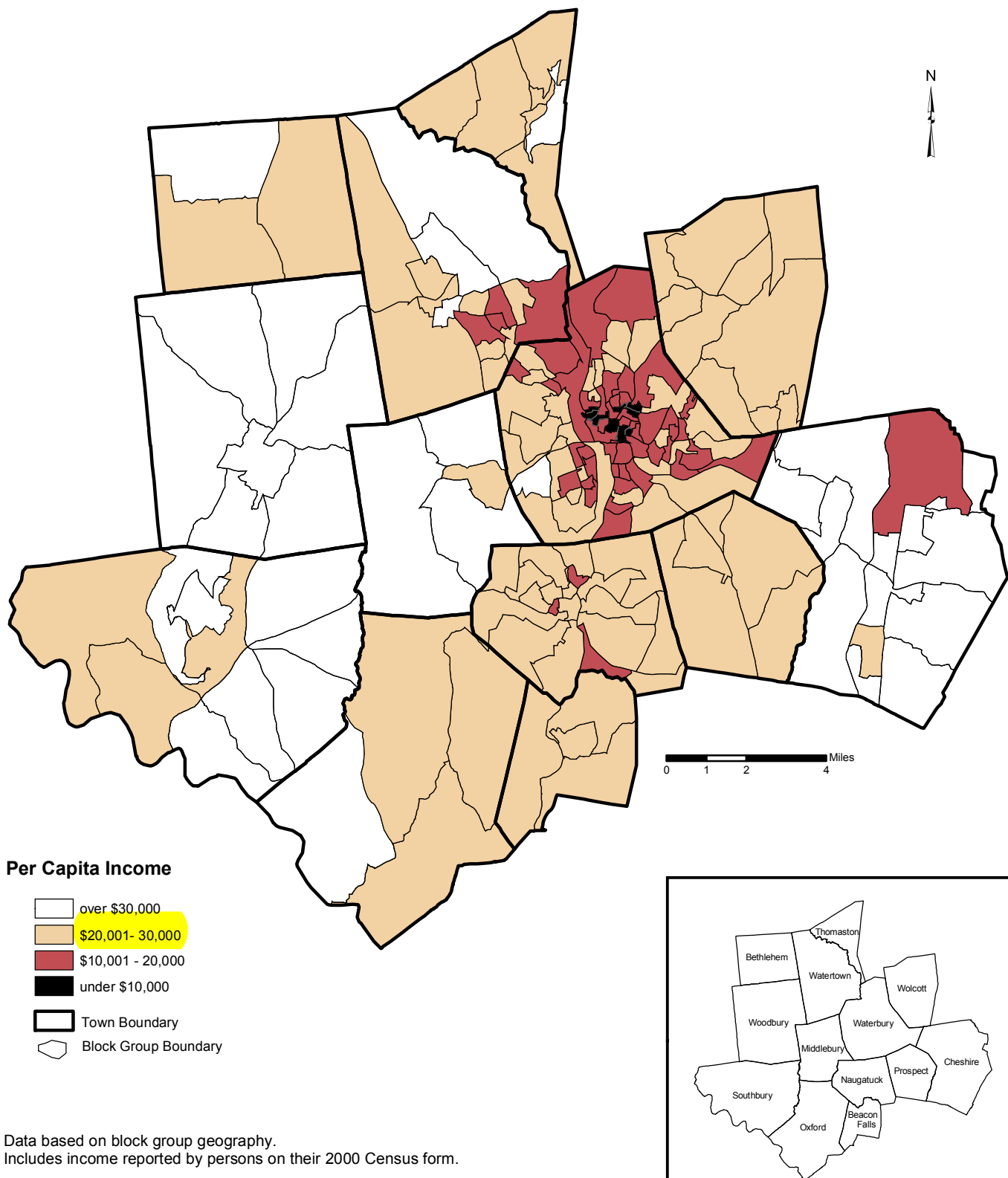
N

Miles
0 1 2   4

Per Capita Income

☐	over $30,000
☐	$20,001- 30,000
☐	$10,001 - 20,000
■	under $10,000
☐	Town Boundary
⬡	Block Group Boundary

Data based on block group geography.
Includes income reported by persons on their 2000 Census form.

Thomaston
Bethlehem
Watertown
Wolcott
Woodbury
Waterbury
Middlebury
Cheshire
Naugatuck
Prospect
Southbury
Oxford
Beacon
Falls

For general planning purposes only.

Figure I-G2. Persons Below Poverty Level, by Block Group: 2000

N

Central Naugatuck Valley Region Average = 8.6%
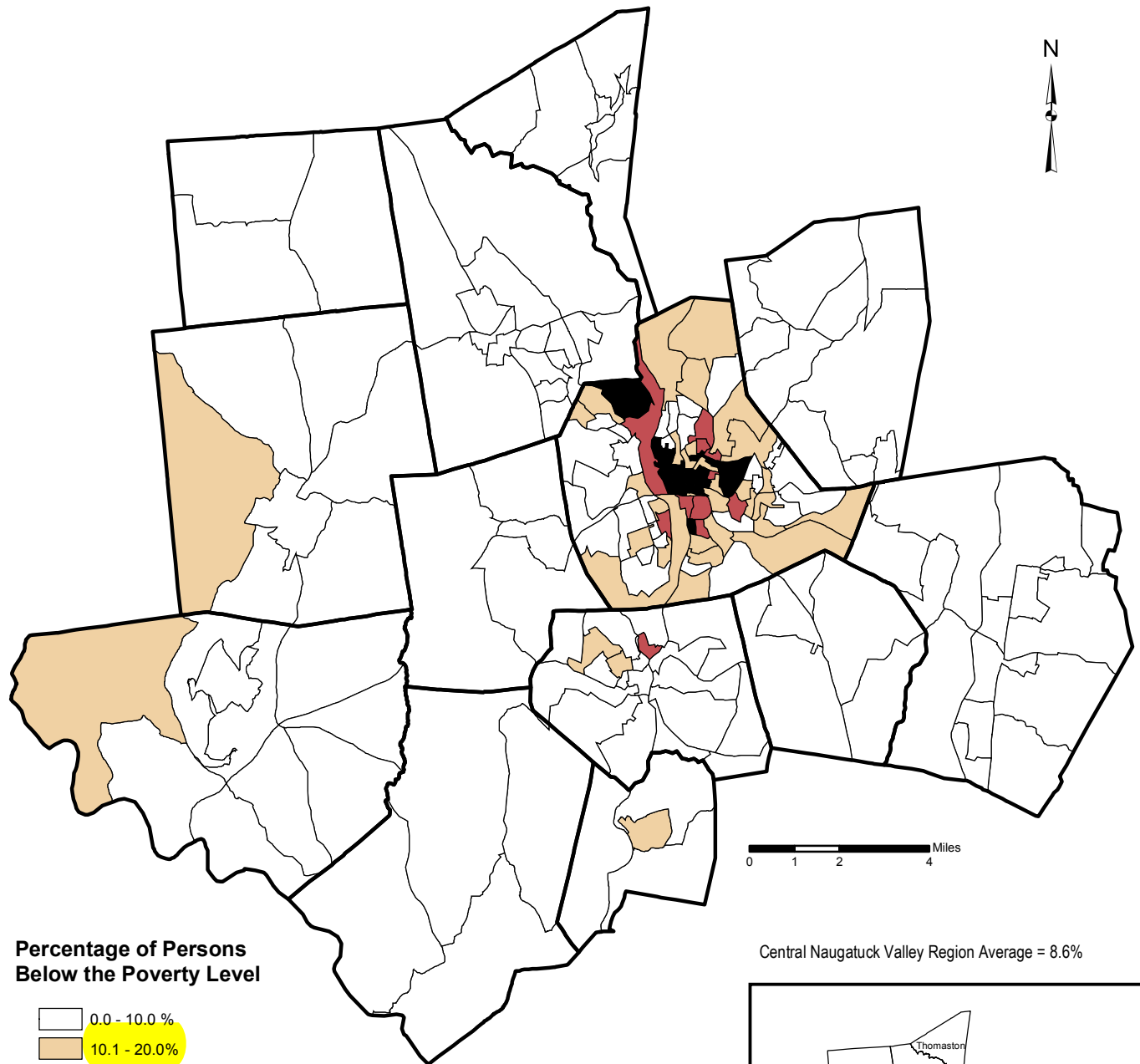
Percentage of Persons Below the Poverty Level
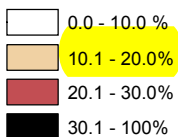
- 0.0 - 10.0 %
- 10.1 - 20.0%
- 20.1 - 30.0%
- 30.1 - 100%

Town Boundary

Block Group Boundary

Data based on block group geography.
Includes any person who was part of a household that reported having a median household income below the Census poverty threshold, by family size, on their 2000 Census form. The poverty statistics do not include institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old.

Miles
0   1   2   4

Thomaston
Bethlehem
Watertown
Wolcott
Woodbury
Waterbury
Middlebury
Cheshire
Southbury
Naugatuck
Prospect
Oxford
Beacon Falls

Table I-A1. CNVR Total Population, by Municipality: 1980-2008

Geographic Area	Total Population				Percent Change		
	Estimate 2008	2000	1990	1980	2000-2008	1990-2000	1980-1990
CNVR	282,478	272,594	261,081	237,385	3.6%	4.4%	10.0%
Waterbury	107,037	107,271	108,961	103,266	-0.2%	-1.6%	5.5%
Remainder of Region	175,441	165,323	152,120	134,119	6.1%	8.7%	13.4%
Beacon Falls	5,807	5,246	5,083	3,995	10.7%	3.2%	27.2%
Bethlehem	3,560	3,422	3,071	2,573	4.0%	11.4%	19.4%
Cheshire	29,066	28,543	25,684	21,788	1.8%	11.1%	17.9%
Middlebury	7,343	6,451	6,145	5,995	13.8%	5.0%	2.5%
Naugatuck	31,931	30,989	30,625	26,456	3.0%	1.2%	15.8%
Oxford	12,734	9,821	8,685	6,631	29.7%	13.1%	31.0%
Prospect	9,353	8,707	7,775	6,807	7.4%	12.0%	14.2%
Southbury	19,702	18,567	15,818	14,156	6.1%	17.4%	11.7%
Thomaston	7,766	7,503	6,947	6,276	3.5%	8.0%	10.7%
Watertown	22,095	21,661	20,456	19,489	2.0%	5.9%	5.0%
Wolcott	16,434	15,215	13,700	13,008	8.0%	11.1%	5.3%
Woodbury	9,650	9,198	8,131	6,942	4.9%	13.1%	17.1%
Connecticut	3,501,252	3,405,56	3,287,116	3,107,576	2.8%	3.6%	5.8%

Source: U.S. Bureau of the Census, 1980 Census of Population and Housing, Final Population and Housing Unit Counts, Connecticut (PHC 80-V-8).

U.S. Bureau of the Census, 1990 population counts.

U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1).

U.S. Bureau of the Census, Population Estimates: 2008, as cited in the Connecticut Department of Public Health website.

Table I-B1. CNVR Population Density, by Municipality: 1970-2008

Geographic Area	Land Area (Sq Mi)	Population per Sq. Mile				
		2008	2000	1990	1980	1970
CNVR	309.02	914	882	845	768	722
Waterbury	28.55	3,749	3,757	3,816	3,617	3,784
Remainder of Region	280.47	626	589	542	478	411
Beacon Falls	9.77	594	537	520	409	363
Bethlehem	19.36	184	171	159	133	99
Cheshire	32.90	883	868	781	662	579
Middlebury	17.75	414	363	346	338	312
Naugatuck	16.39	1,948	1,891	1,869	1,614	1,405
Oxford	32.88	387	299	264	202	136
Prospect	14.32	653	608	543	475	457
Southbury	39.05	505	475	405	363	201
Thomaston	12.01	647	625	578	523	519
Watertown	29.15	758	743	702	669	638
Wolcott	20.43	804	745	671	637	612
Woodbury	36.46	265	252	223	190	161
Connecticut	4,844.13	723	703	679	642	626

Source: U.S. Bureau of the Census, 1970 Census of Population, Number of
Inhabitants, Final Report (PC91-A8), CT.

U.S. Bureau of the Census, 1980 Census of Population and Housing.
Final Population and Housing Unit Counts, Connecticut (PHC 80-V-8).

U.S. Bureau of the Census, 1990 Population Counts.

U.S. Bureau of the Census, Census 2000 Summary File 1 (SF1).

U.S. Bureau of the Census, July 1, 2008 Population Estimates for Incorporated Places and Minor Civil Divisions, Vintage 2008

Table I-C1. Total Population, by Race, of CNVR Municipalities: 2000

| Geographic Area | Total | Single Race | | | | | | Two or More Races |
		White	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islanders	Some Other Race	
				Population				
CNVR	272,594	228,531	20,487	722	3,928	104	13,191	5,628
Waterbury	107,271	72,018	17,500	453	1,615	61	11,698	3,926
Remainder of Region	165,323	156,516	2,987	269	2,313	43	1,493	1,702
Beacon Falls	5,246	5,087	38	4	54	2	21	40
Bethlehem	3,422	3,336	9	2	27	1	13	34
Cheshire	28,543	25,518	1,332	62	751	6	545	329
Middlebury	6,451	6,265	23	4	84	2	17	56
Naugatuck	30,989	28,435	882	82	522	5	491	572
Oxford	9,821	9,594	50	17	65	4	32	57
Prospect	8,707	8,386	124	8	63	0	63	63
Southbury	18,567	18,073	84	14	214	1	65	116
Thomaston	7,503	7,342	45	8	37	0	31	40
Watertown	21,661	20,894	162	27	276	10	103	189
Wolcott	15,215	14,641	189	21	114	6	90	154
Woodbury	9,198	8,945	49	20	103	6	20	52
Connecticut	3,405,565	2,780,355	309,843	9,639	82,313	1,366	147,201	74,848
				Percent Distribution				
CNVR	100.0%	83.8%	7.5%	0.3%	1.4%	–	4.8%	2.1%
Waterbury	100.0%	67.1%	16.3%	0.4%	1.5%	0.1%	10.9%	3.7%
Remainder of Region	100.0%	94.7%	1.8%	0.2%	1.4%		0.9%	1.0%
Beacon Falls	100.0%	97.0%	0.7%	0.1%	1.0%	–	0.4%	0.8%
Bethlehem	100.0%	97.5%	0.3%	0.1%	0.8%	–	0.4%	1.0%
Cheshire	100.0%	89.4%	4.7%	0.2%	2.6%	–	1.9%	1.2%
Middlebury	100.0%	97.1%	0.4%	0.1%	1.3%	–	0.3%	0.9%
Naugatuck	100.0%	91.8%	2.8%	0.3%	1.7%	–	1.6%	1.8%
Oxford	100.0%	97.7%	0.5%	0.2%	0.7%	–	0.3%	0.6%
Prospect	100.0%	96.3%	1.4%	0.1%	0.7%	–	0.7%	0.7%
Southbury	100.0%	97.3%	0.5%	0.1%	1.2%	–	0.4%	0.6%
Thomaston	100.0%	97.9%	0.6%	0.1%	0.5%	–	0.4%	0.5%
Watertown	100.0%	96.5%	0.7%	0.1%	1.3%	–	0.5%	0.9%
Wolcott	100.0%	96.2%	1.2%	0.1%	0.7%	–	0.6%	1.0%
Woodbury	100.0%	97.2%	0.5%	0.2%	1.1%	0.1%	0.2%	0.6%
Connecticut	100.0%	81.6%	9.1%	0.3%	2.4%	–	4.3%	2.2%

Note: – less than 0.014%
Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF1).

**Table I-D1. CNVR Population of Hispanic Origin,
by Race and by Municipality: 2000**

Geographic Area	Hispanic or Latino	Percent of Total	White	Black or African American	Other
CNVR	27,634	10.1%	12,189	1,300	14,145
Waterbury	23,354	21.8%	9,612	1,165	12,577
Remainder of Region	4,280	2.6%	2,577	135	1,568
Beacon Falls	112	2.1%	86	4	22
Bethlehem	22	0.6%	16	0	6
Cheshire	1,097	3.8%	413	62	622
Middlebury	79	1.2%	58	2	19
Naugatuck	1,386	4.5%	894	40	452
Oxford	180	1.8%	142	0	38
Prospect	168	1.9%	118	2	48
Southbury	296	1.6%	229	4	63
Thomaston	109	1.5%	74	1	34
Watertown	406	1.9%	266	13	127
Wolcott	273	1.8%	155	4	114
Woodbury	152	1.7%	126	3	23
Connecticut	320,323	9.4%	141,510	14,272	164,541

Note: Other race category includes persons of Hispanic origin who identified their race as Hispanic.

Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1).

Table I-E2.   Age Distribution of CNVR Population, by Municipality: 2000

Geographic Area	Total	Under 5 Years	5-17 Years	18-24 Years	25-34 Years	35-44 Years	45-64 Years	65 years & over	Median Age
Total Population									
CNVR	272,594	18,209	52,040	19,583	35,164	46,287	62,033	39,278	37.5
Waterbury	107,271	8,176	20,278	9,566	15,844	16,183	21,179	16,045	34.9
Remainder of Region	165,323	10,033	31,762	10,017	19,320	30,104	40,854	23,233	40.0
Beacon Falls	5,246	343	981	340	788	1,051	1,237	506	36.7
Bethlehem	3,422	171	692	153	288	623	1,055	440	42.2
Cheshire	28,543	1,648	5,554	2,211	3,199	5,203	7,133	3,592	38.4
Middlebury	6,451	347	1,235	273	574	1,061	894	1,067	42.8
Naugatuck	30,989	2,144	6,181	2,267	4,610	5,640	6,514	3,633	35.5
Oxford	9,821	650	2,013	579	1,045	2,053	1,614	857	38.4
Prospect	8,707	561	1,611	485	1,015	1,613	1,169	1,153	39.4
Southbury	18,567	980	3,248	619	1,333	2,879	4,667	4,841	45.7
Thomaston	7,503	435	1,464	462	1,013	1,481	1,739	909	37.8
Watertown	21,661	1,257	4,112	1,370	2,598	3,888	5,386	3,050	39.0
Wolcott	15,215	958	3,000	852	1,867	2,901	3,645	1,992	38.1
Woodbury	9,198	539	1,671	406	990	1,708	2,691	1,193	41.0
Connecticut	3,405,565	223,344	618,344	271,585	451,640	581,049	789,420	470,183	37.4
Percent Distribution									
CNVR	100.0%	6.7%	19.1%	7.2%	12.9%	17.0%	22.8%	14.4%	
Waterbury	100.0%	7.6%	18.9%	8.9%	14.8%	15.1%	19.7%	15.0%	
Remainder of Region	100.0%	6.1%	19.2%	6.1%	11.7%	18.2%	24.7%	14.1%	
Beacon Falls	100.0%	6.5%	18.7%	6.5%	15.0%	20.0%	23.6%	9.6%	
Bethlehem	100.0%	5.0%	20.2%	4.5%	8.4%	18.2%	30.8%	12.9%	
Cheshire	100.0%	5.8%	19.5%	7.7%	11.2%	18.2%	25.0%	12.6%	
Middlebury	100.0%	5.4%	19.1%	4.2%	8.9%	16.4%	13.9%	16.5%	
Naugatuck	100.0%	6.9%	19.9%	7.3%	14.9%	18.2%	21.0%	11.7%	
Oxford	100.0%	6.6%	20.5%	5.9%	10.6%	20.9%	16.4%	8.7%	
Prospect	100.0%	6.4%	18.5%	5.6%	11.7%	18.5%	13.4%	13.2%	
Southbury	100.0%	5.3%	17.5%	3.3%	7.2%	15.5%	25.1%	26.1%	
Thomaston	100.0%	5.8%	19.5%	6.2%	13.5%	19.7%	23.2%	12.1%	
Watertown	100.0%	5.8%	19.0%	6.3%	12.0%	17.9%	24.9%	14.1%	
Wolcott	100.0%	6.3%	19.7%	5.6%	12.3%	19.1%	24.0%	13.1%	
Woodbury	100.0%	5.9%	18.2%	4.4%	10.8%	18.6%	29.3%	13.0%	
Connecticut	100.0%	6.6%	18.2%	8.0%	13.3%	17.1%	23.2%	13.8%	

(N/C) Not calculated.

Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF1).

Table I-F1.   Types of Households in CNVR, by Municipality: 2000

| Geographic Area | Single Person Households | 2 or More Person Households | | | Total |
		Married Couples	Single Householder/ No Spouse	Non-Family Households	
CNVR	26,752	54,189	17,460	4,754	103,155
Waterbury	13,398	16,534	10,377	2,313	42,622
Remainder of Region	13,354	37,655	7,083	2,441	60,533
Beacon Falls	467	1,183	267	115	2,032
Bethlehem	244	818	118	66	1,246
Cheshire	1,815	6,402	850	282	9,349
Middlebury	482	1,613	219	84	2,398
Naugatuck	2,950	6,306	1,991	582	11,829
Oxford	422	2,466	331	124	3,343
Prospect	456	2,142	314	102	3,014
Southbury	2,154	4,323	509	239	7,225
Thomaston	700	1,678	390	148	2,916
Watertown	1,746	4,964	1,032	304	8,046
Wolcott	976	3,573	676	189	5,414
Woodbury	942	2,187	386	200	3,715
Connecticut	344,224	676,467	204,703	76,276	1,301,670
	Percent Distribution				
CNVR	25.9%	52.5%	16.9%	4.6%	100.0%
Waterbury	31.4%	38.8%	24.3%	5.4%	100.0%
Remainder of Region	22.1%	62.2%	11.7%	4.0%	100.0%
Beacon Falls	23.0%	58.2%	13.1%	5.7%	100.0%
Bethlehem	19.6%	65.7%	9.5%	5.3%	100.0%
Cheshire	19.4%	68.5%	9.1%	3.0%	100.0%
Middlebury	20.1%	67.3%	9.1%	3.5%	100.0%
Naugatuck	24.9%	53.3%	16.8%	4.9%	100.0%
Oxford	12.6%	73.8%	9.9%	3.7%	100.0%
Prospect	15.1%	71.1%	10.4%	3.4%	100.0%
Southbury	29.8%	59.8%	7.0%	3.3%	100.0%
Thomaston	24.0%	57.5%	13.4%	5.1%	100.0%
Watertown	21.7%	61.7%	12.8%	3.8%	100.0%
Wolcott	18.0%	66.0%	12.5%	3.5%	100.0%
Woodbury	25.4%	58.9%	10.4%	5.4%	100.0%
Connecticut	26.4%	52.0%	15.7%	5.9%	100.0%

Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1).

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**Table I-G1.   Estimated Median Household, Median Family Household
and Per Capita Income of CNVR Municipalities: 1999**

Geographic Area	Median Household Income	Median Family Household Income	Per Capita Income
Beacon Falls	$56,592	$62,461	$25,285
Bethlehem	$68,542	$78,863	$29,671
Cheshire	$80,466	$90,774	$33,903
Middlebury	$70,469	$81,370	$33,056
Naugatuck	$51,247	$59,216	$22,757
Oxford	$77,126	$80,422	$28,250
Prospect	$67,560	$74,038	$26,827
Southbury	$61,919	$81,109	$32,545
Thomaston	$54,297	$63,682	$24,799
Waterbury	$34,285	$42,300	$17,701
Watertown	$59,420	$68,761	$26,044
Wolcott	$61,376	$67,582	$25,018
Woodbury	$68,322	$82,641	$37,903
Connecticut	$53,935	$65,521	$28,766

Source: U.S. Bureau of the Census, Census 2000 Summary File 3 (SF 3).

Table I-G3. CNVR Household Income Distribution by Municipality: 1999

Geographic Area	Number of Households								
	Less than $10,000	$10,000 - 14,999	$15,000 - 24,999	$25,000 - 34,999	$35,000 - 49,999	$50,000 - 74,999	$75,000 - 99,999	$100,000 or more	Total
CNVR	7,935	6,006	11,172	11,011	15,605	21,017	13,818	16,614	103,178
Waterbury	5,694	3,783	6,535	5,591	6,937	7,576	3,508	3,031	42,655
Remainder of Region	2,241	2,223	4,637	5,420	8,668	13,441	10,310	13,583	60,523
Beacon Falls	86	45	151	184	398	567	294	314	2,039
Bethlehem	44	44	90	68	137	298	241	340	1,262
Cheshire	280	265	606	527	1,120	1,489	1,774	3,209	9,270
Middlebury	98	78	201	148	309	489	400	723	2,446
Naugatuck	584	647	1,235	1,396	1,843	2,929	1,837	1,350	11,821
Oxford	66	125	133	185	321	773	745	994	3,342
Prospect	45	92	143	261	472	657	601	751	3,022
Southbury	234	243	548	748	1,061	1,415	1,001	1,979	7,229
Thomaston	99	142	355	314	426	765	415	404	2,920
Watertown	344	299	587	834	1,260	1,852	1,345	1,530	8,051
Wolcott	204	170	338	445	811	1,431	1,017	995	5,411
Woodbury	157	73	250	310	510	776	640	994	3,710
Connecticut	91,721	64,895	126,157	130,916	188,021	265,470	172,569	262,478	1,302,227

Geographic Area	Percentage Distribution								
CNVR	7.7%	5.8%	10.8%	10.7%	15.1%	20.4%	13.4%	16.1%	100.0%
Waterbury	13.3%	8.9%	15.3%	13.1%	16.3%	17.8%	8.2%	7.1%	100.0%
Remainder of Region	3.7%	3.7%	7.7%	9.0%	14.3%	22.2%	17.0%	22.4%	100.0%
Beacon Falls	4.2%	2.2%	7.4%	9.0%	19.5%	27.8%	14.4%	15.4%	100.0%
Bethlehem	3.5%	3.5%	7.1%	5.4%	10.9%	23.6%	19.1%	26.9%	100.0%
Cheshire	3.0%	2.9%	6.5%	5.7%	12.1%	16.1%	19.1%	34.6%	100.0%
Middlebury	4.0%	3.2%	8.2%	6.1%	12.6%	20.0%	16.4%	29.6%	100.0%
Naugatuck	4.9%	5.5%	10.4%	11.8%	15.6%	24.8%	15.5%	11.4%	100.0%
Oxford	2.0%	3.7%	4.0%	5.5%	9.6%	23.1%	22.3%	29.7%	100.0%
Prospect	1.5%	3.0%	4.7%	8.6%	15.6%	21.7%	19.9%	24.9%	100.0%
Southbury	3.2%	3.4%	7.6%	10.3%	14.7%	19.6%	13.8%	27.4%	100.0%
Thomaston	3.4%	4.9%	12.2%	10.8%	14.6%	26.2%	14.2%	13.8%	100.0%
Watertown	4.3%	3.7%	7.3%	10.4%	15.7%	23.0%	16.7%	19.0%	100.0%
Wolcott	3.8%	3.1%	6.2%	8.2%	15.0%	26.4%	18.8%	18.4%	100.0%
Woodbury	4.2%	2.0%	6.7%	8.4%	13.7%	20.9%	17.3%	26.8%	100.0%
Connecticut	7.0%	5.0%	9.7%	10.1%	14.4%	20.4%	13.3%	20.2%	100.0%

Source: U.S. Bureau of the Census, Census 2000 Summary File 3 (SF 3).

**Table I-G4.   Persons in the CNVR Below the Poverty Level,
By Municipality: 1999**

Geographic Area	Persons Below Poverty Level	Percent Below Poverty Level	Rank Based on Percent Below
CNVR	22,832	8.6%	–
Waterbury	16,774	16.0%	1
Remainder of Region	6,058	3.8%	–
Beacon Falls	309	5.9%	3
Bethlehem	89	2.6%	9
Cheshire	750	3.0%	7
Middlebury	174	2.7%	8
Naugatuck	1,977	6.4%	2
Oxford	206	2.1%	11
Prospect	89	1.0%	12
Southbury	878	4.9%	4
Thomaston	311	4.2%	6
Watertown	471	2.2%	10
Wolcott	392	2.6%	9
Woodbury	412	4.5%	5
Connecticut	259,514	7.9%	–

Poverty Level: Poverty Level is based on a nutritionally adequate food plan   designed by the U.S. Department of Agriculture for "emergency or temporary use when funds are low." The definition assumes that a family is poor if its total money income amounts to less than approximately 3 times the cost of this food plan. The poverty index takes into account such factors as family size, number of children, and farm-nonfarm residence. Poverty level cutoffs are adjusted annually to reflect changes in the consumer price index. The poverty statistics do not include inmates of institutions, members of the armed forces living in barracks, college students living in dormitories, and unrelated individuals under 15 years.

Source: U.S. Bureau of the Census, Census 2000 Summary File 3 (SF 3).

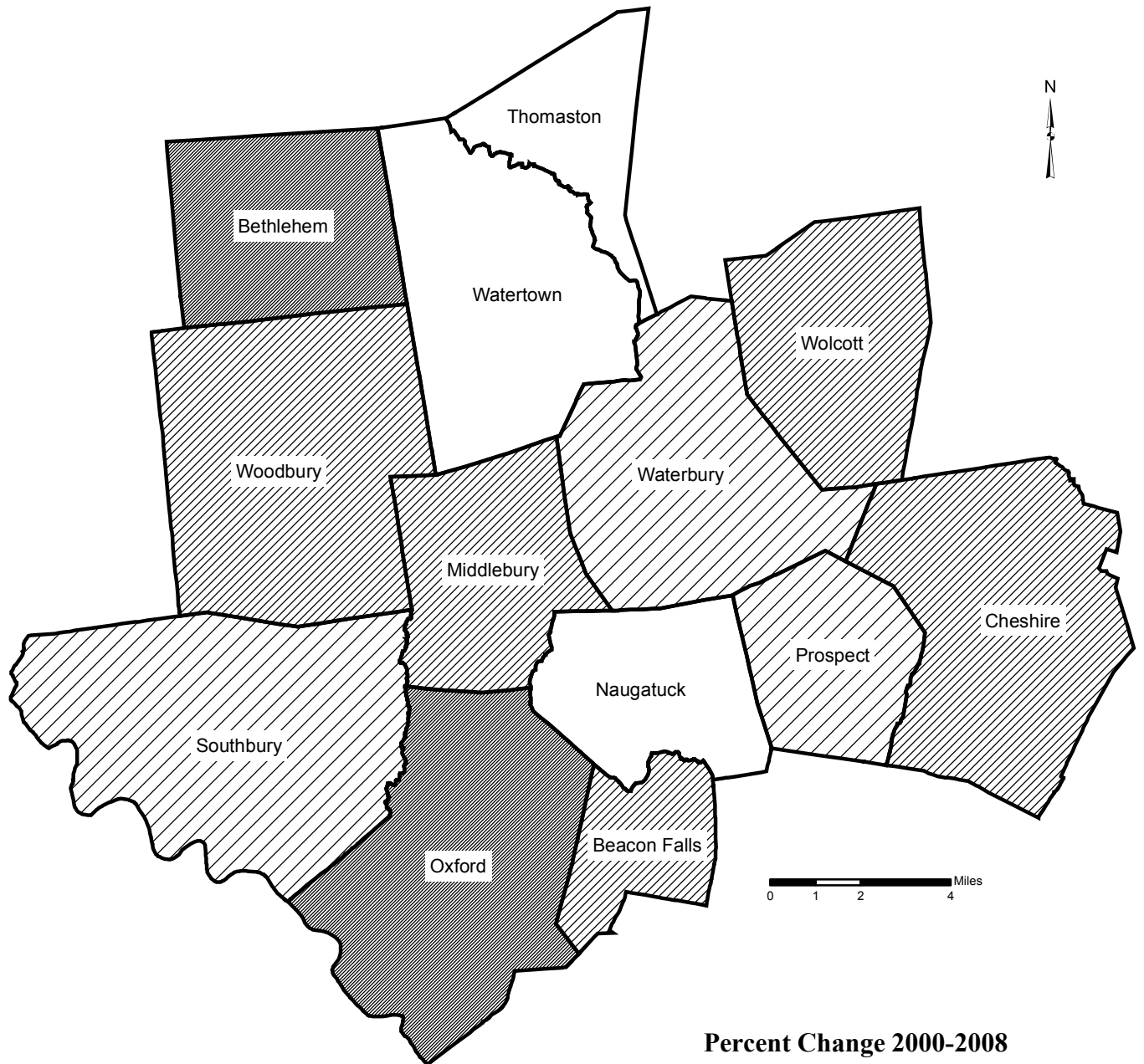## Table I-H1. Educational Attainment of Persons 25 Years Old and Over in CNVR, by Municipality: 2000

| Geographic Area | Persons 25 Years & Over | Less than 9th Grade | High School | | College | | Bachelor Degree or Higher |
			No Diploma	Graduate	Some College, No Degree	Associate Degree	
				Number of Persons			
CNVR	183,419	12,894	20,615	57,177	33,710	13,784	45,239
Waterbury	69,791	8,205	11,536	23,961	11,821	4,590	9,678
Remainder of Region	113,628	4,689	9,079	33,216	21,889	9,194	35,561
Beacon Falls	3,607	131	347	1,074	795	283	977
Bethlehem	2,426	52	175	601	494	248	856
Cheshire	19,137	432	1,013	4,051	3,067	1,432	9,142
Middlebury	4,662	134	242	1,082	820	451	1,933
Naugatuck	20,451	1,094	2,380	7,280	1,338	1,477	3,882
Oxford	6,563	125	381	2,072	1,368	502	2,115
Prospect	6,015	257	517	1,998	1,240	631	1,372
Southbury	13,727	848	637	2,968	2,564	878	5,832
Thomaston	5,131	168	494	2,002	1,100	420	947
Watertown	14,922	966	1,456	4,708	2,658	1,407	3,727
Wolcott	10,350	392	875	3,909	2,196	977	2,001
Woodbury	6,637	90	562	1,471	1,249	488	2,777
Connecticut	2,295,617	132,917	234,739	653,300	402,741	150,926	720,994
				Percentage Distribution			
CNVR	100.0%	7.0%	11.2%	31.2%	18.4%	7.5%	24.7%
Waterbury	100.0%	11.8%	16.5%	34.3%	16.9%	6.6%	13.9%
Remainder of Region	100.0%	4.1%	8.0%	29.2%	19.3%	8.1%	31.3%
Beacon Falls	100.0%	3.6%	9.6%	29.8%	22.0%	7.8%	27.1%
Bethlehem	100.0%	2.1%	7.2%	24.8%	20.4%	10.2%	35.3%
Cheshire	100.0%	2.3%	5.3%	21.2%	16.0%	7.5%	47.8%
Middlebury	100.0%	2.9%	5.2%	23.2%	17.6%	9.7%	41.5%
Naugatuck	100.0%	5.3%	11.6%	35.6%	6.5%	7.2%	19.0%
Oxford	100.0%	1.9%	5.8%	31.6%	20.8%	7.6%	32.2%
Prospect	100.0%	4.3%	8.6%	33.2%	20.6%	10.5%	22.8%
Southbury	100.0%	6.2%	4.6%	21.6%	18.7%	6.4%	42.5%
Thomaston	100.0%	3.3%	9.6%	39.0%	21.4%	8.2%	18.5%
Watertown	100.0%	6.5%	9.8%	31.6%	17.8%	9.4%	25.0%
Wolcott	100.0%	3.8%	8.5%	37.8%	21.2%	9.4%	19.3%
Woodbury	100.0%	1.4%	8.5%	22.2%	18.8%	7.4%	41.8%
Connecticut	100.0%	5.8%	10.2%	28.5%	17.5%	6.6%	31.4%

Source: U.S. Bureau of the Census, Census 2000 Summary File 3 (SF 3).

II. LABOR FORCE AND EMPLOYMENT

A.   Labor Force

B.   Employment

Figure II-B1. CNVR Percent Change in Employment, by Municipality: 2000 - 2008

Thomaston

Bethlehem

Watertown

Wolcott

Woodbury

Waterbury

Middlebury

Cheshire

Prospect

Naugatuck

Southbury

Beacon Falls

Oxford

Miles
0   1   2   4

N

Percent Change 2000-2008

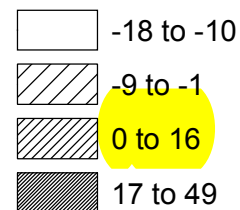-18 to -10

-9 to -1

0 to 16

17 to 49

Table II -A1. Estimated CNVR Labor Force Status, by Place of Residence: 2000-2008

Geographic Area	Labor Force	Employed Residents	Unemployed Residents	Percent Unemployed
		2008		
CNVR	144,894	135,122	9,772	6.7%
Waterbury	50,107	45,436	4,671	9.3%
Remainder of Region	94,787	89,686	5,101	5.4%
Beacon Falls	3,335	3,143	192	5.8%
Bethlehem	2,033	1,940	93	4.6%
Cheshire	14,683	14,032	651	4.4%
Middlebury	3,912	3,738	174	4.4%
Naugatuck	17,267	16,063	1,204	7.0%
Oxford	7,508	7,162	346	4.6%
Prospect	5,278	5,005	273	5.2%
Southbury	9,207	8,783	424	4.6%
Thomaston	4,663	4,373	290	6.2%
Watertown	12,291	11,580	711	5.8%
Wolcott	9,077	8,570	507	5.6%
Woodbury	5,533	5,297	236	4.3%
Connecticut	1,876,100	1,769,200	106,900	5.7%
		2000		
CNVR	135,311	131,847	3,464	2.6%
Waterbury	48,084	46,417	1,667	3.5%
Remainder of Region	87,227	85,430	1,797	2.1%
Beacon Falls	2,997	2,932	65	2.2%
Bethlehem	1,953	1,917	36	1.8%
Cheshire	13,821	13,576	245	1.8%
Middlebury	3,472	3,404	68	2.0%
Naugatuck	16,363	15,924	439	2.7%
Oxford	5,688	5,582	106	1.9%
Prospect	4,911	4,819	92	1.9%
Southbury	8,359	8,208	151	1.8%
Thomaston	4,286	4,183	103	2.4%
Watertown	11,826	11,590	236	2.0%
Wolcott	8,302	8,130	172	2.1%
Woodbury	5,249	5,165	84	1.6%
Connecticut	1,736,800	1,697,700	39,200	2.3%

Source: Connecticut Department of Labor, Office of Research, Local Area Unemployment Statistics (LAUS), Labor Force Data by Town, Annual Averages, Not Seasonally Adjusted.
2000 data last updated 10/15/07 by Connecticut Dept. of Labor, Office of Research and benchmarked 2005; 2008 data benchmarked 2008.

**Table II-B1. Total Employment[a] in the CNVR, by Municipality:
1980, 1990, 2000, 2007, 2008**

Geographic Area	Covered Employment[b] Annual Average			Nonagricultural June Employment			Percent Change	
	2008	2007	2000	2000	1990	1980	2000-2008	1980-2000
CNVR	101,533	102,804	102,648	103,750	99,600	89,980	-1%	15%
Waterbury	41,163	42,484	41,902	42,640	48,510	49,230	-2%	-13%
Remainder of Region	60,370	60,320	60,746	61,110	51,090	40,750	-1%	50%
Beacon Falls	1,044	1,059	969	960	820	700	8%	37%
Bethlehem	679	670	501	510	300	160	36%	219%
Cheshire	16,501	16,127	14,194	14,350	12,060	8,100	16%	77%
Middlebury	3,556	3,417	3,557	3,640	3,660	4,170	0%	-13%
Naugatuck	7,517	7,691	8,605	8,590	7,970	6,780	-13%	27%
Oxford	2,639	2,503	1,766	1,870	1,320	850	49%	120%
Prospect	2,052	2,062	2,092	2,210	1,800	1,360	-2%	63%
Southbury	9,334	9,479	9,885	9,550	6,440	4,250	-6%	125%
Thomaston	2,986	3,026	3,310	3,340	3,880	3,840	-10%	-13%
Watertown	8,614	8,784	10,478	10,610	8,040	6,650	-18%	60%
Wolcott	3,165	3,077	3,144	3,140	2,690	2,250	1%	40%
Woodbury	2,283	2,425	2,245	2,340	2,110	1,640	2%	43%
State	1,676,493	1,686,262	1,676,799	1,710,900	1,630,600	1,440,100	0%	19%

[a.] Starting in 2002, data become available using the North American Industry Classification Sytem (NAICS), which includes agricultural employment. The Standard Industrial Classification System had previously been used. Data before 2002 is not comparable to later years.

[b.] Covered Employment is employment that is covered by unemployment insurance.

Note: Total Nonagricultural Employment excludes workers idled due to labor-management disputes.

Source: Connecticut Department of Labor, Office of Research and Information, Labor Market Information, "Connecticut Nonfarm Employment by Town," www.ctdol.state.ct.us/lmi/ces/nfbytown.htm

Connecticut Department of Labor, Office of Research and Information, 'Labor Force Data by Town," www.ctdol.state.ct.us/lmi/laus/lmlftown.htm

Connecticut Department of Labor website, "Covered Employment & Wages by Industry," www.ctdol.state.ct.us/lmi/202/covered.htm

Table II-B3.   CNVR Nonfarm Employment by Municipality and Sector: 2001[a]

Geographic Area	2001 Nonfarm Employment			
	Total	Construction	Manufacturing	Services
Beacon Falls	920	90	390	440
Bethlehem	550	*	*	430
Cheshire	14,210	470	1,880	11,860
Middlebury	3,510	130	1,090	2,290
Naugatuck	8,260	510	2,060	5,690
Oxford	1,970	290	360	1,320
Prospect	2,330	220	320	1,790
Southbury	9,760	280	310	9,170
Thomaston	3,280	110	1,810	1,360
Waterbury	42,460	1,320	6,310	34,830
Watertown	10,150	580	4,100	5,470
Wolcott	2,800	300	730	1,770
Woodbury	2,390	200	150	2,040
Connecticut	1,715,200	70,700	258,300	1,386,200

	Percent of Total Nonfarm Employment			
Beacon Falls	100.0%	9.8%	42.4%	47.8%
Bethlehem	100.0%	*	*	78.2%
Cheshire	100.0%	3.3%	13.2%	83.5%
Middlebury	100.0%	3.7%	31.1%	65.2%
Naugatuck	100.0%	6.2%	24.9%	68.9%
Oxford	100.0%	14.7%	18.3%	67.0%
Prospect	100.0%	9.4%	13.7%	76.8%
Southbury	100.0%	2.9%	3.2%	94.0%
Thomaston	100.0%	3.4%	55.2%	41.5%
Waterbury	100.0%	3.1%	14.9%	82.0%
Watertown	100.0%	5.7%	40.4%	53.9%
Wolcott	100.0%	10.7%	26.1%	63.2%
Woodbury	100.0%	8.4%	6.3%	85.4%
Connecticut	100.0%	4.1%	15.1%	80.8%

* Disclosure provisions of Connecticut's Unemployment Insurance Law prohibit the release of figures that may reveal data reported by individual firms.

[a] This information is no longer available. The last year that this information was compiled was 2001.

Source: Connecticut Department of Labor, Employment Security Division, Office of Research and Information, " Total Nonagricultural Employment by Town: June 2001."

III. HOUSING

A.   Housing Stock in the CNVR

B.   Tenure in the CNVR

C.   Household Size

D.   Assisted Housing

E.   Housing Vacancy

F.   Cost of Housing

Figure III-A1. CNVR Change in Housing Stock, by Municipality: 1990 - 2000

N

Thomaston

Bethlehem

Watertown

Wolcott

Woodbury

Waterbury

Middlebury

Cheshire

Prospect

Naugatuck

Southbury

Beacon Falls

Oxford

Miles
0   1   2   4

Percentage

-0.8 to 5.7

5.8 to 10.3

10.4 to 13.8

13.9 to 17.9
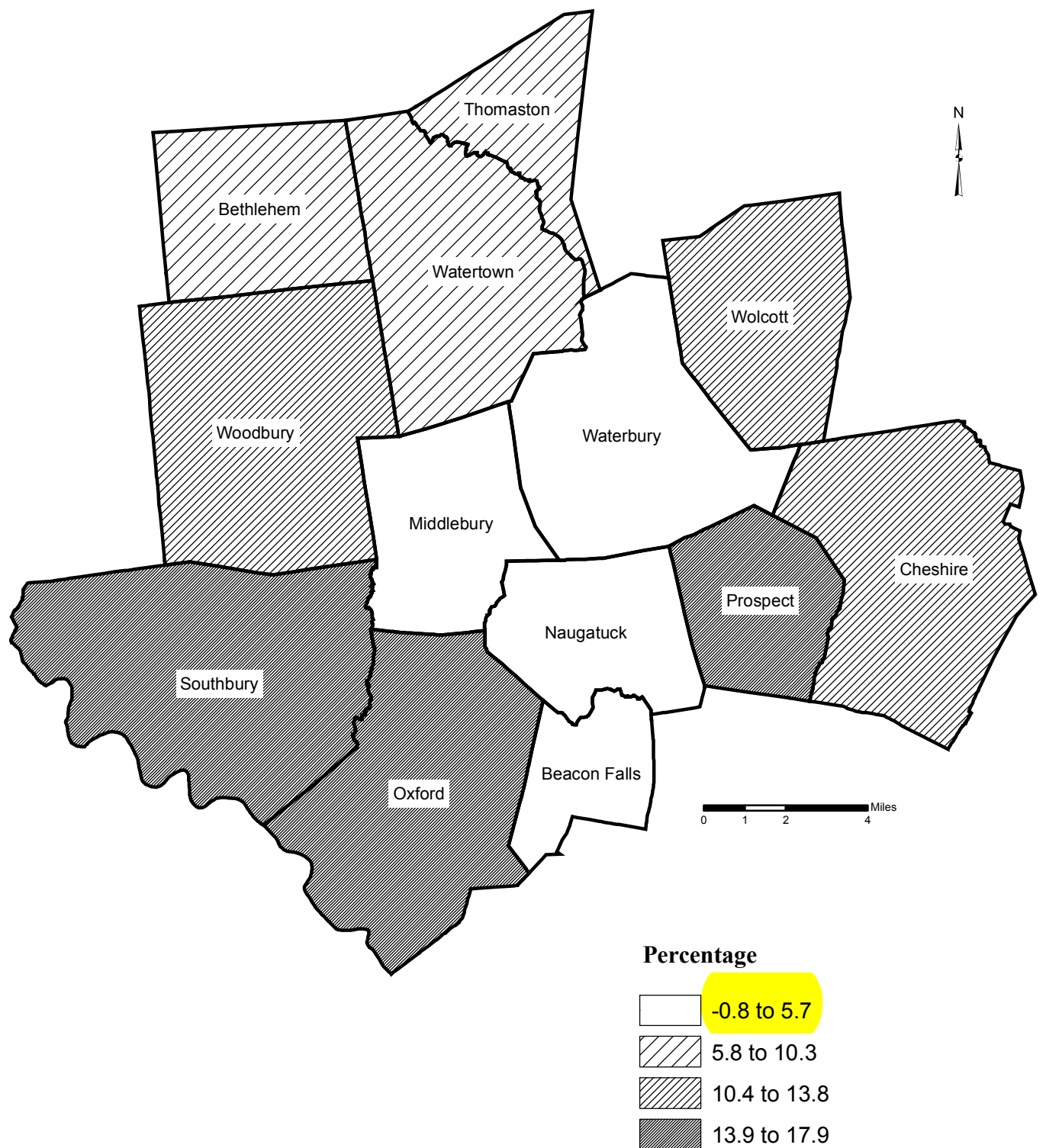
Table III-A2. Annual Growth in the CNVR Housing Stock by Municipality: 1980-90, 1990-2000, 2000, 2007, 2008

| Geographic Area | Annual Net Gain in Housing Units | | | | |
	2008	2007	2000	1990-2000 average	1980-1990 average
CNVR	341	546	663	548.5	1613.6
Waterbury	27	123	19	-37.8	635.1
Remainder of Region	314	423	644	586.3	978.5
Beacon Falls	22	20	48	11.4	61.0
Bethlehem	2	15	20	12.6	18.8
Cheshire	35	46	66	96.1	159.4
Middlebury	25	44	27	16.6	19.7
Naugatuck	25	41	43	41.1	220.2
Oxford	72	83	84	49.0	73.3
Prospect	57	39	64	47.0	56.1
Southbury	7	30	80	97.1	99.0
Thomaston	1	7	53	27.8	48.9
Watertown	32	45	58	77.6	90.4
Wolcott	23	26	60	67.4	79.9
Woodbury	13	27	41	42.4	52.1

| Geographic Area | Estimated Number of Housing Units | | | | |
	2008	2007	2000	1990	1980
CNVR	115,199	114,898	109,780	104,295	88,159
Waterbury	47,475	47,488	46,827	47,205	40,854
Remainder of Region	67,724	67,410	62,953	57,090	47,305
Beacon Falls	2,327	2,305	2,104	1,990	1,380
Bethlehem	1,475	1,473	1,388	1,262	1,074
Cheshire	9,967	9,932	9,551	8,590	6,996
Middlebury	2,905	2,880	2,531	2,365	2,168
Naugatuck	12,824	12,799	12,341	11,930	9,728
Oxford	4,464	4,392	3,420	2,930	2,197
Prospect	3,353	3,296	3,094	2,624	2,063
Southbury	8,318	8,311	7,799	6,828	5,838
Thomaston	3,181	3,180	3,014	2,736	2,247
Watertown	8,723	8,691	8,298	7,522	6,618
Wolcott	6,021	5,998	5,544	4,870	4,071
Woodbury	4,166	4,153	3,869	3,445	2,924

Source: Connecticut Department of Economic and Community Development, Publications, Housing Reports, Construction Reports: Housing Production and Permits, 2007 & 2008, and Annual Housing Inventory by Town.
U.S. Bureau of the Census, Census of Population and Housing: 1980-2000.

Table III-A3. Estimated Number of Housing Units in CNVR Municipalities by Type of Structure: 2008

Geographic Area	Number of Housing Units					
	Total Units	1 Unit	2 Units	3-4 Units	5+ Units	Mobile Homes & Others
CNVR	115,199	73,639	8,974	13,596	18,173	817
Waterbury	47,475	19,408	5,247	10,126	12,635	59
Remainder of Region	67,724	54,231	3,727	3,470	5,538	758
Beacon Falls	2,327	1,706	120	105	239	157
Bethlehem	1,475	1,355	63	29	13	15
Cheshire	9,967	8,459	189	313	988	18
Middlebury	2,905	2,698	43	42	122	0
Naugatuck	12,824	7,802	1,517	1,181	1,974	350
Oxford	4,464	4,226	128	58	42	10
Prospect	3,353	3,128	56	22	17	130
Southbury	8,318	6,767	439	624	459	29
Thomaston	3,181	2,314	204	191	444	28
Watertown	8,723	7,007	681	553	469	13
Wolcott	6,021	5,412	157	92	352	8
Woodbury	4,166	3,357	130	260	419	0
Connecticut	1,449,440	938,746	120,328	126,887	251,319	12,160
	Percentage Distribution					
CNVR	100.0%	63.9%	7.8%	11.8%	15.8%	0.7%
Waterbury	100.0%	40.9%	11.1%	21.3%	26.6%	0.1%
Remainder of Region	100.0%	80.1%	5.5%	5.1%	8.2%	1.1%
Beacon Falls	100.0%	73.3%	5.2%	4.5%	10.3%	6.7%
Bethlehem	100.0%	91.9%	4.3%	2.0%	0.9%	1.0%
Cheshire	100.0%	84.9%	1.9%	3.1%	9.9%	0.2%
Middlebury	100.0%	92.9%	1.5%	1.4%	4.2%	0.0%
Naugatuck	100.0%	60.8%	11.8%	9.2%	15.4%	2.7%
Oxford	100.0%	94.7%	2.9%	1.3%	0.9%	0.2%
Prospect	100.0%	93.3%	1.7%	0.7%	0.5%	3.9%
Southbury	100.0%	81.4%	5.3%	7.5%	5.5%	0.3%
Thomaston	100.0%	72.7%	6.4%	6.0%	14.0%	0.9%
Watertown	100.0%	80.3%	7.8%	6.3%	5.4%	0.1%
Wolcott	100.0%	89.9%	2.6%	1.5%	5.8%	0.1%
Woodbury	100.0%	80.6%	3.1%	6.2%	10.1%	0.0%
Connecticut	100.0%	64.8%	8.3%	8.8%	17.3%	0.8%

Source: Connecticut Department of Economic and Community Development, Housing Reports, Construction Report: Housing Production & Permits 2008, Inventory.

Table III-A4. Changes in Housing Stock in CNVR Municipalities, by Type of New Construction, Other Gains and Losses: 2008

Geographic Area	Number of Housing Units							
	New Construction							State Rank by Net Gain
	1 Unit	2 Units	3 and 4 Units	5 Units or More	Total Units	Demolition	Net Gain	
CNVR	394	2	4	8	408	67	284	–
Waterbury	50	0	0	8	58	31	27	27
Remainder of Region	344	2	4	0	350	36	257	–
Beacon Falls	23	0	0	0	23	1	22	31
Bethlehem	0	0	4	0	4	2	2	51
Cheshire	41	0	0	0	41	6	35	22
Middlebury	28	0	0	0	28	3	25	28
Naugatuck	32	2	0	0	34	9	25	28
Oxford	74	0	0	0	74	2	72	15
Prospect	57	0	0	0	57	na	na	na
Southbury	9	0	0	0	9	2	7	46
Thomaston	7	0	0	0	7	6	1	52
Watertown	35	0	0	0	35	3	32	25
Wolcott	24	0	0	0	24	1	23	30
Woodbury	14	0	0	0	14	1	13	40
Connecticut	3,139	170	41	1,870	5,220	1,462	3,758	–

Source: Connecticut Department of Economic and Community Development
Connecticut New Housing Authorizations in 2008.

na: Town did not provide demolition data

Table III-B1. Tenure in the CNVR, by Municipality: 1990-2000

Geographic Area	Number of Occupied Housing Units						Percent Renter Occupied	
	Total Occupied Housing Units		Owner-Occupied Housing Units		Renter-Occupied Housing Units			
	2000	1990	2000	1990	2000	1990	2000	1990
CNVR	103,155	97,407	69,438	64,601	33,717	32,806	32.7%	33.7%
Waterbury	42,622	43,164	20,291	21,159	22,331	22,005	52.4%	51.0%
Remainder of Region	60,533	54,243	49,147	43,442	11,386	10,801	18.8%	19.9%
Beacon Falls	2,032	1,889	1,594	1,466	438	423	21.6%	22.4%
Bethlehem	1,246	1,117	1,065	923	181	194	14.5%	17.4%
Cheshire	9,349	8,340	8,097	7,103	1,252	1,237	13.4%	14.8%
Middlebury	2,398	2,227	2,135	1,980	263	247	11.0%	11.1%
Naugatuck	11,829	11,330	7,863	7,606	3,966	3,724	33.5%	32.9%
Oxford	3,343	2,814	3,043	2,590	300	224	9.0%	8.0%
Prospect	3,020	2,556	2,797	2,380	223	176	7.4%	6.9%
Southbury	7,225	6,209	6,464	5,340	761	869	10.5%	14.0%
Thomaston	2,916	2,632	2,152	1,918	764	714	26.2%	27.1%
Watertown	8,046	7,254	6,385	5,670	1,661	1,584	20.6%	21.8%
Wolcott	5,514	4,636	4,866	4,127	648	509	11.8%	11.0%
Woodbury	3,715	3,239	2,786	2,339	929	900	25.0%	27.8%
Connecticut	1,301,670	1,230,479	869,729	807,481	431,941	422,998	33.2%	34.4%

Source: U.S. Bureau of the Census, Census of Population and Housing: 1990 and 2000.

Table III-B2. Occupied Year-Round Housing Units in CNVR Municipalities, by Type of Structure and Tenure Status: 2000

Geographic Area	Single Family			Multi-Family			Mobile Home or Trailer		
	Total Occupied	Owner Occupied	Renter Occupied	Total Occupied	Owner Occupied	Renter Occupied	Total Occupied	Owner Occupied	Renter Occupied
CNVR	66,437	60,706	5,731	35,950	8,106	27,844	748	629	119
Waterbury	18,223	15,818	2,405	24,346	4,448	19,898	33	25	8
Remainder of Region	48,214	44,888	3,326	11,604	3,658	7,946	715	604	111
Beacon Falls	1,483	1,349	134	420	134	286	129	113	16
Bethlehem	1,139	1,039	100	92	11	81	15	15	0
Cheshire	8,025	7,581	444	1,286	498	788	18	9	9
Middlebury	2,255	2,097	158	163	48	115	0	0	0
Naugatuck	7,168	6,574	594	4,311	1,002	3,309	350	287	63
Oxford	3,105	2,960	145	228	74	154	10	10	0
Prospect	2,810	2,690	120	95	13	82	115	92	23
Southbury	5,881	5,536	345	1,315	905	410	29	29	0
Thomaston	2,138	1,905	234	749	218	531	28	28	0
Watertown	6,390	5,845	545	1,643	523	1,120	13	13	0
Wolcott	4,887	4,624	263	519	136	383	8	8	0
Woodbury	2,932	2,688	244	783	96	687	0	0	0
	Percentage Distribution								
CNVR	100.0%	91.4%	8.6%	100.0%	22.5%	77.5%	100.0%	84.1%	15.9%
Waterbury	100.0%	86.8%	13.2%	100.0%	18.3%	81.7%	100.0%	75.8%	24.2%
Remainder of Region	100.0%	93.1%	6.9%	100.0%	31.5%	68.5%	100.0%	84.5%	15.5%
Beacon Falls	100.0%	91.0%	9.0%	100.0%	31.9%	68.1%	100.0%	87.6%	12.4%
Bethlehem	100.0%	91.2%	8.8%	100.0%	12.0%	88.0%	100.0%	100.0%	0.0%
Cheshire	100.0%	94.5%	5.5%	100.0%	38.7%	61.3%	100.0%	50.0%	50.0%
Middlebury	100.0%	93.0%	7.0%	100.0%	29.4%	70.6%	–	–	–
Naugatuck	100.0%	91.7%	8.3%	100.0%	23.2%	76.8%	100.0%	82.0%	18.0%
Oxford	100.0%	95.3%	4.7%	100.0%	32.5%	67.5%	100.0%	100.0%	0.0%
Prospect	100.0%	95.7%	4.3%	100.0%	13.7%	86.3%	100.0%	80.0%	20.0%
Southbury	100.0%	94.1%	5.9%	100.0%	68.8%	31.2%	100.0%	100.0%	0.0%
Thomaston	100.0%	89.1%	10.9%	100.0%	29.1%	70.9%	100.0%	100.0%	0.0%
Watertown	100.0%	91.5%	8.5%	100.0%	31.8%	68.2%	100.0%	100.0%	0.0%
Wolcott	100.0%	94.6%	5.4%	100.0%	26.2%	73.8%	100.0%	100.0%	0.0%
Woodbury	100.0%	91.7%	8.3%	100.0%	12.3%	87.7%	–	–	–

– no value

Source: U.S. Bureau of the Census, Census 2000 Summary File 3 (SF 3)

Total Housing Units may not match the counts reported in SF 1 or SF 2 which are 100% counts rather than estimates.

Table III-C1. Household Size in the CNVR, by Municipality: 1960-2000

Geographic Area	Average Number of Persons per Household				
	2000	1990	1980	1970	1960
CNVR	2.57	2.62	2.79	3.19	3.30
Waterbury	2.46	2.48	2.67	3.05	3.21
Remainder of	2.64	2.73	2.91	3.32	3.43
Region					
Beacon Falls	2.58	2.69	2.98	3.31	3.37
Bethlehem	2.69	2.73	2.86	3.23	3.31
Cheshire	2.71	2.82	3.06	3.48	3.58
Middlebury	2.66	2.73	2.94	3.30	3.45
Naugatuck	2.60	2.69	2.80	3.16	3.22
Oxford	2.94	3.09	3.18	3.41	3.50
Prospect	2.83	2.97	3.24	3.66	3.70
Southbury	2.41	2.34	2.39	2.82	3.15
Thomaston	2.57	2.64	2.86	3.30	3.32
Watertown	2.67	2.80	3.00	3.43	3.48
Wolcott	2.79	2.93	3.30	3.74	3.75
Woodbury	2.48	2.51	2.61	3.07	3.28
Connecticut	2.53	2.67	2.76	3.16	3.27

Source: U.S. Bureau of the Census, Census of Population and Housing: 1960-2000.

Table III-D1. Publicly Assisted Housing in the CNVR, by Municipality: 2008

Geographic Area	Number of Housing Units					Percent Assisted
	Governmentally Assisted	CHFA/FmHA Mortgages	Deed Restricted	Total Assisted	2000 Census Housing	
CNVR	9,263	3,293	456	13,012	109,780	11.9%
Waterbury	7,292	2,419	431	10,142	46,827	21.7%
Remainder of Region	1,971	874	25	2,870	62,953	4.6%
Beacon Falls	5	26	0	31	2,104	1.5%
Bethlehem	24	0	0	24	1,388	1.7%
Cheshire	239	86	17	342	9,588	3.6%
Middlebury	77	10	8	95	2,494	3.8%
Naugatuck	805	324	0	1,129	12,341	9.1%
Oxford	35	12	0	47	3,420	1.4%
Prospect	3	17	0	20	3,094	0.6%
Southbury	88	14	0	102	7,799	1.3%
Thomaston	98	100	0	198	3,014	6.6%
Watertown	225	135	0	360	8,298	4.3%
Wolcott	311	131	0	442	5,544	8.0%
Woodbury	61	19	0	80	3,869	2.1%
Connecticut	118,392	26,193	4,770	149,355	1,385,978	10.8%

Source: U.S. Bureau of the Census, Census of Population and Housing: 1960-2000.
    Connecticut Department of Economic and Community Development, Affordable Housing Appeals List, 2008.

**Table III-E1. CNVR Vacant Housing Units and Vacancy Rates,
by Municipality: 2000**

	Vacant Housing Units						Vacancy Rates		
Geographic Area	Total	For Sale Only	For Rent	Rented or Sold, Not Occupied	For Seasonal, Recreational or Occasional Use	Other Vacant	For Sale Only	For Rent	Total Housing Units Percent Vacant
CNVR	6,625	902	2,281	479	858	2,105	0.8%	2.1%	6.0%
Waterbury	4,205	466	1,838	248	158	1,495	1.0%	3.9%	9.0%
Remainder of Region	2,420	436	443	231	700	610	0.7%	0.7%	3.8%
Beacon Falls	72	19	26	7	3	17	0.9%	1.2%	3.4%
Bethlehem	142	10	5	7	98	22	0.7%	0.4%	10.2%
Cheshire	239	77	45	22	50	45	0.8%	0.5%	2.5%
Middlebury	96	19	7	9	38	23	0.8%	0.3%	3.8%
Naugatuck	512	73	207	39	25	168	0.6%	1.7%	4.1%
Oxford	77	12	4	17	26	18	0.4%	0.1%	2.3%
Prospect	74	22	8	12	10	22	0.7%	0.3%	2.4%
Southbury	574	107	27	48	321	71	1.4%	0.3%	7.4%
Thomaston	98	15	23	8	10	42	0.5%	0.8%	3.3%
Watertown	252	33	50	34	44	91	0.4%	0.5%	3.0%
Wolcott	130	26	12	7	39	46	0.5%	0.2%	2.3%
Woodbury	154	23	29	21	36	45	0.6%	0.7%	4.0%
Connecticut	84,305	9,305	25,575	6,320	23,379	19,726	0.7%	1.8%	6.1%

Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1)

Table III-F1. Median Value of Specified Owner-Occupied Housing Units, by Municipality: 1990-2000

Geographic Area	Median Value		Percent Change 1990-2000
	2000	1990	
Beacon Falls	$154,600	$161,700	-4.4%
Bethlehem	$213,800	$210,900	1.4%
Cheshire	$212,000	$203,000	4.4%
Middlebury	$198,600	$200,800	-1.1%
Naugatuck	$133,000	$143,100	-7.1%
Oxford	$207,800	$209,200	-0.7%
Prospect	$180,700	$178,600	1.2%
Southbury	$209,100	$189,900	10.1%
Thomaston	$135,800	$144,000	-5.7%
Waterbury	$101,300	$131,800	-23.1%
Watertown	$148,300	$157,800	-6.0%
Wolcott	$143,400	$154,200	-7.0%
Woodbury	$235,000	$227,200	3.4%
Connecticut	$166,900	$177,800	-6.1%

Source: Connecticut State Data Center, 1990 Census Complete Count Data-Part B.
U.S. Bureau of the Census, Census 2000. Summary File 3 (SF 3).

Table III-F4. Median Gross Rent for Specified Renter Occupied Housing Units in the CNVR, by Municipality: 1990-2000

Geographic Area	Median Monthly Gross Rent		Percent Change 1990-2000
	2000	1990	
Beacon Falls	$866	$659	31.4%
Bethlehem	$983	$725	35.6%
Cheshire	$798	$696	14.7%
Middlebury	$668	$680	-1.8%
Naugatuck	$631	$578	9.2%
Oxford	$688	$618	11.3%
Prospect	$707	$727	-2.8%
Southbury	$1,064	$929	14.5%
Thomaston	$649	$532	22.0%
Waterbury	$562	$655	-14.2%
Watertown	$646	$562	14.9%
Wolcott	$735	$635	15.7%
Woodbury	$783	$741	5.7%
Connecticut	$681	$598	13.9%

Gross Rent: monthly rent and utilities.

Specified housing units: excludes one-family houses on 10 or more acres, one-family houses with a commercial establishment or medical office on the property, owner-occupied condominiums, mobile homes, and trailers.

Source: U.S. Bureau of the Census, 1990 U.S. Census of Population and Housing, Summary Tape File 3.

U.S. Bureau of the Census, Census 2000. Summary File 3 (SF 3).

Beacon Falls, Connecticut

CERC Town Profile 2010

Town Hall
10 Maple Avenue
Beacon Falls, CT 06403
(203) 729-4340

Belongs to
New Haven County
LMA Waterbury
Naugatuck Valley Economic Dev. Region
Central Naugatuck Valley Planning Area
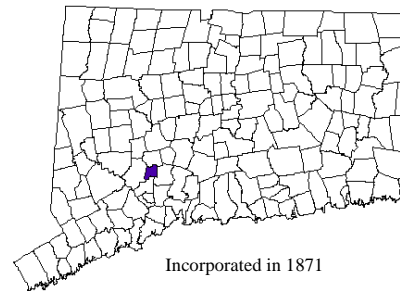
Incorporated in 1871

Demographics

Population (2009)

	Town	County	State
1990	5,083	804,219	3,287,116
2000	5,246	824,008	3,405,565
2009	5,705	846,083	3,497,398
2014	5,811	847,341	3,485,122
'09-'14 Growth / Yr	0.4%	0.0%	-0.1%
Land Area (sq. miles)	10	606	5,009
Pop./ Sq. Mile (2009)	583	1,397	698
Median Age (2009)	39	39	40
Households (2009)	2,180	321,911	1,311,307
Med HH Inc. (2009)	$70,453	$61,329	$68,055

Race/Ethnicity (2009)

	Town	County	State
White	5,294	650,448	2,756,861
Black	151	98,913	319,730
Asian Pacific	110	30,810	120,457
Native American	8	2,363	9,990
Other/Multi-Race	142	63,549	290,360
Hispanic (any race)	206	115,202	426,255

Poverty Rate (1999)	5.9%	9.5%	7.9%

Educational Attainment (2009)

Persons Age 25 or Older	Town	%	State	%
High School Graduate	1,204	31%	688,198	29%
Some College	1,096	28%	537,908	23%
Bachelors or More	1,212	31%	854,541	36%

Age Distribution (2009)

	0-4		5-17		18-24		25-49		50-64		65+		Total
Male	196	3%	521	9%	227	4%	1,100	19%	575	10%	268	5%	2,887
Female	150	3%	478	8%	201	4%	1,108	19%	577	10%	304	5%	2,818
County Total	50,494	6%	141,757	17%	81,624	10%	290,169	34%	162,218	19%	119,821	14%	846,083
State Total	210,817	6%	588,675	17%	330,112	9%	1,182,009	34%	696,537	20%	489,248	14%	3,497,398

Economics

Business Profile (2005)

Sector	Establishments	Employment
Agriculture	3.8%	1.4%
Const. and Mining	18.8%	10.7%
Manufacturing	11.3%	38.6%
Trans. and Utilities	5.6%	4.9%
Trade	18.3%	12.3%
Finance, Ins. and Real Estate	6.1%	2.6%
Services	31.5%	24.4%
Government	4.7%	5.1%

% of Total

Top Five Grand List (2006)

	Amount	% of Net
SMSP Connecticut LLC	$2,856,950	1.1%
Murtha Industrial 4 LLC	$2,286,460	0.9%
Murtha Enterprises Inc	$2,195,130	0.8%
CRC Dev	$1,844,430	0.7%
Arminda Murtha	$1,633,030	0.6%
Net Grand List (2006)	$268,811,430	

Top Five Major Employers (2006)

Baker's Choice   Knapp Container Manufacturer
Ideal Manufacturing   Automated Mailmen Inc.
Franzus Company Inc.

Retail Sales (2007) All Outlets	Town	State
	$28,095,686	$136,936,194,241

Education

2005-2006 School Year	Town	State
Total Town School Enrollment	1,044	566,606

Most public school students in Beacon Falls attend Regional School District 16, which has 2,666 students.

Connecticut Mastery Test Percent Above Goal

	Grade 4		Grade 6		Grade 8	
	Town	State	Town	State	Town	State
Reading	71	53	70	60	n.a.	65
Math	68	57	64	61	n.a.	56
Writing	70	63	70	61	n.a.	61

For more education data please see:
http://www.state.ct.us/sde/

Students per Computer	Town	State
Elementary:	4.0	4.0
Middle:		
Secondary:		

Average Class Size

Grade K	15.0	Grade 2	19.0
Grade 5	22.0	Grade 7	n.a.
High School	n.a.		

Average SAT Score

	Town	State
Verbal	n.a.	
Math	n.a.	

Beacon Falls
Connecticut

CERC *start here*
Connecticut Economic Resource Center, Inc.

Government

Government Form: Selectman-Town Meeting

Total Revenue (2007)	$15,983,969	Total Expenditures (2007)	$16,157,980	
Tax Revenue	$11,680,039	Education	$11,089,390	
Non-tax Revenue	$4,303,930	Other	$5,068,590	
Intergovernmental	$4,072,234	Total Indebtness (2007)	$15,014,273	
Per Capita Tax (2007)	$2,166	As % of Expenditures	92.9%	
As % of State Average	98.0%	Per Capita	$2,784	
		As % of State Average	133.3%	

Annual Debt Service (2007)	$335,193
As % of Expenditures	2.1%
Eq. Net Grand List (2006)	$726,986,146
Per Capita	$135,962
As % of State Average	84%
Date of Last Revaluation (2009)	2006
Moody's Bond Rating (2007)	
Actual Mill Rate (2007)	34.06
Equalized Mill Rate (2007)	14.05
% of Grand List Com/Ind (2006)	9.0%

Housing/Real Estate

Housing Stock (2008)	Town	County	State
Existing Units (total)	2,327	351,745	1,449,440
% Single Unit	73.3%	59.4%	64.8%
New Permits Auth. (2008)	23	920	5,220
As % Existing Units	0.99%	0.26%	0.36%
Demolitions (2008)	1	314	1,462
House Sales (2007)	34	7,111	32,395
Median Price	$312,000	$261,155	$295,000
Built Pre 1950 share (2000)	25.7%	33.2%	31.5%

	Town	County	State
Owner Occupied Dwellings (2000)	1,596	201,349	869,742
As % Total Dwellings	76%	59%	63%
Subsidize Housing (2008)	31	41,649	149,355

Distribution of House Sales (2007)	Town	County	State
Number of Sales			
Less than $100,000	0	155	495
$100,000-$199,999	3	1,602	5,866
$200,000-$299,999	10	2,612	10,094
$300,000-$399,999	14	1,340	5,655
$400,000 or More	7	1,402	10,285

Labor Force

Place of Residence (2008)	Town	County	State
Labor Force	3,335	448,049	1,876,144
Employed	3,143	419,933	1,769,233
Unemployed	192	28,116	106,911
Unemployment Rate	5.8%	6.3%	5.7%
Place of Work (2008)			
# of Units	112	22,608	105,005
Total Employment	1,044	364,420	1,676,493
2000-'08 Growth AAGR	1.1%	-0.1%	0.0%
Mfg Employment	236	40,239	186,522

Commuters (2000)

Commuters into Town from:		Town Residents Commuting to:	
Waterbury	308	Shelton	245
Beacon Falls	145	Waterbury	230
Naugatuck	137	Naugatuck	149
Seymour	42	Beacon Falls	145
Southbury	37	Seymour	144
Middlebury	36	Bridgeport	138
Torrington	32	Trumbull	125
Prospect	25	New Haven	123
Hamden	23	Stratford	119
Watertown	20	Southbury	115

Quality of Life

	Town	State
Banks (2007)	0	1,029
Lodging (1998)	0	756
Day Care Facilities (1999)	1	1,721
Infant Mortality Rate Per 1,000 births (2001)	0.0	4.5
Crime Rate (2004) Per 100,000 Residents	945	2,981

	Town	County
Hospitals (1999)	0	7
Total Beds	0	2,487

Library (2001)	Town
Total Volumes	7,564
Circulation Per Capita	1.6

Distance to Major Cities	Miles
Hartford	30
Boston	122
New York City	71
Providence	89

Residential Utilities

Electric Provider
Connecticut Light & Power
(800) 286-2000

Gas Provider
Yankee Gas Company
(800) 989-0900

Water Provider
CT Water Company/Aquarion Water Compan
(800) 286-5700

Cable Provider
COMCAST/SEYMOUR
(800) 266-2278

www.cerc.com

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