

Greetings from

City of Bridgeport, CT

June 2007

Prepared by

czbLLC

for City of Bridgeport, Connecticut



Prepared by:

charles buki
karen beck pooley, ph.d
david boehlke
max schmeiser
michael collins
wendy sullivan
mindy turbov
michael schubert
marcia nedland



On October 1, 2006 czbLLC was retained by the City of Bridgeport to evaluate the strength of its housing market, and to prepare a draft housing policy for the city. At the same time, the city was beginning the year-long process of updating its master plan. One critical aim of ours – in the development of both the market analysis and the draft housing policy – has been for both documents to become integrated into and useful to this master planning process. The raw data itself will be useful in determining how the housing elements of the forthcoming master plan synch with the economic development goals of the city. Our interpretations of the data will be helpful in providing the planning process with an additional viewpoint about market strength and implications for zoning, redevelopment, and affordability. But mainly, our market strength typologies will be our most valuable contribution to the process, for embedded in the resulting types are market data-based calculations that make clear how critical it will be going forward that the city treat housing challenges with submarket specificity. The main points we wish to convey to the Mayor, and around which we think the Mayor should mobilize the city, are as follows:

1. Bridgeport is a weak housing market that is on the upswing.
2. The upswing is mainly a function of the fact that Bridgeport is an island of valuable, underutilized development opportunities surrounded by a substantially saturated and strong regional housing market.
3. The upswing is nearing a tipping point. The question is no longer ‘what if the Bridgeport housing market gets stronger’ but ‘when will it get stronger?’ and ‘how strong will it get?’ and ‘how should Bridgeport be positioned?’
4. Holding back a possible Bridgeport renaissance are two factors:
 - a. The condition of its near downtown neighborhoods, saddled mainly with problematic concentrations of poverty
 - b. The housing stocks themselves, which are older, smaller, and which are predominated by undesirable 3s and 6s.
5. The fiscal capacity of the city remains the underlying problem to solve, and housing is inextricably linked to the city’s fiscal strength.
6. The number one priority for the city on the housing front is to retain its strong middle class households, who continue to leave when they can.
7. The next highest priority for Bridgeport is to facilitate the development of choice parcels sufficient to appeal to strong middle class households in the region who would then call Bridgeport home.
8. The third highest priority is to channel value created by the development of housing for the middle class into resources that should be targeted towards neighborhood revitalization in the areas closest to valuable, underutilized parcels
9. The fourth priority is to design, build, fund and then use the mechanisms necessary to protect housing affordability for working families. These mechanisms are an incentive-based Inclusionary zoning policy, a housing trust, and a land bank.

Tipping Point

After reviewing the housing data we collected, we have concluded that the City of Bridgeport is on the cusp of a potential renaissance.

We mean “on the cusp of” because many of the building blocks are in place, or are starting to solidify in the city’s favor. The housing market – while cooling nationally – remains strong along the NYC-Boston corridor. Given what we believe to be a hard-to-sustain income-housing value ratio in Fairfield County, Bridgeport’s comparable affordability is a distinct and growing competitive advantage for the city.

- Previously encumbered land in Bridgeport, such as the Steel Point peninsula, is nearly ready for development, creating a substantial, and unique – opportunity to add market rate housing to the city and convey to the private sector that Bridgeport is *open for business*.
- Previously saddled by bureaucratic bloat and corruption, City Hall in Bridgeport is leaner and more market-oriented, and long overdue transparency in city government is here.
- Last, the two roots of any urban recovery – good planning and diverse density – are in place; first rate on-going planning efforts are now doing the complex work of putting in place the pieces for a vibrant 21st century Bridgeport.

At the same time, we mean “on the cusp of” a potential renaissance because, in spite of regional market strength, the availability of prime coastal real estate, Mayoral backbone at City Hall, and well-intended planning, a vibrant 21st century Bridgeport is in no way a sure bet. Markets are demand-hungry. Housing demand is satisfied on a highly complex playing field where choice, the capacity to choose, and expressions of willingness to pay are everything. The good news that the region is strong enough to ‘find Bridgeport’ in an otherwise expensive Fairfield County, is also the not-so-good news. Excess demand in the region may well find Bridgeport, only to conclude that the neighborhoods remain too sketchy, the housing too old, the lots too narrow, the schools too far gone, the poverty too pervasive. Indeed it is our view that this is exactly what the wider market will conclude *so long as these issues remain unaddressed to the satisfaction of non-Bridgeport households that would otherwise become tax-paying residents of the city*.

To convert a potential renaissance to an actual one, we believe the work starts with the city’s housing and neighborhoods. Not because housing and neighborhoods are more vital than jobs and safety and school quality, but because housing and neighborhoods are every community’s hinge factor, the one element in any city around which all others become connected.



Executive Summary

Fiscal Capacity

Indeed, housing policy and fiscal capacity are clearly linked.

- Bridgeport is the largest city in Connecticut, one of the wealthiest states in the country. It is less than an hour and a half from New York City, occupies an outstanding location along the coast, and has exceptional auto and rail transit infrastructure. Yet the prosperity enjoyed by the rest of Fairfield County and the surrounding region, and the benefits that accrue from community wealth, have largely bypassed Bridgeport. While the Connecticut coast from New York City to New Haven has exploded in value in the last 25 years, Bridgeport values have languished in comparison (even with recent appreciation). As the rest of the coast has competed for and attracted the region's strongest households, Bridgeport became home to those in the region who could not afford to go anywhere else. And initial disparities in wealth between the city and its neighbors both directly and indirectly ensure that the gap remains: directly by weakening Bridgeport's fiscal base and hampering the city's ability to provide quality public services or avoid high tax rates; and indirectly by first limiting residents' ability to pay for housing maintenance and improvements, which then fuels decline and further disadvantages Bridgeport's neighborhoods relative to regional alternatives. *In a county (Fairfield) with one of the nation's highest ability to pay scores, Bridgeport was, and remains a city with one of the country's lowest expressions of willingness to pay.*

- These disparities are especially apparent in the way that the larger market values the housing and neighborhood choices that Bridgeport offers. The city's lower property values, lower homeownership rates, and ongoing population decline reflect the wider market's preference for new large homes on large lots in suburban-style neighborhoods over what Bridgeport has to offer: namely older and smaller owner-occupied housing and an abundance of smaller multifamily housing, both remnants of its manufacturing past. The city's lower property values, lower homeownership rates, and ongoing population decline also create a **"bottom-heavy" socioeconomic profile and increase local social distress**. This profile results in serious housing needs (a large share of households living in substandard housing or spending more than 30% of their income on housing) that the city, with its reduced tax base and increasing demand for costly services, does not have the resources to meet.

- Clearly, housing policy and fiscal stability are linked. Yet utilizing housing policy to increase city's fiscal strength requires a decidedly different approach from that followed by previous policies, particularly high-density public housing and urban renewal projects. (In fact, some of Bridgeport's highest vacancy rates and worst neighborhood conditions are in and around these developments.)

- What Bridgeport must do is address the existing needs of low-income residents AND distressed neighborhoods. What Bridgeport must do is protect affordability AND build on its assets – affordability, urban fabric, historic character – to create neighborhoods of choice for working- and middle-income households who may find in Bridgeport a compelling mix of urban living and affordability.

- To do these seemingly contradictory things simultaneously requires careful planning and strategic, data-driven policy-making. Housing policy is not a one-size-fits-all proposition. Different neighborhoods (much like different households) require different forms of intervention. Yet to be successful from a citywide perspective, to be sustainable, and to achieve long-term victories, these varied components must be complementary.

czb has provided in this report provides **the data needed to drive this policy and a framework for determining what types of interventions to do in which neighborhoods**. This thorough review of administrative data (from the U.S. Census, the Multiple Listing Services, and city agencies), informational interviews and focus groups with area Realtors, lenders, government officials, property managers, and developers, and extensive surveying of area residents, paints a picture of a city at a crossroads – a weak market in a strong region with several assets now likely to attract private investment. This work illustrates how diverse the city's housing stock and neighborhoods are, ranging from suburban to high-density urban. And, most importantly, this work highlights how varied the city's submarkets are, including high demand areas and high distress areas and everything in between.

Each of these elements – current socioeconomic characteristics and recent trends, popular perceptions, the existing housing stock, and present market conditions – help place city neighborhoods along an intervention continuum:

- Where undervalued but asset-rich areas are targeted for market-rate development, and development incentives leverage resources to support on- or off-site affordable housing units and/or neighborhood revitalization strategies elsewhere;
- Where middle markets are reinforced with homeownership incentives; and
- Where weak areas are transformed from affordable but weak areas into affordable *neighborhoods of choice* for working households and first-time homebuyers.

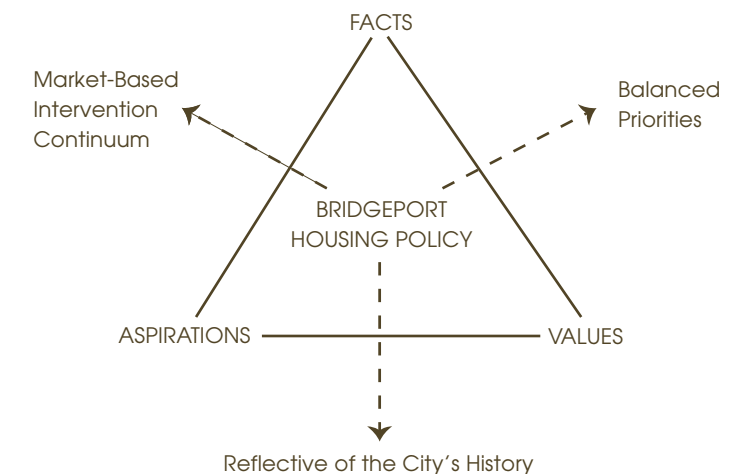
To drive interventions along such a continuum, our review of policies, data, and citizen input has led us to conclude that the housing policy best suited for Bridgeport must be based on the following three factors.

1. **It must be grounded in facts** (so it can be market oriented and so activities and statutes and programs can be market appropriate). And the net of the facts is that Bridgeport is a weak (but getting stronger) urban market in a strong (and getting even stronger) suburban region, and that Bridgeport has clear competitive advantages it can leverage: historic neighborhoods with clear identities, centers, and edges; underutilized coastal real estate; comparable affordability; and the potential for a unique urban experience. For this reason, czb has evaluated numerous sets of administrative and market data, and has developed a portrait of Bridgeport's housing market, and, importantly, the market surrounding Bridgeport. Perceptions about market strength

in Bridgeport vary widely; only sometimes however are these perceptions are based on reality, so the facts are especially important here. Most of this data we've collected is contained in the various appendices in this report, but is used throughout to amplify or explain various points.

2. **It must reflect what citizens aspire to.** Any zoning and neighborhood plans that eventually get implemented must be designed to encourage activities that are apt to result in the kinds of places that citizens want to call home. This is why czb extensively surveyed Bridgeport residents, and conducted meetings with the city's housing policy steering committee and a range of housing developers. At the same time, only sometimes are aspirations realistic, so balance is needed between drafting policies that are responsive to facts on one hand, and sensitive to and based on resident aspirations, on the other.

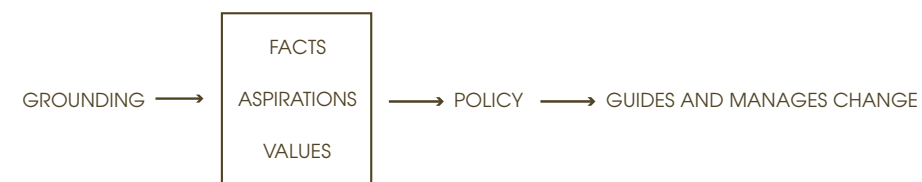
3. **It must be sustainable**, and sustainable policy is consistent with the deeply held convictions that citizens have. Citizens have a deep sense of where they see Bridgeport going, and where it is, and where it has come from. This sense is profoundly important as it is a reflection of the degree to which citizens are or are not rooted to their communities, willing to participate in the life of their communities, willing to assume leadership roles in their community and manage change, and thus shape policy. Consequently, policy that does not reflect a community's image of itself is not usually sustainable politically. This is why czb analyzed input from residents, so that we could understand what values are deeply held by the community.



We have collected and considered data in each of the above three categories – facts, aspirations, and values. And we have drawn two important conclusions.

- Number one: residents of Bridgeport know their city is at a crossroads and they are both excited by and nervous about what that means. What the data confirms. They are excited that change may bring more prosperity, greater safety, more vibrancy, better schools, and more home values. But they are also nervous. These attributes – prosperity, vibrancy, strong home values – are the flipside of threats to the status quo. And the one ingredient in the status quo above all others that is on people’s minds is the affordability of homes. To obtain the former while risking the latter poses economic but also cultural threats to many Bridgeport residents. Housing policy must contend with this. A renaissance is all well and good, but if it results in a great city no one here now can afford to live in, then the policies that ushered in the renaissance are hardly reflective of citizen intent.

- Number two: residents of Bridgeport have a sense of themselves as an urban community of well-defined neighborhoods differentiated from the surrounding suburban townships; most distinctly dissimilar to Fairfield County. Embedded in this perception is a level of historic pride in not being suburban, not being white collar, not being *rich*. At the same time, residents know that the Connecticut economy is strong and getting stronger and that Bridgeport must adapt to move forward or risk falling further behind. As more new households from white-collar backgrounds move to Bridgeport, past distinctions between the city and county will change, and with that change will come changes in identity. Housing policy must contend with this, as well.



As a housing policy is built to guide and manage coming change, czb assembled the facts, aspirations, and values.

- The facts that affect housing in Bridgeport as we’ve uncovered them:
 - Weak (but rising) market in a strong (and getting stronger) region
 - Fiscal stress
 - Old housing stocks of undesirable size and configuration
 - Concentrated poverty
 - Underutilized assets (downtown and shoreline)

- The aspirations we discerned through meetings and interviews and surveys:
 - Homes should rise in value
 - People who have lived in Bridgeport can afford to stay
 - Poverty should not be concentrated in my neighborhood
- The values we have learned that are embedded in the Bridgeport community:
 - Neighborhoods have been and should remain distinct
 - Bridgeport is a working class city with working class roots
 - Poverty should not be concentrated

Contradictions between and amongst the aspirations of Bridgeport residents and the values held by the community present several challenges to the development of the city’s new housing policy, for the Mayor, for the City Council, for residents, including:

1. How to grow the value of home ownership in Bridgeport BUT how to also hold the line on housing costs so that Bridgeport doesn’t price out long time residents from future opportunity. *We are recommending the creation and funding of a Community Land Trust, and additional funding for the existing or a new Community Housing Trust.*

2. How to improve the neighborhoods without raising taxes that many consider too high already. *We are recommending the adoption of a incentive-based Inclusionary Zoning statute, deployed as an overlay zone on specific, highly attractive, and underutilized areas of the city. The incentives would encourage development at higher than normal densities and out-of-the ordinary income mixes; the Inclusionary elements would generate either the production of affordable housing or resources for affordable housing on one hand, or broader revitalization efforts on the other.*

3. How to tap into the market strength of the region to develop underutilized parcels of land like the Peninsula without creating gated communities. *We are recommending that, to the greatest extent possible, the city encourage development, encourage creativity, invite partnerships with developers to assemble land and development opportunities through the RFP process, and in general streamline permitting and let the market work as free from constraint as possible so long as the outcomes are greater economic diversity in the city, decreased concentrations of poverty, and measurable gains in fiscal strength.*

4. How to attract more families to Bridgeport but not lose the city’s working class roots. We are recommending that the city encourage (through incentives) the development of mixed-income housing, discourage (through zoning) the development of gated communities, and set in motion the gearing and subsequent expectation that doing business in Bridgeport means helping the city stay affordable.

In attempting to manage these sometimes contradictory blends of objectives, czb recommends that the Mayor and Council mobilize the city to adopt a housing policy that has four outcome-oriented building blocks, knowingly recommended as having built in tension between them:

1. **Fiscal Strength** (the sum of housing activities must grow the city’s fiscal capacity)
2. **Stable and Rising Property Values** (the sum of the housing activities must contribute to stable and home values)
3. **Diverse Neighborhoods** (the sum of the housing activities must generate the outcome of economically diverse neighborhoods)
4. **Affordable Housing for Low Income Households** (the sum of the housing activities must generate some supply of affordable housing in perpetuity.)

In forming the basis of a housing policy for Bridgeport, these building blocks are, of course, set in the context of market realities already outlined, and detailed throughout the documents we have prepared. They are also intended to be building blocks that ebb and flow with changing market conditions. In other words, there will be times when fiscal strength is a lesser and a greater challenge. There will be times when extra attention is needed to ensure neighborhoods become and remain economically diverse. There will be times when greater emphasis needs to be placed on affordable housing than on growing property values, and times when the reserve is true.

A Dynamic Housing Policy

A good housing policy is a living document. This is why we further recommend that these four building blocks are themselves grounded in three planning principles:

1) outcome-oriented, 2) market-based, and 3) flexible. By using these building blocks as the outcomes shaped by the market, activities (permitting, approvals, CDBG deployment strategies, zoning, et cetera) can be changed periodically as necessitated by the market. This degree of flexibility retains essential predictability (a necessity in the market) but allows the city to make judgment calls depending on wider circumstances.

Nevertheless, beneath this flexibility are some guidelines, recommended as follows:

1. **Fiscal Capacity:** the ability or capacity of the City of Bridgeport to generate general fund revenues given its property tax base as measured by taxable value and millage effort. Right now, too high a percentage of Bridgeport households (24.1 percent) earn less than \$21,550 a year, and fully 40 percent of the city’s households earn less than \$36,000 a year. Low earning power translates into low purchasing power but high (and costly) demand for city services. Low purchasing power means lower tax revenues. This is not a sustainable equation, because it puts and keeps the city in the position of trying to reduce the expense of delivering ever more services. So an outcome of Bridgeport’s housing policy must be greater fiscal capacity, which means a higher percentage of households earning between \$54,000 - \$87,000 annually in 2007 dollars. Presently these households represent between 18-21 percent of the city, depending on

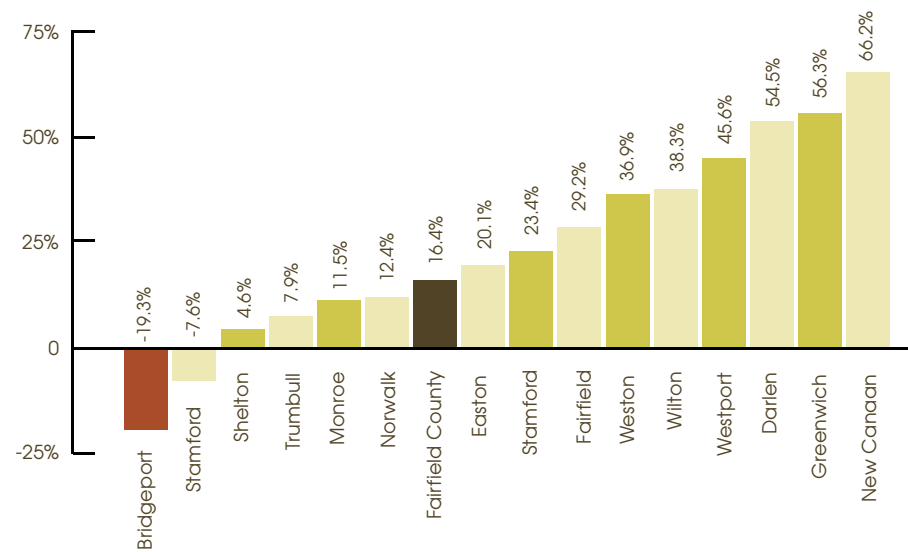


Executive Summary

the measurement. Though Fairfield County's rate of these households is roughly the same, nearly 50 percent of the county's households have incomes above \$75,000, twice the level in Bridgeport. Fiscal strength in Bridgeport will depend a higher percentage of households having annual incomes above \$54,000, and a lower percentage with incomes below \$20,000.

2. Stable and Rising Property Values: the rate of growth in value for residential properties. Presently values in the surrounding townships and throughout Fairfield County have both a higher principal base to grow from, and appreciate at higher rates, making the prospect of investing in homeownership in Bridgeport less appealing from a return on investment point of view. This is not a sustainable equation because it cements the probability that households with the means to leave the city will continue to do so, thereby leaving in Bridgeport higher percentages of weaker households with lower incomes and greater dependency on services. An outcome of Bridgeport's housing policy must be home price appreciation on par with the markets against which Bridgeport competes.

% Change in Median Value, 1990-2000



3. Diverse Neighborhoods: residential neighborhoods with a range of housing types as well as a range of households. Presently, extremely high concentrations of social distress, low prestige, and problematic housing stocks are found in older core neighborhoods (East Side, Downtown, Hollow, Enterprise Zone). In 2005, 17.9 percent of Bridgeport households were at or below the poverty line; meanwhile Bridgeport is 15 percent of the population of Fairfield County, but has 37 percent of the county's poor households.

The way this is manifest within the city is that there is little to no socio-economic or housing stock diversity in some parts of Bridgeport, which is not a sustainable equation. Indeed it is our view that full market recovery for Bridgeport will remain elusive until this situation is remedied. A result of Bridgeport's housing policy must be economically diverse neighborhoods that roll up into an economically diverse city where every neighborhood has some affordable housing, and some high-end housing, and some in the middle, and where every neighborhood in Bridgeport is mainly characterized by home ownership yet has a supply of rental apartments. Bridgeport neighborhoods today tend to be doing relatively well or very poorly, and in every case, property values can be traced to degrees of housing stock and socio-economic diversity. The goal is not to create two-dozen demographically identical neighborhoods. Rather it is to encourage housing development that strengthens neighborhoods through economic diversity.

4. Affordable Housing for Low Income Households: Housing that a household earning \$54,000 a year or less can afford, meaning \$180,000 for a home or an apartment with a monthly rent of less than \$1,400. Right now Bridgeport households at or below 80 percent of the city's median income can afford a home priced at about \$100,000, a considerable gap. Such a family can afford about one in five homes in Bridgeport. Maintaining a balanced market where ten to 15 percent of the housing stocks remain affordable to low income households will be significant challenge in the future, given the stronger purchasing power Fairfield County households have, and the comparable inexpensive housing in Bridgeport today. A result of Bridgeport's housing policy must be that between ten and 15 percent of the city's housing stocks remain affordable to households earning no more than 80 percent of the area median income, and that over time these opportunities are present throughout the city.

These four outcomes in particular, separately and together, as variously expressed by residents, businesses, and others, frame the 2007 housing policy for Bridgeport.

Because of the interconnectedness of these four elements, the thread binding them together is *balance*. Each must be balanced against the others. And because all four elements are either not presently the case, or face an uncertain future, it is important that Bridgeport housing policy both articulate specific desired outcomes and map the process of getting there.

Present Condition	Bridgeport Housing Policy Goals	Central Means of Attainment	
Fiscal Weakness	Fiscal Strength	1	Robust Middle Class
Comparatively Stagnant Property Values	Stable and Rising Property Values	2	Growing Demand by Strong Potential Buyers
Concentrated Poverty	Diverse Neighborhoods	3	Range of Housing Types and Households in Every Neighborhood
Affordable to Outsiders; Expensive to Residents	Affordable Housing for Low Income Households	4	Incentives for Preservation and Development

Bridgeport Housing Policy Goals	Central Means of Attainment	
Fiscal Strength	1	Robust Middle Class
Stable and Rising Property Values	2	Growing Demand by Strong Potential Buyers
Diverse Neighborhoods	3	Range of Housing Types and Households in Every Neighborhood
Affordable Housing for Low Income Households	4	Incentives for Preservation and Development

These four elements are interconnected, yet phased, given where Bridgeport is in its recovery.

- Fiscal Stress Must Be Converted To Fiscal Strength.
- Low Housing Values Must Be Stabilized And Begin To Rise.
- Concentrations Of Poverty In Bridgeport Must Be Undone.
- Affordability Must Be Converted To Healthy Market Behavior.

Putting it All Together

What does this mean for the city, for the Mayor and his staff, for the City Council? First, it means that development pressures are real. There are more than 4,000 new housing units slated to be developed in Bridgeport. That works out to roughly 12,000 new people in the next few years. If these new homes come online for an average of \$350,000, as we anticipate, the purchasing power of so many households with incomes above \$110,000 is substantial. The ripple effects through the city's retail corridors will be all the greater, and, in turn, new and upgraded retail will attract still more middle-income households. Coping with these pressures does not mean extracting concessions that would prove odious to the developer. What Bridgeport needs most of all is to be open for business in a smart way. That means encouraging development of housing for middle-income households priced out of Fairfield County.



Table of Contents

Second it means recognizing that the good ushered in by new middle income households – in terms of fiscal strength and resulting city capacity to provide important services – also ushers in pricing challenges that will adversely affect low-income households in terms of housing choice and affordability. Bridgeport must plan for this eventuality, be sensitive to it, and yet not be held hostage by it. The greater imperative is to build the market in Bridgeport now, than to prevent development on its way in an effort to keep the city affordable. By recognizing the need for a good development environment now and the pressures on affordability in the future owing to such activity, the city can, and should sequence these goals in a coordinated way.

We recommend the mayor and city council should work together as follows:

1. Encourage market rate housing development
2. Encourage mixed-income neighborhoods as development outcomes
3. Draft and adopt incentive-based Inclusionary zoning policies
4. Create and fund a Community Land Trust
5. Fund a new or the existing Housing Trust
6. Deploy all planning and program efforts in concert with the market typologies provided in this report, using market strength to guide deployment, and steering deployment towards the middle whenever possible.

- 1. Executive Summary3
- 2. Forward9
- 3. Introduction10

- 4. A Demographic and Socioeconomic Snapshot of Bridgeport and Recent Trends11
- 5. Bridgeport’s Housing Stock and Housing Market16
- 6. A Turning Point18
- 7. Preserving Affordability22
- 8. Moving Markets24
- 9. Bridgeport’s Neighborhoods25
- 10. Policy Recommendations33

- 11. Appendices43-151
 - a. Steering Committee Report43
 - b. Needs Assessment49
 - c. Survey Results120
- 12. Codebook152





The Purpose and Foundation of a Bridgeport Housing Policy

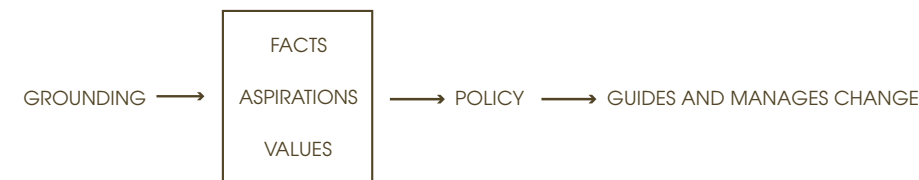
The development of *sustainable* housing policy for any city depends on several factors:

First, sustainable policy must be grounded in the right data. The right data quantifies current people- and place-based characteristics as well as housing market conditions and trends. If public dollars are to both meet existing needs and leverage additional resources to help improve Bridgeport’s neighborhoods and housing stock, public spending and regulations must be market-oriented. Therefore, czb evaluated numerous sets of administrative and market data, and developed a portrait of Bridgeport’s housing market, its neighborhoods’ housing markets, and how all of those fit within the larger regional market. The underlying point of greatest importance is that Bridgeport’s public interventions must achieve housing goals and also channel market activity to do the same – which is only possible if that intervention is based on market realities.

Second, sustainable policy must be consistent with citizens’ deeply held convictions about Bridgeport’s recent changes and likely future trends. Sustainable policy must also acknowledge citizens’ preferences – the types of housing and neighborhoods in which they are willing to move and invest, and their aspirations for Bridgeport as a whole. To understand these convictions and preferences, czb extensively surveyed Bridgeport residents, and conducted meetings with the city’s housing policy steering committee and a range of housing developers.

Ultimately, crafting sustainable housing policy requires blending this objective and subjective feedback. For example, perceptions about market strength in Bridgeport vary widely and are only sometimes based on reality. At the same time, citizens’ aspirations are not always realistic. As a result, housing policy-makers must find a balance, drafting programs and initiatives that are responsive to facts and sensitive to popular perceptions and aspirations.

Our review of quantitative data and qualitative feedback provides a thorough illustration of the city and its neighborhoods, which informed our comprehensive set of policy recommendations. These findings follow in detail.



With a new housing policy grounded in facts, residents’ aspirations, and community values, the City of Bridgeport can confront and manage change in a way that is consistent with the community’s intent and mindful of market realities. This is not an easy balancing act, from either a policy or a political point of view. But it is work that must be done. Bridgeport is geographically and economically in the middle of powerful forces that have brought the city near to a market tipping point, where change is inevitable. (For decades, when ample development opportunities existed on open land up and down the coast, the city could (purposely or not) avoid change. With fewer of these nearby alternatives now available, avoiding change is no longer an option.)

Since change is inevitable, and since change is likely to pit market realities against perceptions and neighborhood strength against affordability, it is especially important that the City of Bridgeport seize the opportunity to direct change through preparation and planning. By directing change, Bridgeport can use change to leverage additional resources to improve neighborhoods, build low-cost housing, and attract new residents.

In the midst of all this, Bridgeport’s current fiscal weakness is both a serious problem (resulting in higher taxes and lower quality services) and a serious asset (creating a key competitive affordability advantage against nearby municipalities and therefore making the city attractive to real estate developers and potential homeowners). This paradox creates a balancing act of its own: forcing policy-makers to walk a fine line between increasing the quality of local neighborhoods while also maintaining affordability.

Our analysis, importantly, highlighted two challenges city officials will face as they proceed:

1. Bridgeport citizens know, and the data shows, that their city is at a crossroads. Residents are both excited and nervous about what this means. They are excited that change may bring more prosperity, safer streets, more vibrant neighborhoods, better schools, and higher home values. But they are also nervous. These attributes – prosperity, vibrancy, property appreciation – threaten elements of the status quo, and what is first and foremost on everyone’s minds is affordability. Many consider the former a direct threat to the latter. Housing policy must contend with this.
2. Residents of Bridgeport proudly see their city as an urban community differentiated from its surrounding townships. Embedded in this perception is a level of historic pride in not being suburban, not being white collar, not being rich. At the same time, residents know that the Connecticut economy is strong and getting stronger and that Bridgeport must adapt to move forward or risk falling further behind. As more higher-income households move into Bridgeport, existing distinctions between the city and its suburbs will change, and that change may endanger many citizens’ current sense of their city. Housing policy must contend with this.



Introduction

The Vital Role for Housing Policy

Bridgeport is the largest city in Connecticut, one of the wealthiest states in the country. It is less than an hour and a half from New York City, occupies an outstanding location along the coast, and has exceptional auto and rail transit infrastructure. Yet the prosperity enjoyed by the rest of Fairfield County and the surrounding region, and the benefits that accrue from community wealth, have largely bypassed Bridgeport. While the Connecticut coast from New York City to New Haven has exploded in value in the last 25 years, Bridgeport values have languished in comparison (even with recent appreciation). As the rest of the coast has competed for and attracted the region's strongest households, Bridgeport became home to those in the region who could not afford to go anywhere else. And initial disparities in wealth between the city and its neighbors both directly and indirectly ensure that the gap remains: directly by weakening Bridgeport's fiscal base and hampering the city's ability to provide quality public services or avoid high tax rates; and indirectly by first limiting residents' ability to pay for housing maintenance and improvements, which then fuels decline and further disadvantages Bridgeport's neighborhoods relative to regional alternatives.

These disparities are especially apparent in the way that the larger market values the housing and neighborhood choices that Bridgeport offers. The city's lower property values, lower homeownership rates, and ongoing population decline reflect the wider market's preference for new large homes on large lots in suburban-style neighborhoods over what Bridgeport has: namely older and smaller owner-occupied housing and an abundance of smaller multifamily housing, both remnants of its manufacturing past. The city's lower property values, lower homeownership rates, and ongoing population decline also create a "bottom-heavy" socioeconomic profile and increase local social distress. This profile results in serious housing needs (a large share of households living in substandard housing or spending more than 30% of their income on housing) that the city, with its reduced tax base and increasing demand for costly services, does not have the resources to meet.

Therefore, housing policy and fiscal stability are clearly linked. Yet utilizing housing policy to increase the city's fiscal strength requires a decidedly different approach from that followed by previous policies, particularly high-density public housing and urban renewal projects. (In fact, some of the city's highest vacancy rates and worst neighborhood conditions are in and around these developments.) What Bridgeport must do is address the existing needs of low-income residents AND distressed neighborhoods. What Bridgeport must do is protect affordability AND build on its assets – affordability, urban fabric, historic character – to create neighborhoods of choice for working- and middle-income households.

To do these seemingly contradictory things simultaneously requires careful planning and strategic, data-driven policy-making. Housing policy is not a one-size-fits-all proposition. Different neighborhoods (much like different households) require different forms of

intervention. Yet to be successful from a citywide perspective, to be sustainable, and to achieve long-term victories, these varied components must be complementary.

This report provides the data needed to drive this policy and a framework for determining what types of interventions to do in which neighborhoods. This thorough review of administrative data (from the U.S. Census, the Multiple Listing Services, and city agencies), informational interviews and focus groups with area Realtors, lenders, government officials, property managers, and developers, and extensive surveying of area residents, paints a picture of a city at a crossroads – a weak market in a strong region with several assets now likely to encourage private investment. This work illustrates how diverse the city's housing stock and neighborhoods are, ranging from suburban to high-density urban. And, importantly, this work also highlights how varied the city's submarkets are, including high demand areas and high distress areas and everything in between.

Each of these elements – current socioeconomic characteristics and recent trends, popular perceptions, the existing housing stock, and present market conditions – help place city neighborhoods along an intervention continuum: where undervalued but asset-rich areas are targeted for market-rate development, and development incentives leverage resources to support on- or off-site affordable housing units and/or neighborhood revitalization strategies elsewhere; where middle markets are reinforced with homeownership incentives; and where weak areas are transformed from affordable but weak areas into affordable neighborhoods of choice for working households and first-time homebuyers.



A Demographic and Socioeconomic Snapshot of Bridgeport

According to the American Community Survey, Bridgeport was home to just over 32,000 residents in 2005. Those residents were substantially more diverse and significantly more vulnerable than residents in other portions of Fairfield County. Data at the Census tract level from 2000 (the most recent year available) and city- and countywide data from 2005 (again, the most recent year available) clearly indicate the roots of the city's fiscal weakness: Bridgeport households are far more likely to live below the poverty level, earn less overall, rely on public assistance, and be led by single mothers than Fairfield County households; and Bridgeport adults are far more likely to be under-educated and unemployed than Fairfield County adults.

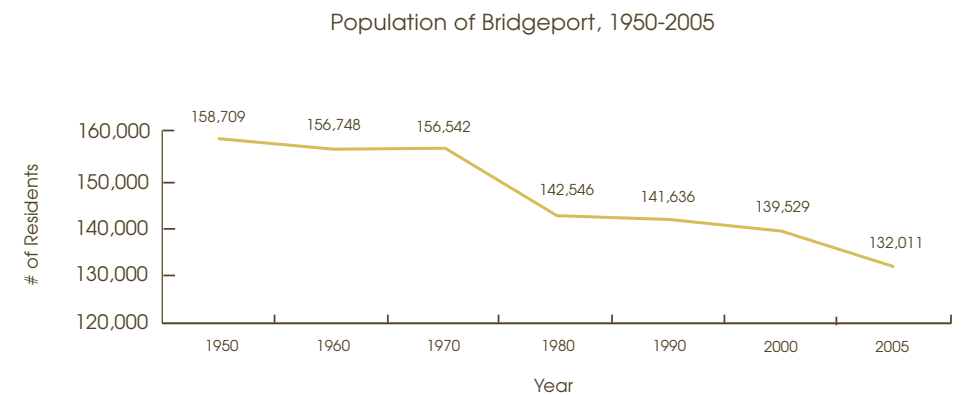
And, despite the promise of pent up demand manifest by the potential for Steel Point and other developments, Bridgeport has continued to lose ground against the Fairfield County in recent years. While the county added more than 56,000 residents between 1990 and 2005, the city lost nearly 10,000 – a decline of almost 7%. Those households that did move into Bridgeport in the 1990s averaged incomes equal to just 40% of the typical income among households moving into Fairfield County as a whole. City household incomes increased at a slower rate than county incomes over the course of the 1990s. By 2000, more Bridgeport households earned less than 30% of the Area Median Income, and fewer earned at least 80% of the Area Median Income than had in 1990. Between 2000 and 2005, poor Fairfield County residents remained highly concentrated and minority Fairfield County residents became increasingly concentrated in Bridgeport.

These conditions and trends undermine the city, its neighborhoods, and its residents in multiple ways. High-poverty neighborhoods typically have higher rates of crime and poorer quality public services, and offer adults and children less access to self-sufficiency and quality employment or education. Such socioeconomic distress can also prompt on-going neighborhood decline: socioeconomic distress makes residents unable to improve their communities or encourage landlords to do so; social distress also weakens the demand for local housing, thereby reducing insiders' and outsiders' willingness to move into or invest in neighborhood units. Across Bridgeport, these realities force the city to do more with less, or to provide a wider array of social services with fewer resources (and less revenue-generating capacity).

None of this is lost on the regional home-buying public, primarily comprised of strong middle market households capable of and quite willing to spend exorbitantly on housing in the county so as to avoid spending in Bridgeport. However pent up, demand is waiting for signals that new housing stocks exist in Bridgeport, that development can occur seamlessly in Bridgeport, and that neighborhoods are becoming more amenable to middle income sensibilities in Bridgeport. These signals can come through a combination of factors, such as public investments in beautification, higher levels of service delivery, increased standards or care through improved tenancy, and an increased sense of safety.

Who Lives in Bridgeport Now

The City of Bridgeport's total population has been declining since 1950 – a trend that accelerated between 1970 and 1980 and again between 2000 and 2005.



Source: U.S. Census, Historical Tables; American Community Survey, 2006

The city's experience since 1990 contrasts sharply with Fairfield County's: rather than losing 7% of its population (like Bridgeport did), the county grew by 7%, adding over 56,000 new residents while Bridgeport lost nearly 10,000.

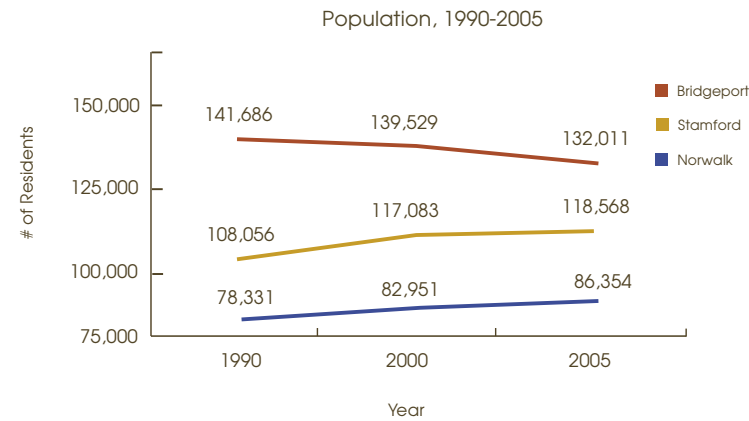
	1990	2000	2005	Change	% Change
Fairfield County	827,645	882,567	884,050	56,405	6.8%
Bridgeport	141,686	139,529	132,011	-9,675	-6.8%

Sources: U.S. Census, 1990 and 2000; American Community Survey, 2005



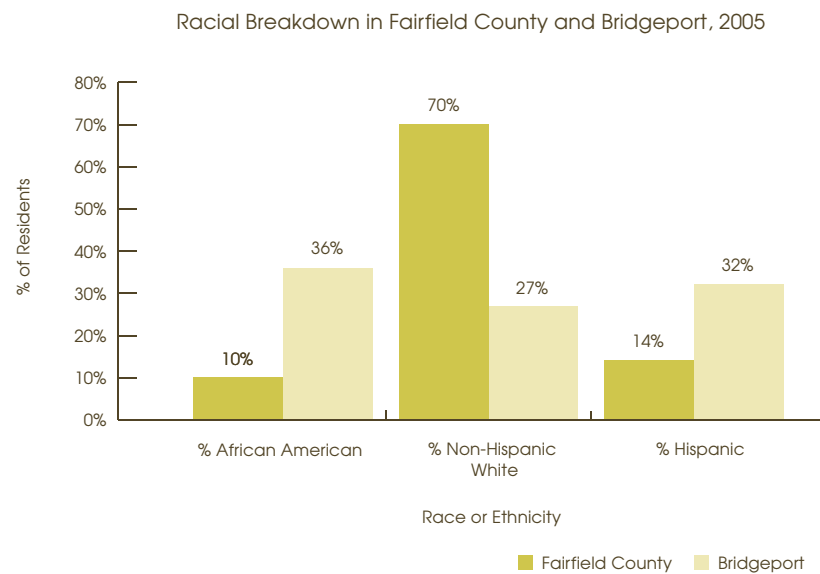
Snapshot of Bridgeport

The city's experience also differs from those of other nearby municipalities: Norwalk added roughly 8,000 new residents and Stamford added more than 10,000 new residents during this time.



Source: American Community Survey, 2005

In 2005, the city's 132,011 residents were substantially more diverse than the county's roughly 884,000 residents. That year, just 27% identified as non-Hispanic white (compared to 70% countywide) while 36% identified as African American (up from 30% in 2000) and 32% identified as Hispanic.



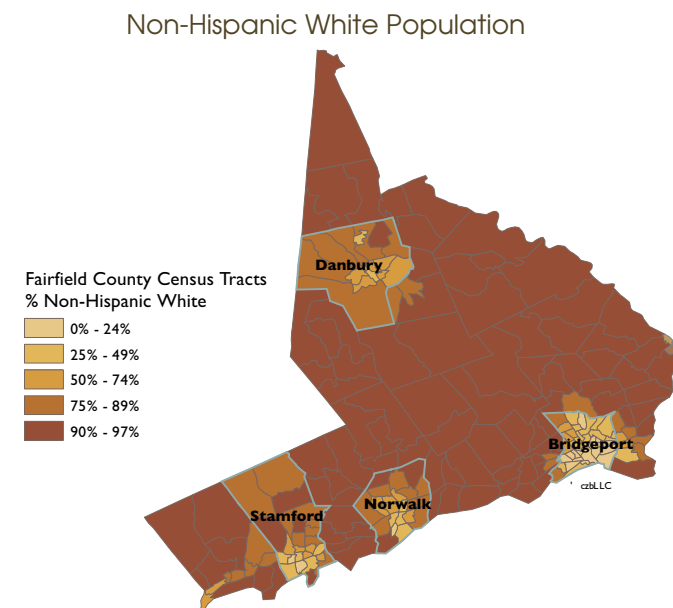
Source: U.S. Census, 2000; American Community Survey, 2005

Although already largely concentrated in Bridgeport by 2000, Fairfield County's African American residents became increasingly concentrated in Bridgeport between 2000 and 2005. In 2000, 48% of the county's black residents lived in Bridgeport (while just 16% of the county's overall population did so). Five years later, *over half of Fairfield County's African American population lived in Bridgeport.*

		Fairfield County	Bridgeport	% in Bridgeport
2000	Population	882,567	139,529	16%
	African-American	88,226	42,478	48%
	Non-Hispanic White	644,541	43,174	7%
	Hispanic	104,210	44,568	43%
2005	Population	884,050	132,011	15%
	African-American	88,835	47,041	53%
	Non-Hispanic White	620,845	35,411	6%
	Hispanic	124,942	42,730	34%

Sources: U.S. Census, 2000; American Community Survey, 2005

In contrast, outside of the county's other cities, at least 90% of residents were non-Hispanic white in 2000 (the last year data was available at the Census tract level).



Sources: U.S. Census, 2000; American Community Survey, 2005



Snapshot of Bridgeport

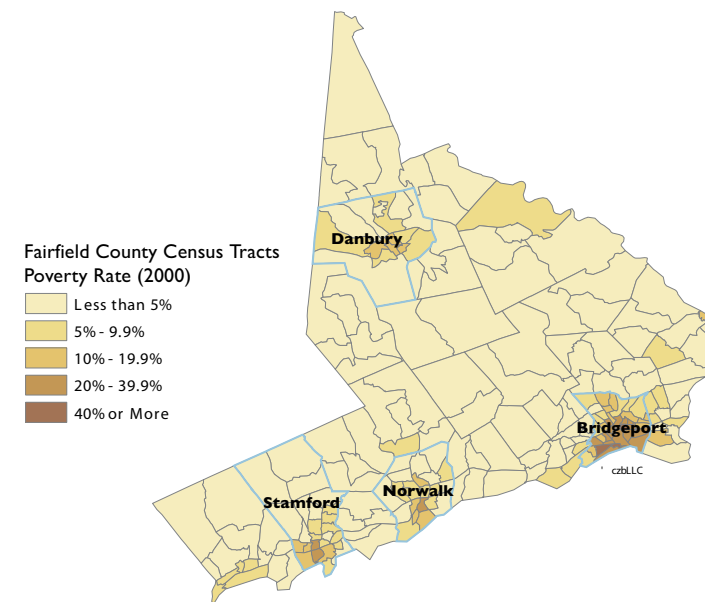
In 2005, the city's population was also significantly more socioeconomically distressed than the county's. That year, three out of every six (58%) families with children were headed by single mothers (compared to just 22% countywide), over one-quarter (28%) of adults had not graduated from high school, 18% of residents lived below the poverty level (a rate more than double the county's), one out of every ten workers (9.9%) was unemployed, and the typical household earned just half as much as the typical household countywide.

Socioeconomic Indicators (2005)	Fairfield County	Bridgeport
% of Families with Children headed by Single Mothers	22%	58%
% of Adults with Less than a High School Degree	13%	28%
Poverty Rate	7.3%	17.9%
% of Households with Public Assistance Income	2%	4%
Unemployment Rate	6.3%	9.9%

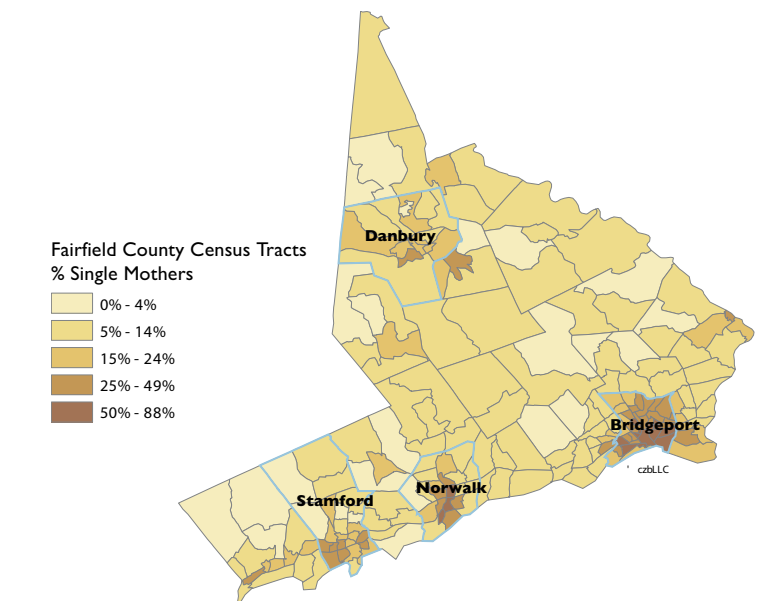
Sources: U.S. Census, 2000; American Community Survey, 2005

While the city's portion of adults without a high school degree and unemployment rate declined (from 35% and 11%, respectively) between 2000 and 2005, other indicators remained relatively constant. And by 2000, most issues were primarily found in Bridgeport (and, to a lesser degree, in other Fairfield County cities) and not found in the area's suburban communities.

Poverty Rate (2000)



Female-headed Households (2000)



Sources: U.S. Census, 2000; American Community Survey, 2005

Median Household Income	Fairfield County	Bridgeport	City Median as a % of County Median
1999	\$65,249	\$34,658	53.1%
2005	\$71,633	\$36,976	51.6%

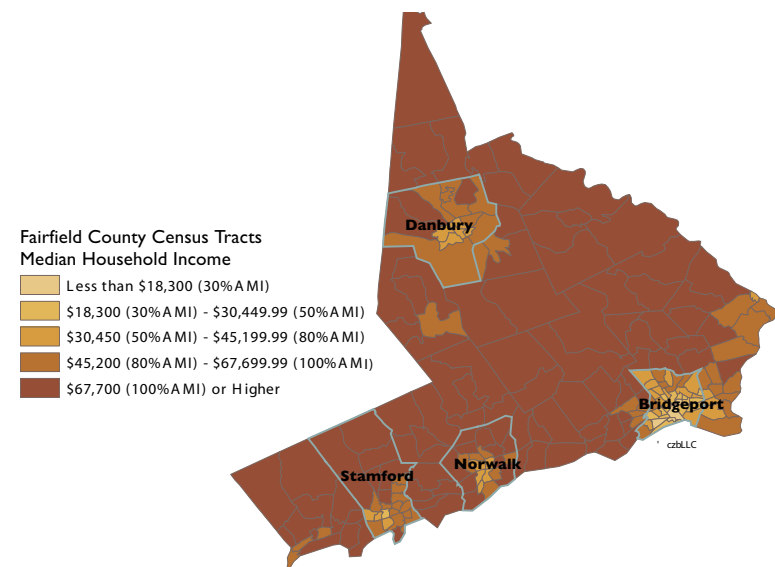
Sources: U.S. Census, 2000; American Community Survey, 2005



Snapshot of Bridgeport

In 1999 (the year reported by the 2000 Census), most city census tracts had median incomes below 50% of the Area Median Income that year; several had medians below 30% of the Area Median Income.

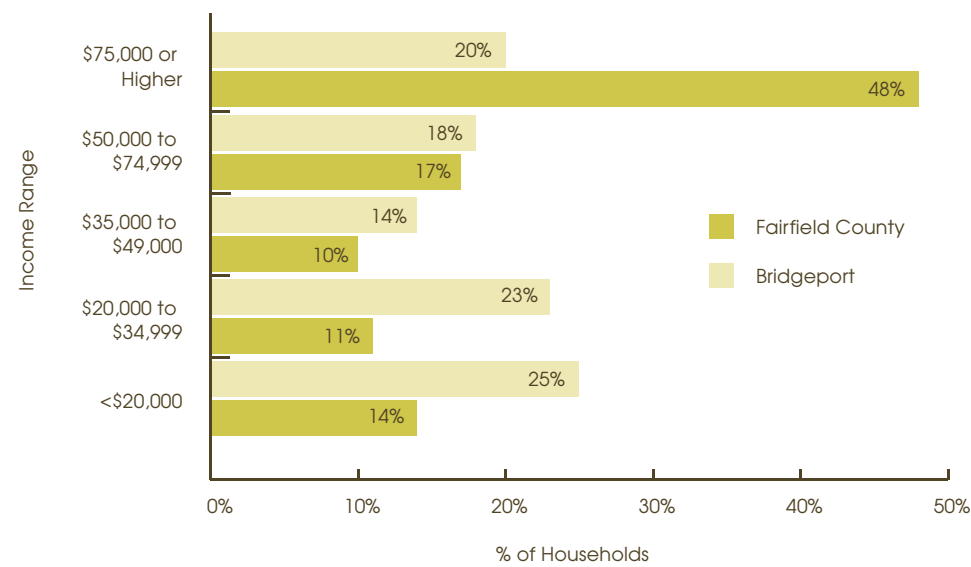
Median Household Income (1999)



Sources: U.S. Census, 2000; American Community Survey, 2005

By 2005, the city's income distribution was decidedly bottom-heavy: two-thirds (62%) of Bridgeport households had annual incomes below \$50,000; half (48%) had annual incomes below \$35,000.

Household Income, 2005



Source: American Community Survey, 2005

According to the Department of Housing and Urban Development's Fiscal Year 2006 figures, Bridgeport's Area Median Family Income was \$79,900 for a family of four and \$71,900 for a family of three.

	1-person	2-persons	3-persons	4-persons	5-persons
30% AMI	\$16,750	\$19,150	\$21,550	\$23,950	\$25,850
50% AMI	\$27,950	\$31,950	\$35,950	\$39,950	\$43,150
60% AMI	\$33,540	\$38,340	\$43,140	\$47,940	\$51,780
80% AMI	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350
100% AMI	\$55,900	\$63,900	\$71,900	\$79,900	\$86,300
120% AMI	\$67,080	\$76,680	\$86,280	\$95,880	\$103,560
140% AMI	\$78,260	\$89,460	\$100,660	\$111,860	\$120,820

Sources: U.S. Census Bureau; CHAS; RRC Associates, Inc.

Using figures for three-person households (since, according to the 2005 American Community Survey, Bridgeport's average household size was 2.69 for all households and 2.90 for owner households), czb determined that nearly half (48%) of Bridgeport households earned less than 50% of the Area Median Income (AMI) in 2005. Just 15% earned at least 120% of the AMI.

Income Level	Households (2005)	
Less than \$21,550 (30% AMI)	13,057	27%
\$21,550 (30% AMI) to \$35,950 (50% AMI)	10,662	22%
\$35,950 (50% AMI) to \$43,140 (60% AMI)	3,224	7%
\$43,140 (60% AMI) to \$53,650 (80% AMI)	4,440	9%
\$53,650 (80% AMI) to \$71,900 (100% AMI)	6,625	13%
\$71,900 (100% AMI) to \$86,280 (120% AMI)	3,671	7%
\$86,281 (120% AMI) to \$100,660 (140% AMI)	3,080	6%
\$100,660 (140% AMI) or Higher	4,336	9%

Sources: U.S. Census Bureau; CHAS; czbLLC



Most problematic, though, is the region's income distribution. In both 2000 and 2005, the city's median income was equal to just half the county's. Between 2000 and 2005, the city's median actually fell relative to the county's, increasing by just 7% while the county's rose by 10%.

The percentage of households in Bridgeport earning over 80% of the AMI actually decreased between 1990 and 2000, from 50% to 38%. At the same time, the portion of households earning less than 30% of the AMI increased, from 21% to roughly 25%.

Over the course of the 1990s, Bridgeport household incomes also increased at a slower rate than in other parts of Fairfield County – by just 21% in Bridgeport compared to 31% in Fairfield County as a whole. This suggests that Bridgeport residents are not experiencing the same level of economic gain as residents in nearby areas.

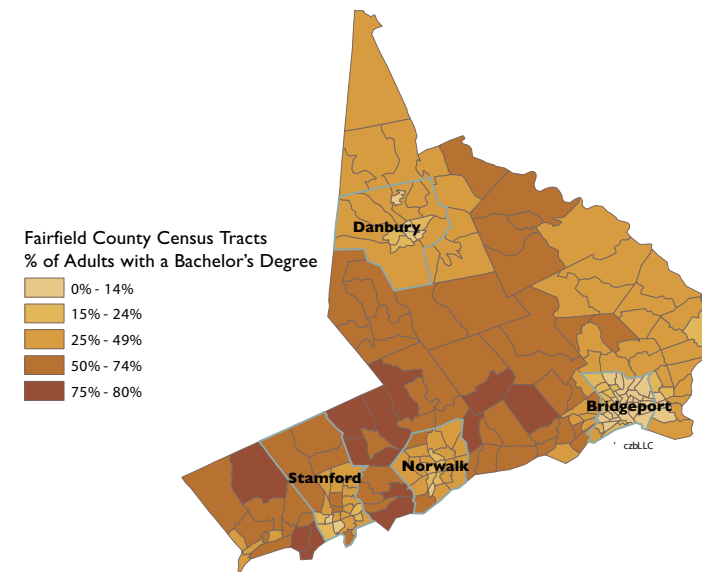
	Bridgeport	Fairfield County	Bridgeport as a % of County
Average Household Income, Moved in 1990s	\$42,159	\$106,400	40%
Average Owner Income, Moved in 1990s	\$61,536	\$145,215	42%
Average Renter Income, Moved in 1990s	\$34,393	\$55,520	62%

Sources: U.S. Census Bureau, 2000; czbLLC

These trends are also prompted by the fact that Fairfield County's new higher-income households are not choosing Bridgeport. The average household income of all households and specifically owner households moving into units in Bridgeport during the 1990s were both roughly 40% of the comparable figures for Fairfield County:

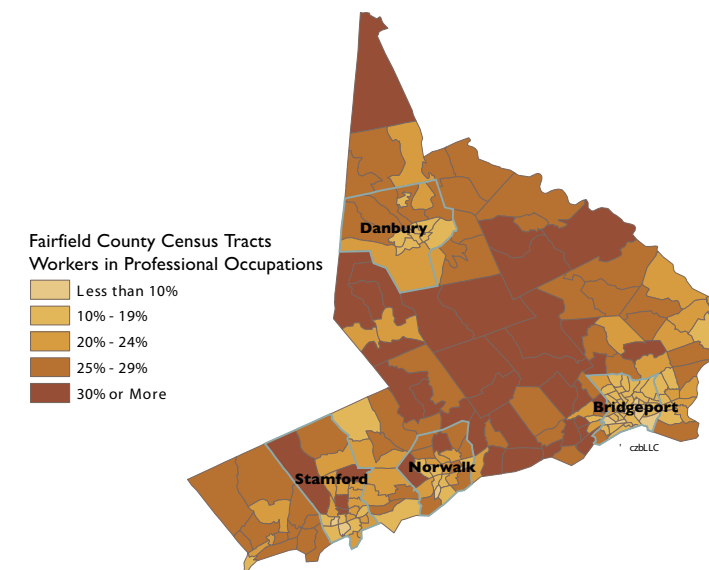
Indeed, by 2000, most college graduates and professional workers lived outside of Bridgeport. That year, 40% of county adults had at least a Bachelor's degree, compared to just 12% of Bridgeport adults, and 44% of county adults worked in professional occupations, compared to just 22% for the city. Bridgeport Census tracts had some of the area's lowest portions of both groups in 2000: college graduation rates typically below 15% and less than 10% of workers in professional occupations.

College Graduates (2000)



Source: U.S. Census Bureau, 2000

Professional Workers



Source: U.S. Census Bureau, 2000



Bridgeport's Housing Stock and Housing Market

The nature of the housing stock in Bridgeport further hampers housing market strength. Realtors, developers, and public officials all pointed to the age and configuration of local units as potential barriers to demand.

Most (68%) of the city's units were constructed prior to 1960; nearly two-fifths (39%) were constructed in 1939 or earlier. While half (51%) of the county's housing stock was at least 45 years old in 2005, a much larger share was fairly new: 21% of county units were built since 1980 (compared to just 10% in the city) and 4% were built since 2000 alone (compared to just 1% in the city).

Year Structure Built (2005)	Fairfield County	Bridgeport
Built in 2000 or Later	4%	1%
Built in the 1990s	7%	2%
Built in the 1980s	10%	7%
Built in the 1970s	14%	11%
Built in the 1960s	14%	11%
Built in the 1950s	18%	13%
Built in the 1940s	10%	16%
Built in 1939 or Earlier	23%	39%

Source: American Community Survey, 2005

According to the Census, building permits for just 1,050 units were issued in Bridgeport between 2000 and September 2006, representing a potential (if all permits were actually constructed) increase in housing units of less than 2%. By 2005 (according to the American Community Survey), only 723 units had been added since 2000, representing just 1.2% of the city's new total number of units.

In addition, city properties were more likely to include multiple units per structure and were more likely to have fewer bedrooms than their county equivalents. As of 2005, 33% of Bridgeport units were single-family homes (28% were detached homes and 5% were attached homes), 38% were smaller (2- to 4-unit) multifamily properties, and 28% were larger (5 units or more) multifamily properties. In Fairfield County as a whole, two-thirds (65%) of units were single-family homes and well over half (59%) were single-family detached homes.

Units per Structure (2005)	Fairfield County	Bridgeport
Single-family, Detached	59%	28%
Single-family, Attached	6%	5%
Multifamily, 2-4 Units	17%	38%
Multifamily, 5+ Units	17%	28%

Source: American Community Survey, 2005

Just one-third (35%) of city units had at least 3 bedrooms; only 9% had at least 4 bedrooms. In contrast, nearly two-thirds (61%) of county units had at least 3 bedrooms and nearly one-third (29%) had at least 4 bedrooms.

Bedrooms, All Units (2005)	Fairfield County	Bridgeport
0-1 Bedrooms	14%	21%
2 Bedrooms	25%	44%
3 Bedrooms	32%	25%
4 or More Bedrooms	29%	9%

Source: American Community Survey, 2005

Even among only owner-occupied units, fully 40% of Bridgeport's stock had just 2 bedrooms (compared to just 18% countywide) and barely half (52%) had at least 3 bedrooms (compared to 77% countywide).

Bedrooms, Owner Units (2005)	Fairfield County	Bridgeport
0-1 Bedrooms	4%	8%
2 Bedrooms	18%	40%
3 Bedrooms	38%	33%
4 or More Bedrooms	39%	19%

Source: American Community Survey, 2005



Bridgeport's Housing Stock and Housing Market

Housing vacancy rates and values indicate the extent to which current and potential Bridgeport residents demand the city's existing housing stock. In 2000, the Census found 7.5% of the city's housing units to be vacant and considered 2.4% likely abandoned (labeled "other" vacant by surveyors). (The city's 2000 abandonment rate was fully three times the county's (0.8%.)

By 2005, the number of vacant units had increased by 66% in the city: from 4,060 in 2000 to 6,740 in 2005.

	Fairfield County			Bridgeport		
	2000	2005	% Change	2000	2005	% Change
Total Housing Units	339,466	346,942	2%	54,367	55,835	3%
Occupied Housing Units	324,232	324,735	0%	50,307	49,095	-2%
Vacant Housing Units	15,234	22,207	46%	4,060	6,740	66%

Sources: U.S. Census, 2000; American Community Survey, 2005

By 2005, nearly one-third (30%) of all vacant units in Fairfield County were located in Bridgeport. (For comparison, just 16% of the county's housing units were in the city.) Between 2000 and 2005, Bridgeport's vacancy rate climbed from 7.5% to 12.1% - or from 1.7 to nearly 2 times the county's rate.

	Fairfield County		Bridgeport	
	2000	2005	2000	2005
% Vacant	4.5%	6.4%	7.5%	12.1%
vs. County Rate			1.7	1.9

Sources: U.S. Census, 2000; American Community Survey, 2005

In 2000 (the most recent year data was available), vacancy rates in the city were not uniform across all housing types; they tended to be highest in structures with at least 5 units (particularly those with over 50 units) and in housing built either in the 1970s or prior to 1950.

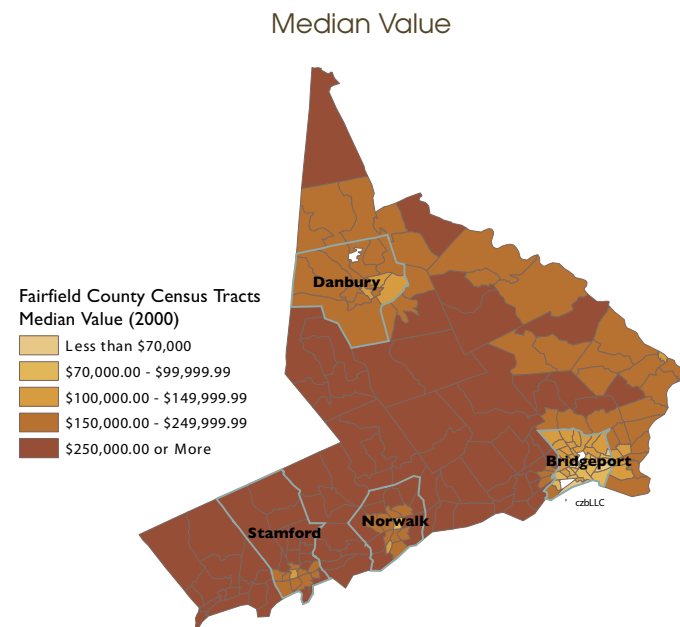
	Vacancy Rate (2000)
Units per Structure	
Single-family, Detached	3.9%
Single-family, Attached	5.0%
Multifamily, 2-4 Units	8.4%
Multifamily, 5+ Units	10.1%
Year Built	
Built in the 1990s	6.3%
Built in the 1980s	4.9%
Built in the 1970s	7.3%
Built in the 1960s	6.7%
Built in the 1950s	6.5%
Built in the 1940s	7.7%
Built in 1939 or Earlier	9.0%

Source: U.S. Census, 2000



Bridgeport's Housing Stock and Housing Market

In addition to high vacancy and abandonment rates, the city has some of the region's lowest property values.



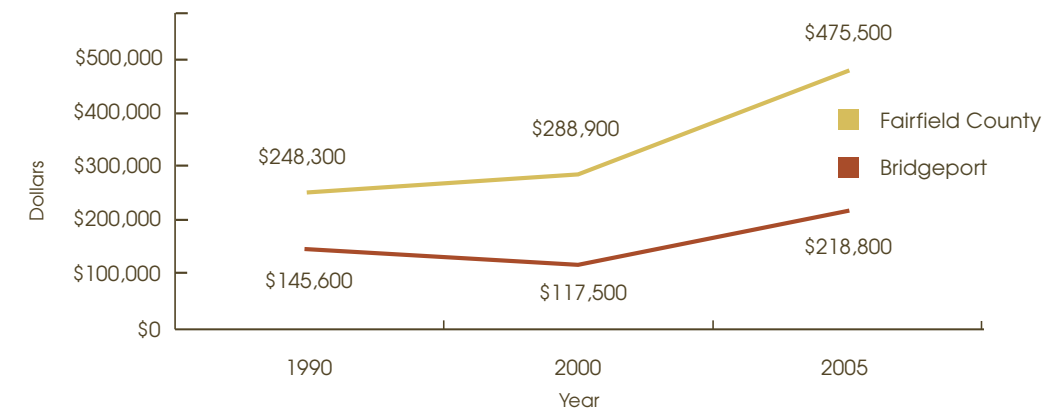
Source: U.S. Census, 2000

The median value of owner occupied units actually decreased in Bridgeport between 1990 and 2000, from \$145,600 to \$117,500 (a 19% decline) – while the median value in the county as a whole climbed more than 16%. The city's median did recover between 2000 and 2005 (increasing by 85% to \$218,800) but remained well below the county's.

Values and Rents	Bridgeport	
	2000	2005
Median Value	\$117,500	\$218,800
vs. County Median	41%	46%

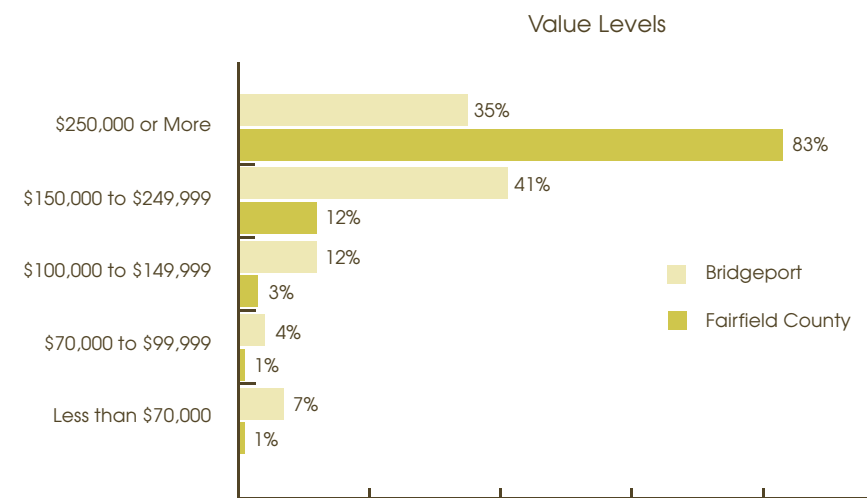
Sources: U.S. Census, 2000; American Community Survey, 2005

Median Values in Fairfield County and Bridgeport, 1990-2005



Source: U.S. Census, 1990 and 2000; American Community Survey, 2006

By 2005, though nearly all (83%) of the county's owner-occupied units were valued at \$250,000 or higher, just one-third (35%) of Bridgeport's were. At the other end of the spectrum, roughly one-fourth (23%) of Bridgeport's owner units were valued below \$150,000.



Source: American Community Survey, 2006

Additionally, a municipality's homeownership rate is a measure of both demand (for local owner-occupied units and for local neighborhoods) and resident commitment (since homeowners are typically more likely than absentee owners to make necessary repairs or building improvements, and spend more on them when they do; and homeowners are typically more likely than renters to be politically active and volunteer in their neighborhoods). In Bridgeport, just 43% of households owned their homes in 2000 compared to over 69% in the county as a whole. Although the city's homeownership rate increased slightly (to 49% in 2005), it remained well below the county's (which also increased, to 72% in 2005).



Recent value increases, robust home sales activity, and a spate of new development, as well as feedback from Realtors, lenders, residents and public officials, suggest that Bridgeport is now at a critical turning point.

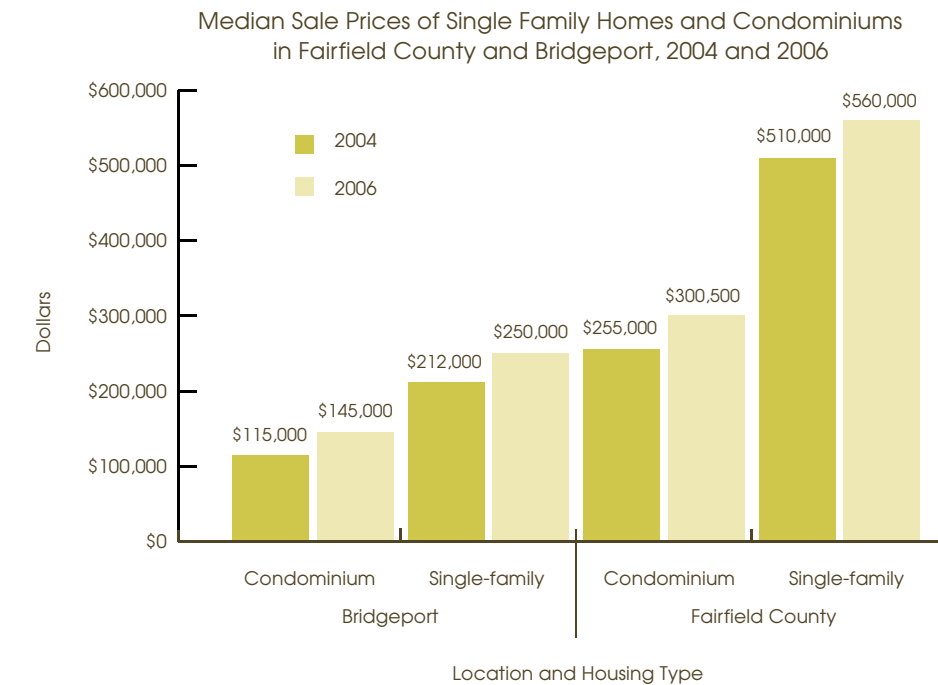
A significant number of development projects are in the pipeline in the City of Bridgeport. Once completed, these projects will add nearly 5,000 housing units, almost 1.3 million square feet of retail space, and roughly 300,000 square feet of commercial/industrial space.

Pending Development Applications in Bridgeport, November 2006	
Housing (Units)	4,837
Retail (Square Footage)	1,282,341
Commercial/Industrial (Square Footage)	293,500
Schools	6
Church	1

Sources: Bridgeport Office of Economic Development (website); RRC Associates, Inc.

This indicates renewed interest in residential and commercial construction in Bridgeport. When interviewed, Realtors and lenders confirmed that they have seen an increase in developer interest over the past five years, with more sales of lots and buildings for development and re-development purposes.

At the same time, though continuing to trail Fairfield County medians, the city's median sale price for condominiums and for single-family homes both gained ground between 2004 and 2006.



Over the same time period, the portion of Bridgeport sales priced below \$200,000 decreased from 61% in 2004 to just 45% in 2006. The portion of sales priced below \$100,000 declined by an even larger margin: from 17% in 2004 to less than 11% in 2006. Sales priced at or above \$250,000 increased between 2004 and 2006, from less than 7% of all sales in 2004 to roughly 16% in 2006.

The median sale price per square foot offers more insight into the extent that housing prices have increased and also enable cleaner comparisons between city and county values (that are not distorted by differences in housing size). The median sale price per square foot for all residences in Bridgeport increased by 22.6% between 2004 and 2006. Although Bridgeport's median price per square foot in 2006 (\$152) was lower than Fairfield County's (\$269), home prices per square foot have increased at a much faster rate in Bridgeport than in the county as a whole.



A Turning Point

Median Sale Price per Square Foot in Bridgeport and Fairfield County, 2004-2006

Type of Unit	Bridgeport				Fairfield County			
	2004	2005	2006	% Change 2004 to 2006	2004	2005	2006	% Change 2004 to 2006
Single Family	\$150	\$172	\$181	20.7%	\$260	\$281	\$285	9.6%
Condo-minium	\$122	\$146	\$149	22.1%	\$230	\$259	\$274	19.1%
Multi Family	\$97	\$114	\$120	23.7%	\$112	\$131	\$143	27.7%
ALL UNITS	\$124	\$146	\$152	22.6%	\$238	\$262	\$269	13.0%

Source: Fairfield County MLS; RRC Associates, Inc.

The price of rental units is also increasing in Bridgeport. According to data from the Department of Housing and Urban Development (HUD), the city's Fair Market Rents¹ have increased an estimated 27% since the 2000, or an average of roughly 4.1% per year – outpacing both median household incomes (which increased by an average of 3.0% per year) and local wages (which increased by an average of just 1.9% per year).

¹ Yearly published Fair Market Rent (FMR) rates by the Department of Housing and Urban Development (HUD) are gross rent estimates that include shelter rent and the cost of utilities, except telephone. The level at which FMRs are set in Bridgeport is expressed as the 40th percentile rent, the dollar amount below which 40 percent of standard quality rental housing units rent. Newly built units less than two years old are excluded from rent estimates, and adjustments have been made to correct for the below market rents of public housing units included in the data base.



Fair Market Rents for the Bridgeport Metro Area*, 2000 to 2006					
FMR Year	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
2000	\$495	\$639	\$761	\$910	\$1,106
2002	\$499	\$649	\$782	\$978	\$1,219
2005	\$600	\$775	\$924	\$1,104	\$1,341
2006	\$627	\$810	\$966	\$1,154	\$1,402
% Change: 2000 to 2006	26.7%	26.9%	26.9%	26.9%	26.8%

*For the Bridgeport HUD Metro FMR Area, which includes Bridgeport and several surrounding communities in Fairfield County and New Haven County (Easton, Fairfield, Monroe, Shelton, Stratford, Trumbull, Ansonia, Beacon Falls, Derby, Milford, Oxford and Seymour).

To better gauge current market rents in the city, czb interviewed property managers overseeing twelve apartment complexes including approximately 425 units in multiple neighborhoods. Property managers' feedback provided the following rent ranges:

Market Rents in Bridgeport, November 2006				
Rents	Average	Primary Range	Low	High
Efficiency	\$613	\$600-\$625	\$455	\$1,100
1 Bedroom	\$730	\$650-\$750	\$625	\$800
2 Bedroom	\$844	\$685-\$900	\$685	\$950

Sources: Property Manager Interviews; RRC Associates, Inc.

Quantitative data and qualitative feedback both confirm that Bridgeport's rental market is currently very tight. Based on interviews of property managers conducted in November and December of 2006, only 2.7% (11 of 425) of units were found to be vacant. (Typically, vacancy rates around 5% suggest some equilibrium in the market, or that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate an under-supply of housing; rates above this level suggest over-supply.) Evaluated by unit type, vacancy rates for efficiency apartments are the highest (4.9%), followed by 2-bedroom units (2.7%) and 1-bedroom units (1.3%).

Vacancy Rates: Bridgeport, 1990 to 2006 (est.)			
	1990 (Census)	2000 (Census)	2009 (Interviews)
Vacancy Rate	8.6%	5.6%	2.7%
Efficiency	—	—	4.9%
1-bedroom	—	—	1.3%
2-bedroom	—	—	2.7%
Total units	31,978	30,251	425

Source: 1990 and 2000 US Census; Property manager interviews (2006); RRC Associates, Inc.

In addition, property managers also noted that units, regardless of bedroom size, tend to be in equal demand, and that turnover rates tend to be relatively low, typically ranging between 1 to 5 units per year.

In subsidized apartments, vacancy rates are even lower. Only 3 of the 765 units represented in surveys of subsidized property managers were vacant (although all three were already rented, just not yet occupied). All section 8 properties available to seniors and persons with disabilities reported waitlists ranging from 6 months to 3 years. And the Bridgeport Housing Authority reported an average vacancy rate of only 3.9% (as of November 2006) and a wait list (as of July 28, 2006) of more than 5,500 applicants for their 2,422 units.



Preserving Affordability

What does this all mean? The gap between what housing in Fairfield County costs and what the average county household can afford coupled with Bridgeport's relative affordability will catch developers' attention; more and more, they will see the city as a viable location for investment and city properties as opportunities on which to build products in demand. The city's unique urban setting further opens the door for a renaissance in Bridgeport, provided development appetites are greeted with clear signals from the city regarding expectations. Since such activity eventually translates into higher housing costs, one of those expectations is that private market development activity today and in the future generates resources (housing or housing dollars) capable of offsetting these costs in the form of affordable housing protections.

Feedback from Realtors, lenders, residents and government officials generally confirmed the popular perception that "Bridgeport is going to improve because the market forces are there," and also the widespread concern that this improvement will make the city less affordable. To a certain extent, affordability is already an issue in Bridgeport: values and rents are increasing faster than incomes, and a large portion of city residents have existing housing needs (either live in overcrowded conditions or pay too much for their housing unit).

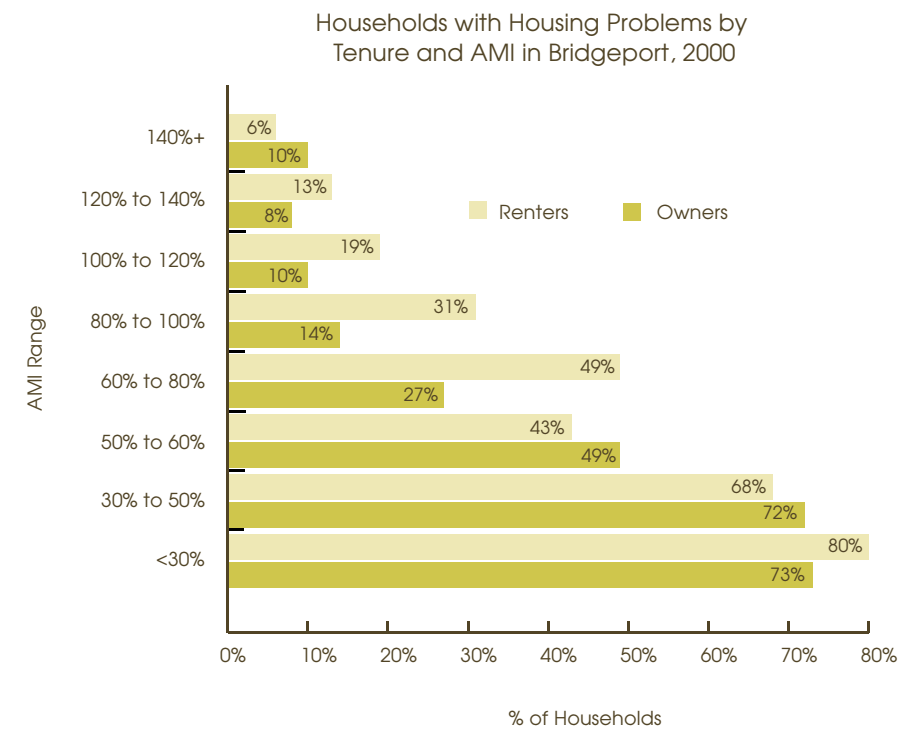
Concerning owner units, housing prices are rising faster than local incomes. And while homes in Bridgeport are the most affordable in Fairfield County, they are not necessarily affordable to local Bridgeport households. In 2005, just one-third (32%) of all owner units was affordable to households at 80% of the Area Median Income (for a family of 3); only 12% were affordable to households at 80% of the city's median household income.

	Income (80% of Median)	Buying Power	% of Owner Units Affordable
City Median Household Income (2005)	\$29,581	\$98,427	12%
City Median Family Income (2005)	\$35,847	\$119,278	17%
Area Median Income for a Family of 3 (2006)	\$53,650	\$178,515	32%

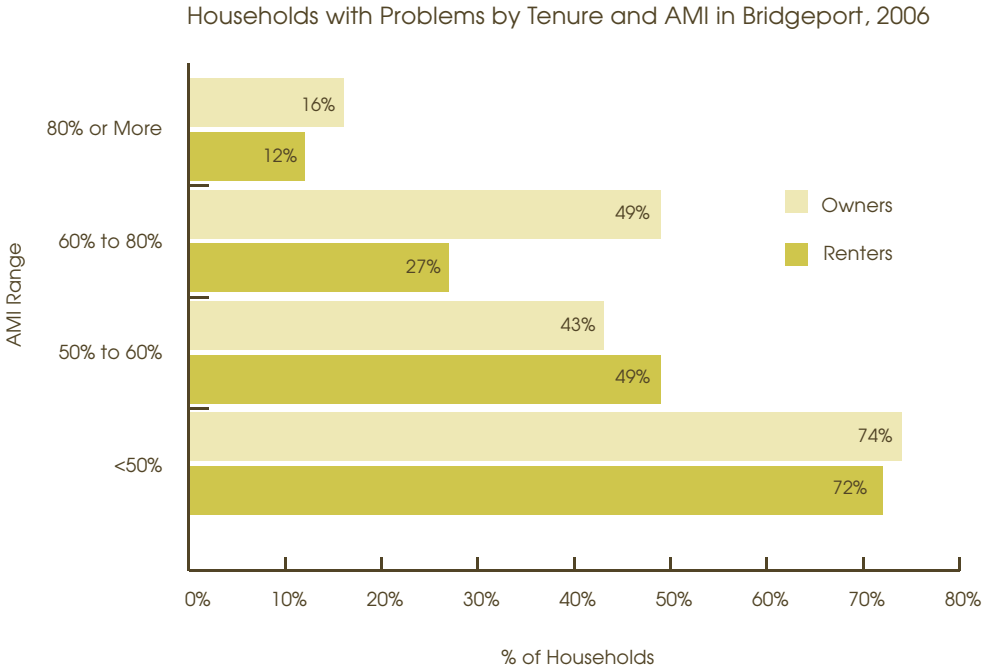
Sources: American Community Survey, 2005; HUD CHAS; czbLLC

Making matters worse, the portion of "affordable" for-sale housing is shrinking: While roughly 61% of homes were sold at prices below \$200,000 in 2004, this was true of just 45% of sales in 2006 and only 32% of units listed for sale as of November 19, 2006. And new construction is adding more expensive (not more affordable) units. In 2006, Bridgeport's median sale price for homes sold within one year of construction was 56% higher than the median sale price for existing units (\$296,450 for a new home versus \$190,000 for an existing home).

With rents also rising faster than income, a substantial portion of Bridgeport households are "cost-burdened" (paying at least 30% of income on housing costs). In 2000, roughly 40% of city households (43% of renters and 33% of owners) paid too much for housing – compared to just 31% of households in the county as a whole. At least two-thirds (68% or more) of owners and renters earning less than 50% of the AMI had some housing problem in 2000.



By 2006, nearly three-quarters of households earning less than 50% AMI had housing problems.



Source: 2000 Census (CHAS); ESRI Business Analyst; RRC Associates, Inc.
*“Housing problems” is defined as lacking complete plumbing facilities, or lacking complete kitchen facilities, or with 1.01 or more persons per room and/or with cost burden more than 30.0 percent.



Moving Markets

If affordability is increasingly becoming a concern, the city's housing market strength (ironically) is an even greater worry. For decades, Bridgeport has been plagued by fiscal weakness, the results of which include poor quality public services, high tax rates, and declining neighborhoods. If the city is to thrive and provide its residents with vibrant communities and access to opportunity, its neighborhoods must become neighborhoods of choice and its population must become more economically diverse. To do so, Bridgeport must address negative popular perceptions about its neighborhoods, harness untapped demand by higher-income households, and utilize its existing assets – its transportation infrastructure, diverse housing stock, local institutions, historic neighborhoods, and relative affordability.

Only by moving its markets in a positive direction can the city break its vicious cycle of decline. Central to that decline are the current quality and costs of local services. For example, the low quality of Bridgeport's public schools was cited by Realtors and lenders as contributing to the loss of households with school-aged children, which are typically households in their prime earning years and often when households become rooted in a community. High crime rates (or the perception of higher crime rates) were also pushing current residents out of the city and discouraging potential residents from in-migrating.

The city's declining population, at least partially a response to declining services and quality of life, makes improving services and quality of life even more difficult. Fewer residents mean less tax revenue or increased tax rates on those who remain. Bridgeport's current Mil Rate, for example, is well above that in nearby municipalities. (In an extreme case, the city's Mil Rate is more than two-and-a-half times as high.)

Property Tax Mil Rates in Bridgeport and Neighboring Communities, 2006

Location	Mil Rate
Stamford High*	30.7
Stamford Low*	27.9
Bridgeport	42.3
Easton	26.6
Stratford	28.9
Monroe	26.1
Town of Fairfield	16.7
Trumbull	21.7
Shelton	24.3

Source: State of Connecticut (<http://www.opm.state.ct.us/igp/DATADESC/mr.htm>)
 *Stamford has six different regions, with varying mil rates.

Still, the city's fiscal weakness and historical decline have created an unlikely opportunity: the city can now capitalize on its relative affordability. Several Realtors and lenders interviewed observed that there recently has been increased interest by lower-income or first-time home purchasers as other areas around Bridgeport become less affordable to residents and employees.

But relative affordability can be a double-edged sword. As one Realtor noted during an interview, the city is still thought of as a place to live only "because you cannot afford to live anywhere else." Many of those interviewed felt that the city needs to find an identity beyond its relative affordability – as not just an "affordable" place to live but as a good investment for homeowners and developers. (Several felt this shift was already underway.)

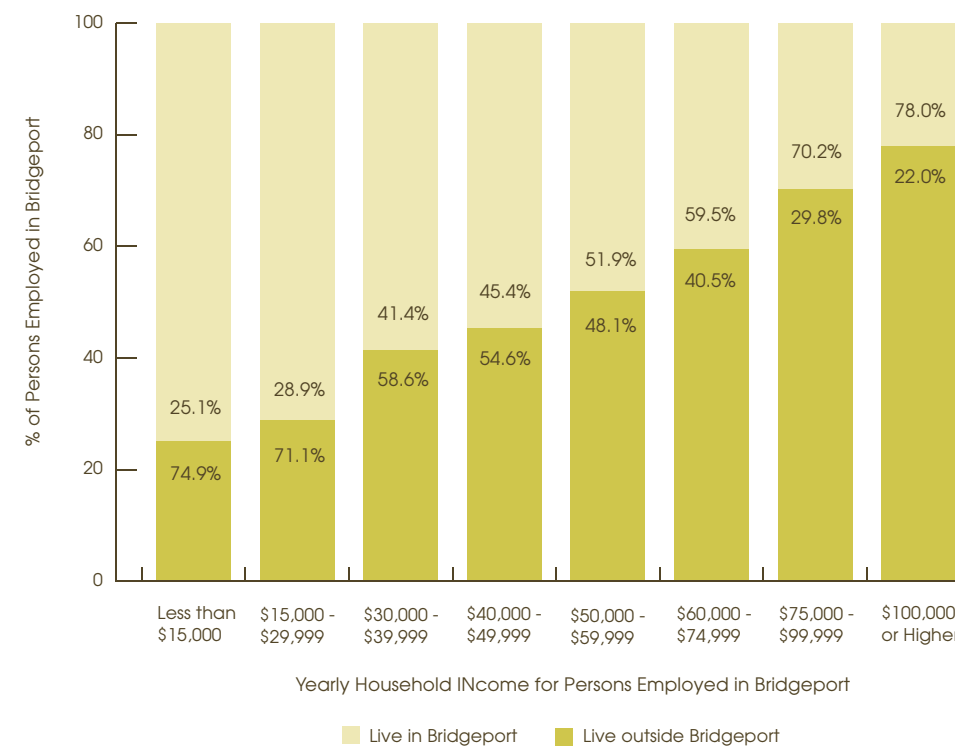
In addition, by increasing local amenities (like upscale restaurants) and expanding the currently limited supply of high-end housing, the city could attract higher-income households (necessary if the city hopes to lower the tax burden and/or improve city services). Substantial, untapped demand for housing by higher-end households certainly exists, among working- and middle-income households increasingly priced out of other Fairfield County markets and, importantly, among the city's own workforce. In the latter case, just 22% of the city's highest-paid employees (those earning at least \$100,000) and 29% of those earning \$75,000 to \$99,999 lived within the city in 2000.

Attracting such households also means better utilizing and publicizing other city assets. These include Bridgeport's transportation infrastructure (its train station and ferry service) linking the city to New York City and the regional economy; local institutions, like Bridgeport Hospital, St. Vincent's Hospital, and the University of Bridgeport; the city's diverse housing stock and urban environment; and livable neighborhoods that provide a true sense of place.



Source: ESRI; czbLLC

Where Bridgeport Workers Live by Household Income, 2000



Source: US Census 2000, Place-to-Place Worker Flows; RRC Associates



Bridgeport's Neighborhoods

A closer look at the city's 17 neighborhoods illustrates the extent to which people- and place-based conditions and housing market strength vary across Bridgeport. This diversity highlights the distinct needs of the city's various types of neighborhoods and, by doing so, argues against a one-size-fits-all housing policy response.

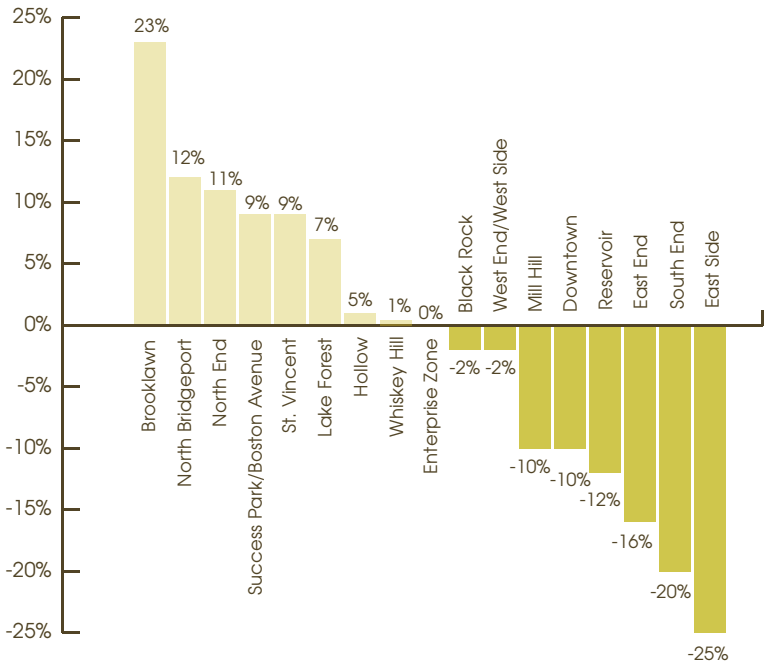


Sources: City of Bridgeport, RRC Associates, czbLLC

As different as they are, though, Bridgeport's neighborhoods can be grouped according to current socioeconomic characteristics and recent trends, the existing housing stock, and present market conditions. This analysis explicitly categorized neighborhoods into two typologies, one based on the local housing stock and a second based on local housing market strength. These clusters can help organize the city's housing policy approach to its neighborhoods: Housing and neighborhood revitalization strategies can first be tailored to these types of places, and then specified to individual neighborhoods.

According to U.S. Census data from 1990 and 2000 (the most recent year for which data was available at the Census tract level), half of the city's neighborhoods lost residents over the course of the 1990s and half of the city's neighborhoods gained residents.

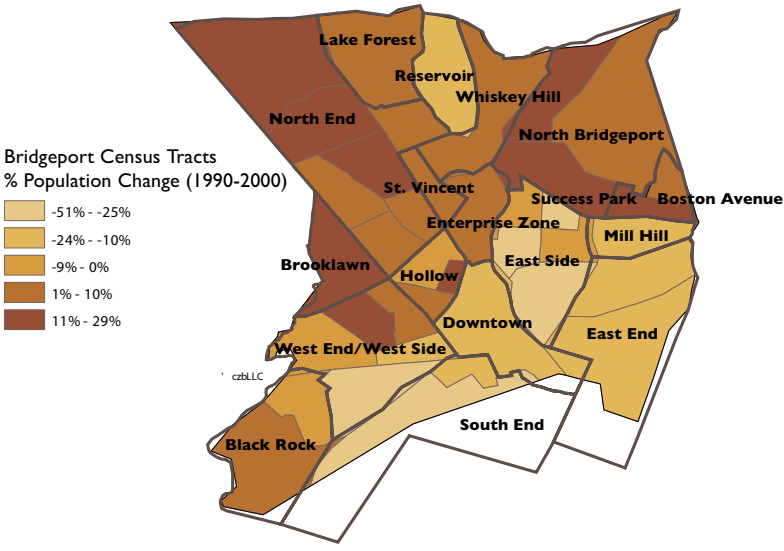
% Population Change, 1990-2000



Sources: U.S. Census, 1990 and 2000

For the most part, population increases occurred in Census tracts within the city's more northerly neighborhoods: Brooklawn, the North End, Lake Forest, Whiskey Hill, North Bridgeport and Success Park/Boston Avenue. Mill Hill, the East End and East Side, Downtown, the South End, and southern portions of the West End/West Side registered some of the greatest losses.

Population Change by Neighborhood, 1990-2000



Sources: U.S. Census, 2000; czbLLC

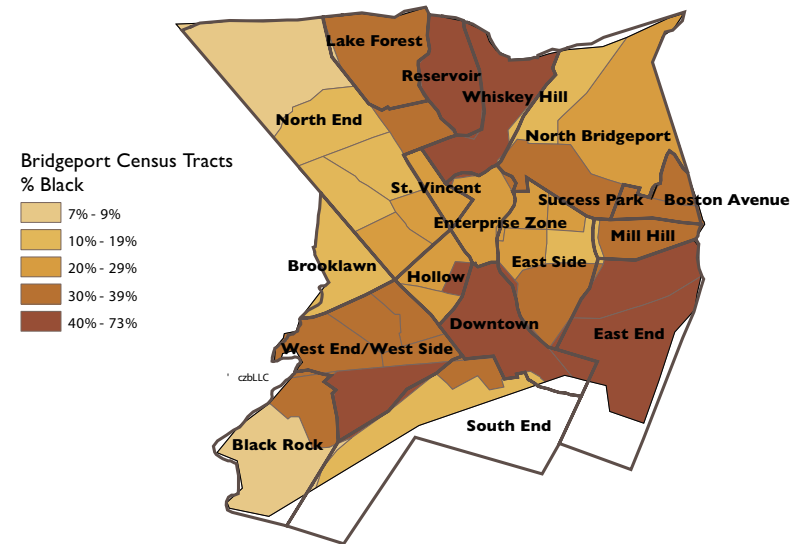


Bridgeport's Neighborhoods

Race/Ethnicity by Neighborhood	% Black	% Non-Hispanic White	% Hispanic
North End	20%	56%	20%
Lake Forest	33%	47%	19%
Reservoir	67%	12%	21%
Whiskey Hill	51%	27%	21%
North Bridgeport	30%	41%	28%
Success Park/Boston Avenue	40%	33%	28%
Mill Hill	39%	20%	41%
East End	70%	6%	26%
East Side	29%	6%	67%
Enterprise Zone	22%	27%	47%
Downtown	46%	15%	36%
South End	27%	20%	39%
Black Rock	20%	58%	20%
West End/West Side	39%	15%	41%
Hollow	33%	19%	44%
Brooklawn	18%	55%	18%
St. Vincent	30%	31%	34%

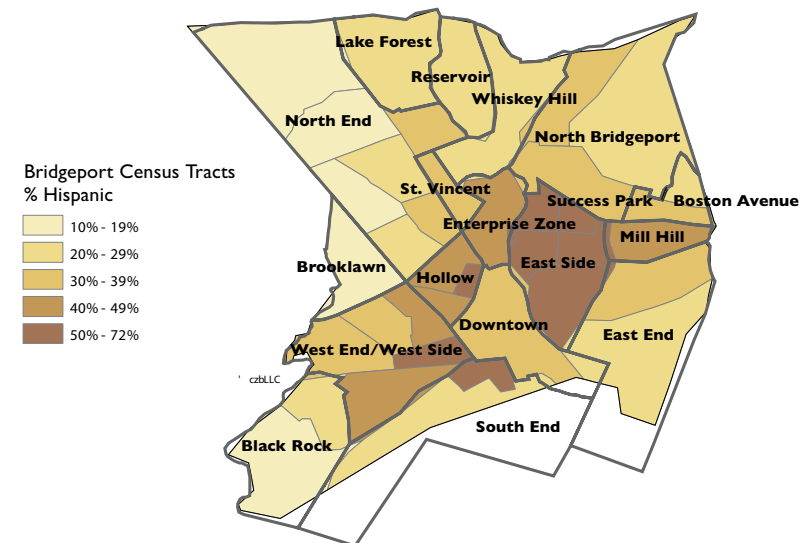
Sources: U.S. Census, 2000, czbLLC

African American Population



The city's African-American population is largely concentrated in Reservoir, Whiskey Hill, Downtown and the East End; the city's Hispanic population is largely concentrated on the East Side.

Hispanic Population



Sources: U.S. Census, 2000, czbLLC



Bridgeport's Neighborhoods

Bridgeport's social distress is similarly concentrated in particular neighborhoods. In areas like the East Side, West End/West Side and Hollow, nearly (if not more than) half of adults have not graduated from high school and fewer than 10% have a college degree or are employed in professional occupations, over 10% of the workforce is unemployed, at least one-quarter of residents live below the poverty line, and half of all families with children are headed by single mothers.

In contrast, in areas like the North End, Lake Forest and Brooklawn, the vast majority of adults have high school degrees and nearly twenty percent have college degrees, roughly one-fifth of workers are employed in professional occupations and just 6% are unemployed, barely one-tenth of residents live below the poverty line and less than one-third of families with children are headed by single mothers.

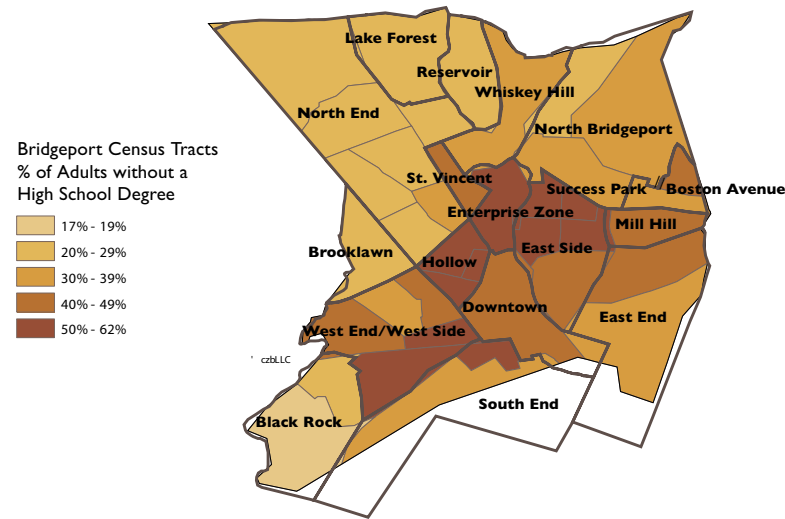
Socioeconomic Characteristics by Neighborhood	% Less than High School	% College Graduate	% Professional	Unemployment Rate	Poverty Rate	% Single Moms
North End	28%	16%	16%	6.9%	10%	28%
Lake Forest	23%	13%	17%	6.8%	11%	22%
Reservoir	25%	10%	14%	4.5%	15%	41%
Whiskey Hill	30%	13%	14%	7.4%	7%	34%
North Bridgeport	33%	10%	14%	8.0%	9%	35%
Success Park/Boston Avenue	37%	7%	11%	13.2%	15%	44%
Mill Hill	39%	7%	10%	10.5%	19%	45%
East End	36%	6%	9%	13.7%	23%	53%
East Side	54%	3%	8%	16.2%	34%	53%
Enterprise Zone	60%	7%	12%	28.9%	35%	31%
Downtown	47%	4%	11%	43.3%	38%	75%
South End	45%	19%	12%	29.6%	38%	70%
Black Rock	20%	30%	21%	6.0%	13%	30%
West End/West Side	46%	6%	10%	13.9%	27%	49%
Hollow	52%	7%	10%	11.3%	25%	51%
Brooklawn	20%	22%	21%	5.4%	9%	16%
St. Vincent	39%	9%	12%	6.9%	17%	39%

Sources: U.S. Census, 2000, czbLLC



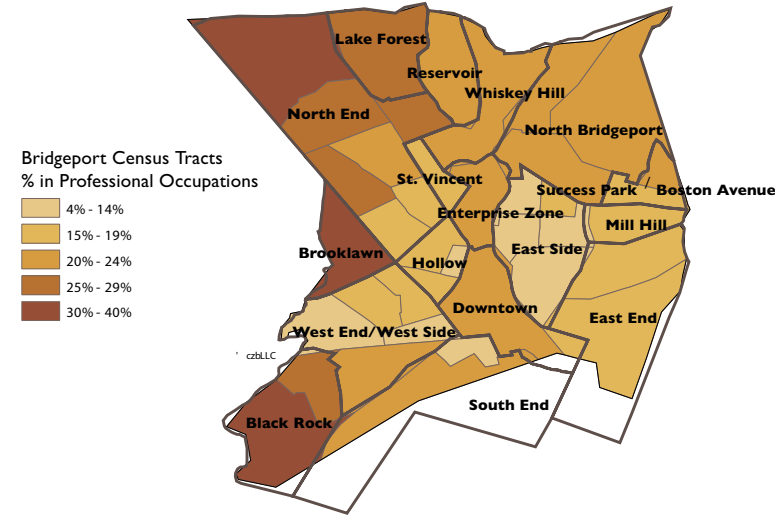
Bridgeport's Neighborhoods

Adults without a High School Degree



Sources: U.S. Census, 2000, czbLLC

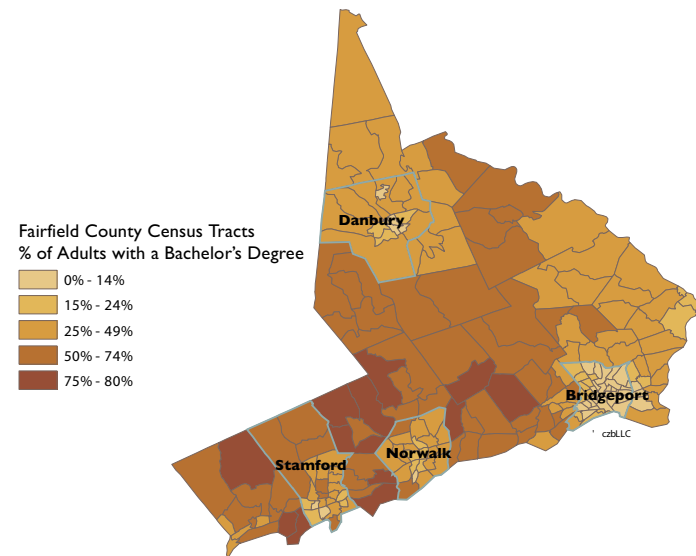
Workers in Professional Occupations



Sources: U.S. Census, 2000, czbLLC

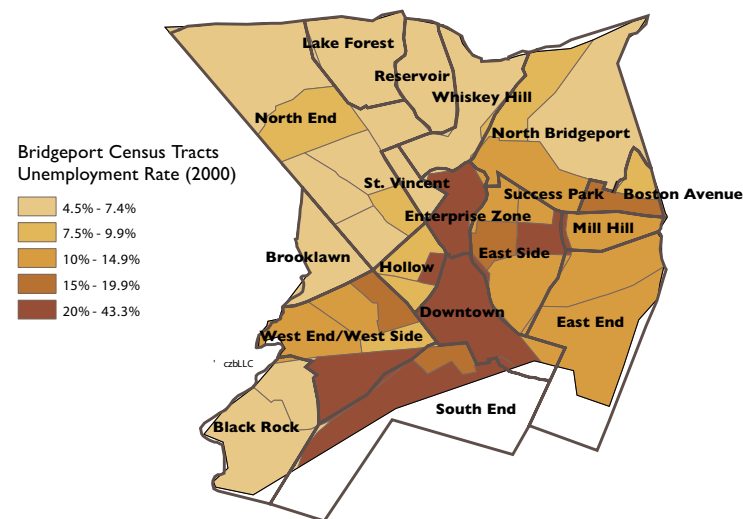
“High-poverty” areas are those with poverty rates at or above 40%. Residents of high-poverty neighborhoods typically deal with lower-quality public services (particularly schools, face higher levels of crime and property abandonment, and have less access to jobs. Tracts in the West End/West Side and East Side had poverty rates at this level in 2000. Nearly all of the West End/West Side, South End, Downtown, Hollow, Enterprise Zone, the East Side, and East End, had poverty rates at or above 20% in 2000. As the previous maps show, high-poverty Census tracts have some of the city’s highest unemployment rates and lowest education levels.

Adults with a College Degree



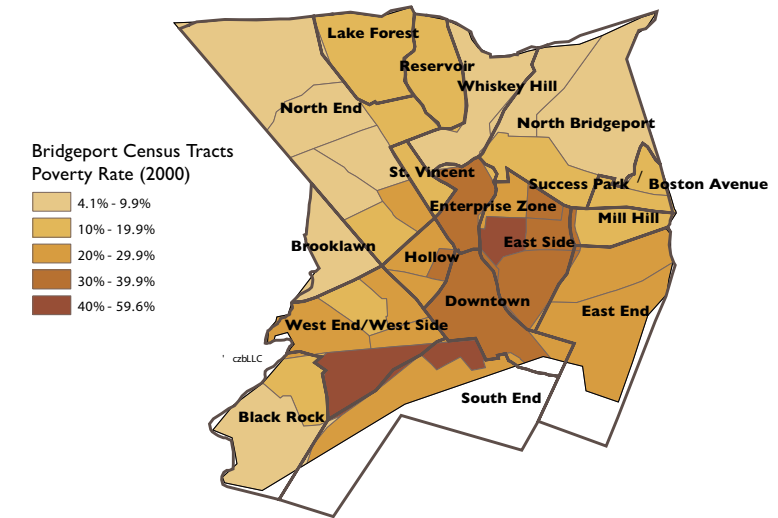
Sources: U.S. Census, 2000, czbLLC

Unemployment Rate



Sources: U.S. Census, 2000, czbLLC

Poverty Rate



Sources: U.S. Census, 2000, czbLLC

In addition, at least half of all families with children are headed by single mothers in most high-poverty Census tracts. This is the case throughout the East Side, East End, and Downtown, and in much of the West End/West Side.

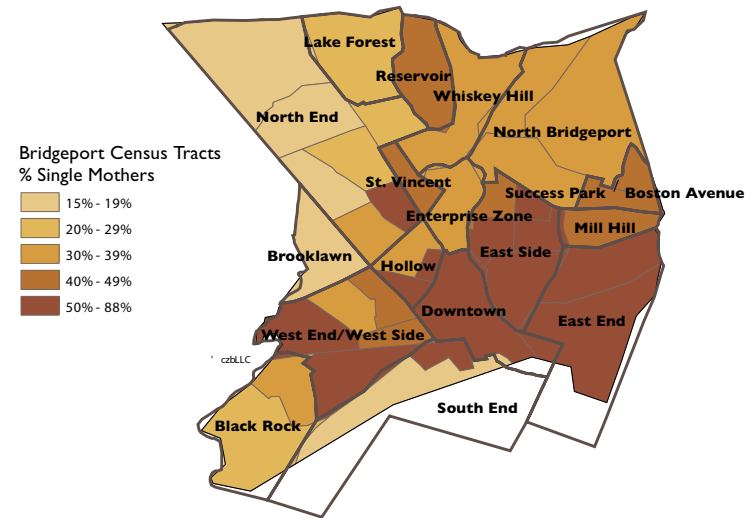
Most adults in Census tracts in the city’s central neighborhoods did not graduate from high school. Alternatively, at least 20% of adults have a Bachelor’s degree or more in Census tracts in Black Rock, Brooklawn, the North End and the South End. Workers in Professional Occupations Unemployment Rate

A larger share of adult residents are professional workers in Census tracts in Lake Forest, the North End, Brooklawn and Black Rock; a larger share of adult residents (at least 20%) are unemployed in parts of the East Side and West End/West Side, the South End, Downtown, the Enterprise Zone.



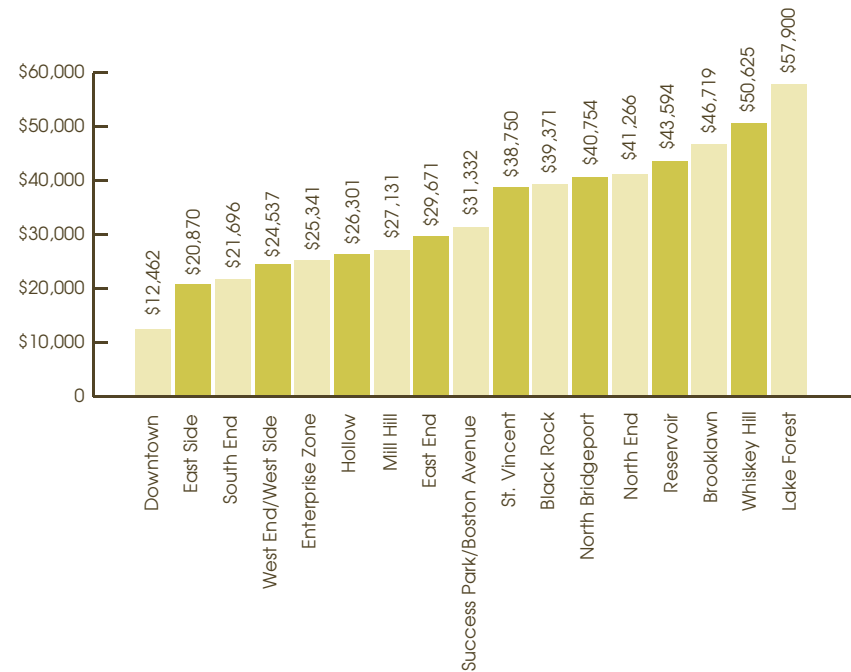
Bridgeport's Neighborhoods

Single Mothers



Sources: U.S. Census, 2000, czbLLC

Median Household Income, 1999

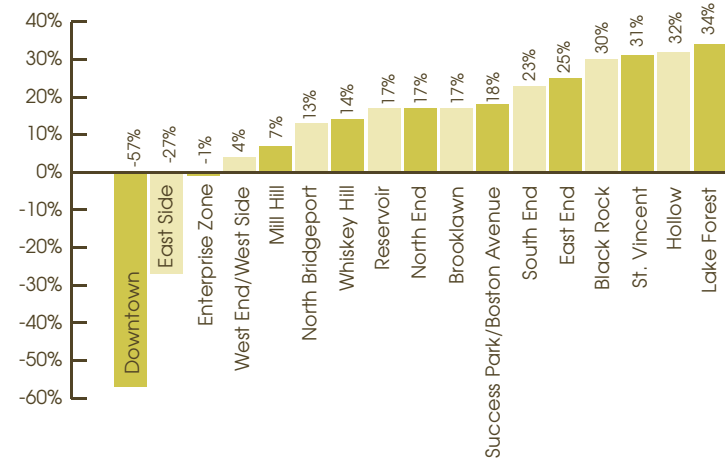


Sources: U.S. Census, 2000, czbLLC

Not surprisingly, Bridgeport's high-poverty neighborhoods had some of the city's lowest median household incomes in 1999. Additionally, high-poverty and low-income neighborhoods also typically had the smallest increases in median incomes over the course of the 1990s. Downtown and the East Side actually both saw their median incomes decline between 1989 and 1999.

Alternatively, median incomes often rose the most in higher-income areas (like Lake Forest and Black Rock). One notable exception was the South End, where the median income was the third lowest in the city in 1999 but where the median income increased by 23% during the 1990s.

% Change in Median Household Income, 1989-1999

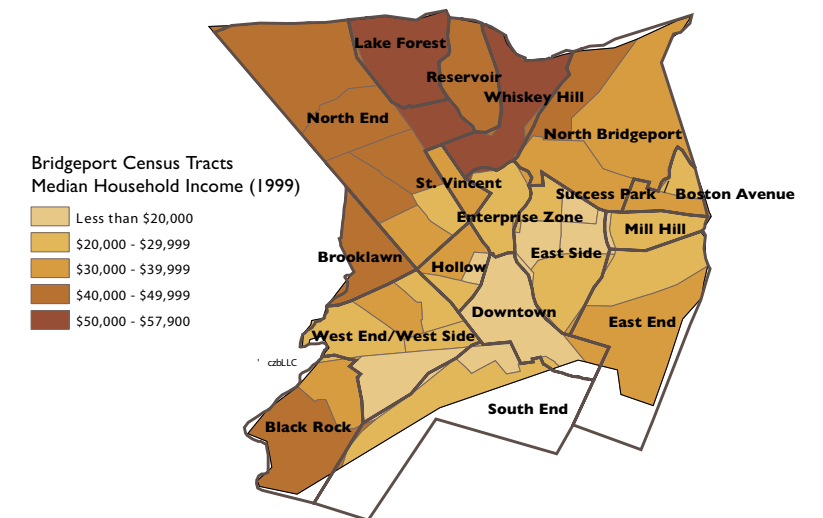


Sources: U.S. Census, 1990 and 2000, czbLLC

Geographically, the city's highest income households live along its northern border, in Lake Forest and Whiskey Hill. Median incomes were also high throughout the North End, Brooklawn, Black Rock and Reservoir, and in parts of North Bridgeport, in 1999. That year, median household incomes were under \$20,000 in Census tracts in the East Side, Downtown, and the West End/West Side.

High poverty rates are commonly linked not only with broader social distress but also with physical distress. In Bridgeport, high-poverty neighborhoods typically had high abandonment rates and lower homeownership rates. In the West End/West Side, East End, East Side, and Downtown, abandonment rates (the portion of units identified as "other" vacant by the 2000 U.S. Census) were often over 5% and homeownership rates less than 30%.

Median Household Income (1999)



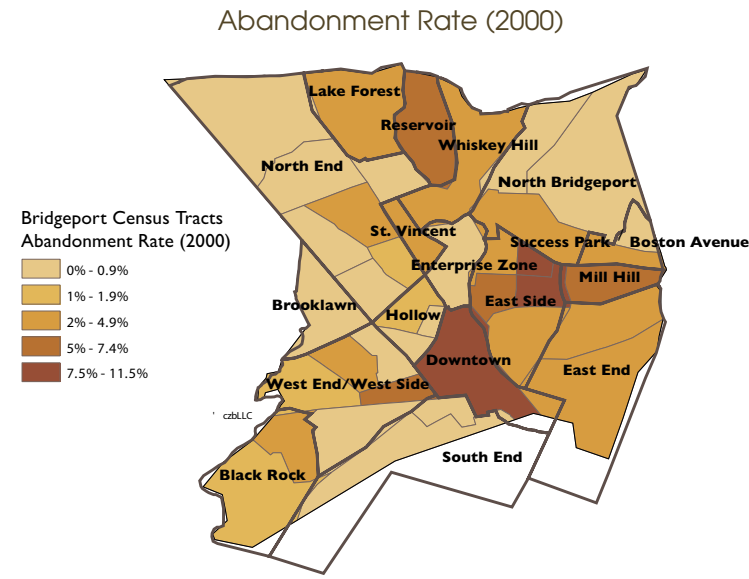
Sources: U.S. Census, 2000; czbLLC



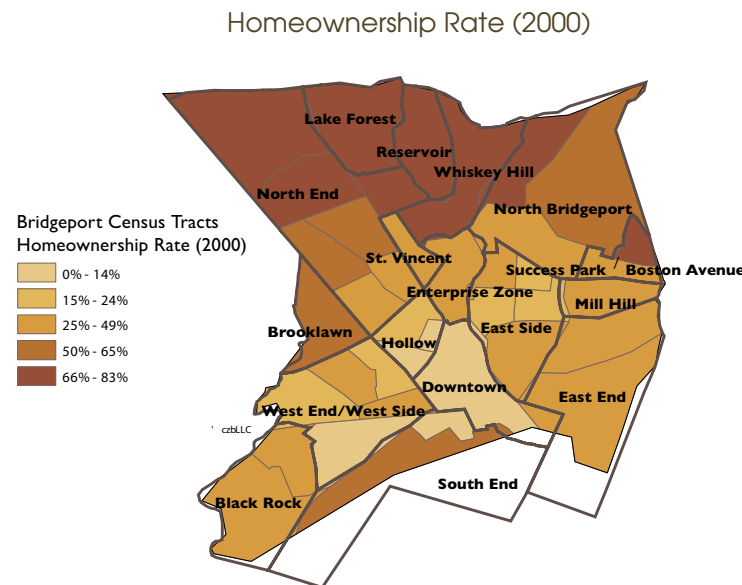
Bridgeport's Neighborhoods

Neighborhood	Abandonment Rate	Homeownership Rate
North End	1.2%	58%
Lake Forest	2.6%	83%
Reservoir	5.2%	65%
Whiskey Hill	2.3%	76%
North Bridgeport	1.9%	52%
Success Park/Boston Avenue	2.8%	55%
Mill Hill	6.1%	32%
East End	4.8%	35%
East Side	7.1%	24%
Enterprise Zone	0.0%	26%
Downtown	11.5%	11%
South End	0.0%	27%
Black Rock	2.4%	40%
West End/West Side	2.0%	22%
Hollow	1.2%	16%
Brooklawn	0.6%	57%
St. Vincent	6.9%	26%

Sources: U.S. Census, 2000; czbLLC



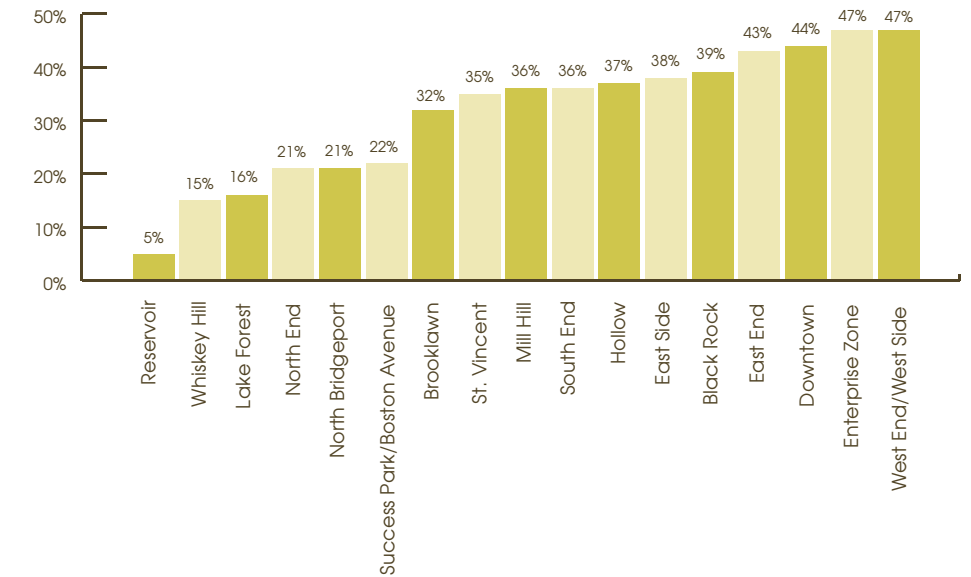
Sources: U.S. Census, 2000; czbLLC



Sources: U.S. Census, 2000; czbLLC

The local housing stock influences neighborhood abandonment and homeownership rates along with social distress. For example, the city's highest abandonment and lowest homeownership neighborhoods generally had the largest shares of older housing. In neighborhoods like the East End, East Side, West End/West Side, and Downtown, at least two-fifths of all residential properties were built prior to 1940 (as of the 2000 Census).

Percent of Units Built in 1939 or Earlier, 2000



Sources: U.S. Census, 2000; czbLLC

The type of housing in a given neighborhood also appeared to impact local abandonment and homeownership rates. To classify neighborhoods into a Housing Stock Typology reflecting housing type, czb reviewed each neighborhood's portion of single-family homes, smaller multifamily properties (those with 2 to 4 units per structure) and larger multifamily properties (those with 5 or more units per structure) (according to the U.S. Census), and then grouped neighborhoods with similar building profiles.

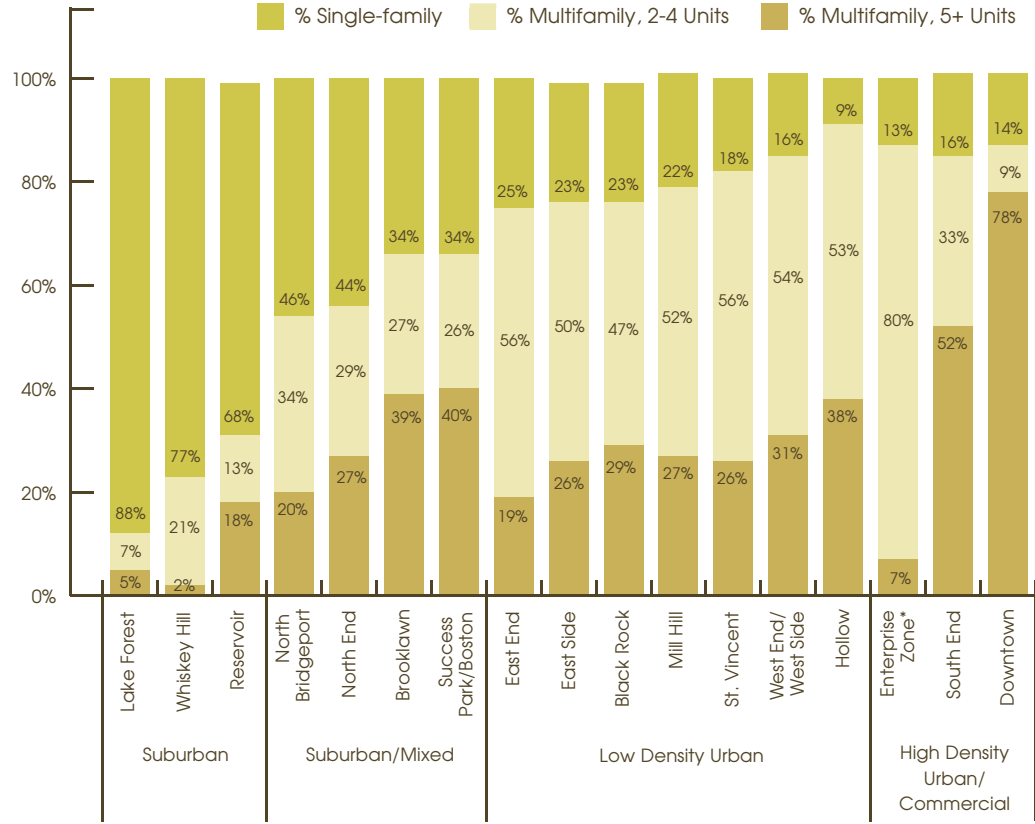
Bridgeport's **Housing Stock Typology** includes:

1. **"Suburban"** neighborhoods (Lake Forest, Whiskey Hill, and Reservoir), with primarily single-family units.
2. **"Suburban/Mixed"** neighborhoods (North Bridgeport, North End, Brooklawn, and Success Park/Boston Avenue), with large portions of single-family homes but also substantial amounts of multifamily housing.
3. **"Low Density Urban"** neighborhoods (East End, East Side, Black Rock, Mill Hill, St. Vincent, West End/West Side, and Hollow), with fewer single-family units and mostly smaller multifamily properties.
4. **"High Density Urban/Commercial"** neighborhoods (Enterprise Zone, South End, and Downtown), with mainly large multifamily units or non-residential properties.



Bridgeport's Neighborhoods

Breakdown of Residential Properties by Neighborhood

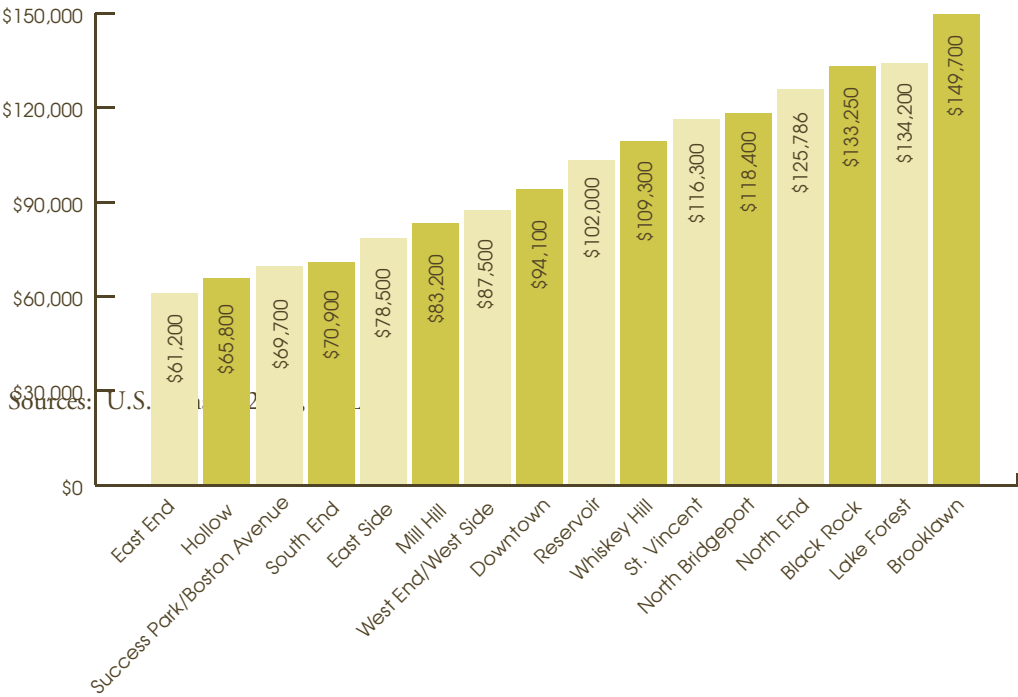


Sources: U.S. Census, 2000, czbLLC
*This area is primarily light industrial and commercial

A neighborhood's housing stock – both its age and its configuration – influence local demand. Problematic conditions (like abandonment or very low homeownership rates) are one reflection of demand; property values and rents are another.

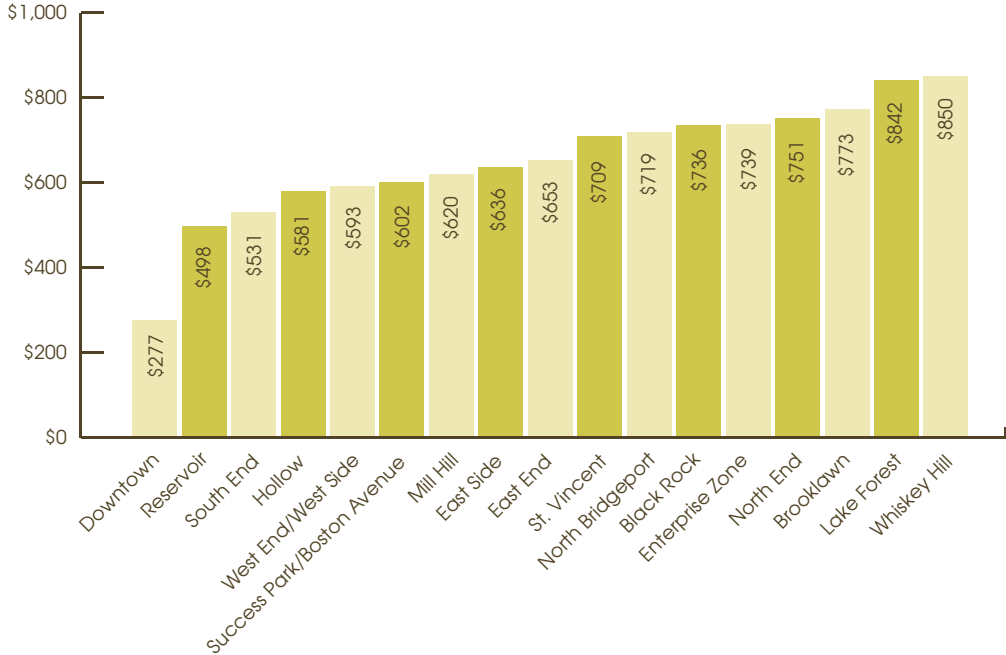
According to the 2000 U.S. Census, median values and rents were mainly highest in suburban and suburban/mixed neighborhoods, and mainly lowest in low-density urban neighborhoods.

Median Value, 2000



Sources: U.S. Census, 2000, czbLLC

Median Gross Rent, 2000

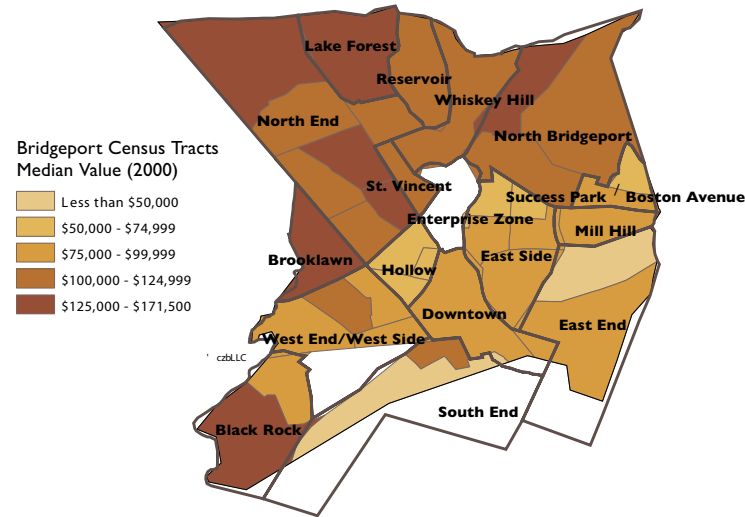


Sources: U.S. Census, 2000, czbLLC



Bridgeport's Neighborhoods

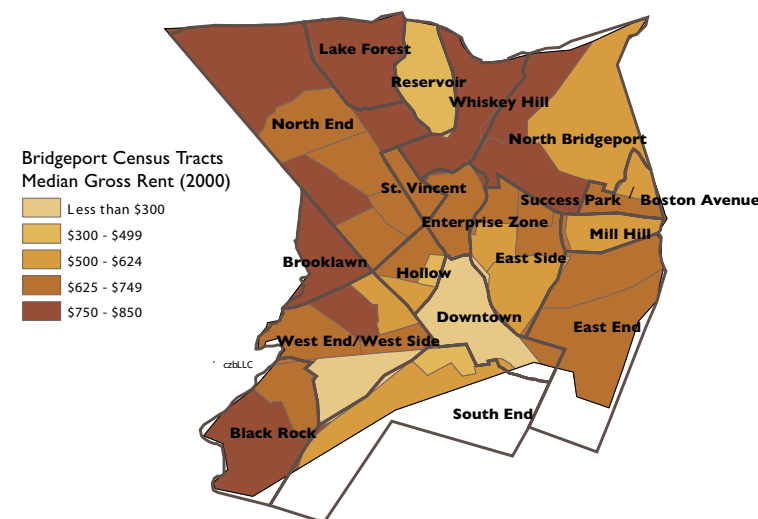
Median Value (2000)



Sources: U.S. Census, 2000; czbLLC

Both rents and values were highest in Census tracts along the city's northern and western borders (where socioeconomic profiles are strongest, housing problems are lowest, and neighborhoods are more suburban); both rents and values were lowest in Census tracts in central and southeastern Bridgeport (where socioeconomic profiles are weakest, housing problems are greatest, and smaller multifamily housing is more prevalent).

Median Gross Rent (2000)



Sources: U.S. Census, 2000; czbLLC

To update the 2000 Census figures, czb reviewed single-family and multifamily sales from 2004 to 2006, provided by the multiple listing service. Neighborhoods' average sale prices for single-family and multifamily housing were compared to other neighborhoods', and those significantly (at least one standard deviation) above or below the overall average were flagged. This analysis classified neighborhoods into a **Market Strength Typology** based on these results:

Neighborhood	Average Sale Price, 2004-2006 (single-family)	Average Sale Price, 2004-2006 (Multi-family)	# Listed (SF)	# Listed (MF)
Black Rock	\$409,860	\$330,386	162	100
Lake Forest	\$258,352	\$390,483	142	6
Brooklawn	\$278,683	\$341,380	150	69
North End	\$248,963	\$327,383	844	307
St. Vincent	\$207,900	\$323,210	23	63
Whiskey Hill	\$227,284	\$308,576	207	25
North Bridgeport	\$225,201	\$274,611	244	141
South End	\$255,000	\$251,276	2	32
Reservoir	\$209,545	\$276,000	166	5
West End/West Side	\$189,056	\$268,431	99	296
Mill Hill	\$165,054	\$278,817	96	95
Hollow	\$167,662	\$268,300	29	137
Enterprise Zone	\$155,500	\$265,955	6	22
Downtown	\$148,167	\$263,657	6	7
Success Park/Boston Avenue	\$166,536	\$233,552	100	65
East Side	\$150,578	\$240,510	48	285
East End	\$136,732	\$230,212	66	169



Sources: U.S. Census, 2000; czbLLC

According to this data, the city's strongest markets are Black Rock, Lake Forest, and Brooklawn; the city's weakest market is the East End.



One critical aim of ours – in the development of the market analysis and the draft housing policy – has been for both documents to become integrated into and useful to the city’s master planning process. The raw data itself will be useful in determining how the housing elements of the forthcoming master plan are synchronized with the economic development goals of the city. Our interpretations of the data will be helpful in providing the planning process with an additional viewpoint about market strength and its implications for zoning, redevelopment, and affordability. But mainly, our housing stock and market strength typologies will be our most valuable contribution to the process, for embedded in these typologies are market data-based calculations that enable the city to treat housing challenges with submarket specificity.

The main points we wish to convey to the Mayor, and around which we think the Mayor should mobilize the city, are as follows:

1. Bridgeport is a weak housing market that is on the upswing.
2. The upswing is mainly a function of the fact that Bridgeport is an island of valuable, underutilized development opportunities surrounded by a substantially saturated and strong regional housing market.
3. The upswing is nearing a tipping point. The question is no longer ‘what if the Bridgeport housing market gets stronger?’ but ‘when will it get stronger?’ and ‘how strong will it get?’ and ‘how should the city position itself to benefit most from these forces?’ and ‘how should the city invest public dollars to complement and shape these forces?’
4. The condition of the city’s near downtown neighborhoods (saddled mainly with problematic concentrations of poverty) and the city’s housing stock itself (predominated by 3- and 6-unit properties and older, smaller single-family homes) hold back a possible Bridgeport renaissance.
5. The fiscal capacity of the city remains the underlying problem to solve, and housing is inextricably linked to the city’s fiscal strength.

A housing policy that will meet existing needs, move markets in a positive direction, and increase the city’s fiscal base should prioritize the following:

1. To retain its strong middle class households, households who continue to leave when they can.
2. To facilitate the development of choice parcels sufficient to appeal to strong middle class households in the region who would then call Bridgeport home.
3. To design, build, fund and then use the mechanisms necessary to revitalize neighborhoods (in order to reinforce development projects in areas close to valuable, underutilized parcels, and to reinvigorate weaker areas) and to protect housing affordability for

working families. These mechanisms are an incentive-based Inclusionary Zoning Policy, a Housing Trust Fund, and a Land Bank.

After reviewing the housing data we collected, we have concluded that the City of Bridgeport is on the cusp of a potential renaissance. We mean “on the cusp of” because many of the building blocks are in place, or are starting to solidify in the city’s favor.

- Previously encumbered land in Bridgeport, such as the Steel Point peninsula, is nearly ready for development, creating a substantial, and unique opportunity to add market rate housing to the city and convey to the private sector that Bridgeport is open for business.
- Previously saddled by bureaucratic bloat and corruption, City Hall in Bridgeport is leaner and more market-oriented, and long overdue transparency in city government has arrived.
- Last, the two roots of any urban recovery – good planning and diverse density – are in place. First rate, on-going planning efforts are now doing the complex work of creating the roadmap for a vibrant 21st century Bridgeport.

The housing market – while cooling nationally – remains strong along the NYC-Boston corridor. Given what we believe to be a hard-to-sustain income-housing value ratio in Fairfield County, Bridgeport’s comparable affordability is a distinct and growing competitive advantage for the city.

At the same time, we stress that the city is “on the cusp of” a *potential* renaissance because, in spite of regional market strength, the availability of prime coastal real estate, Mayoral backbone at City Hall, and well-intended planning, a vibrant 21st century Bridgeport is in no way a sure bet. Markets are demand-hungry. Housing demand is satisfied on a highly complex playing field where choice, the capacity to choose, and expressions of choice – households’ *willingness* (beyond their ability) to pay for housing or invest in neighborhoods are everything. The good news is that the region is strong enough to ‘find Bridgeport’ in an otherwise expensive Fairfield County. However, excess demand in the region may well find Bridgeport, only to conclude that the neighborhoods remain too dangerous, the housing too old, the lots too narrow, the schools too poor, and the poverty too pervasive. Indeed it is our view that this is exactly what the wider market will conclude *so long as these issues remain unaddressed to the satisfaction of non-Bridgeport households that would otherwise become tax-paying residents of the city*.

We believe the work of converting a potential renaissance into an actual one, starts with the city’s housing and neighborhoods. We believe this not because housing and neighborhoods are more vital than jobs and safety and school quality, but because housing and neighborhoods are often the hinge factor, the one element around which all others become connected.



Policy Recommendations

Therefore, to address the city's housing and neighborhoods and to grow the value of homeownership while also protecting affordability, we are recommending Bridgeport create and fund a Community Land Trust, and provide additional funding for the existing or a new Community Housing Trust.

To improve city neighborhoods without raising taxes that many already consider to be too high, we are also proposing that the city adopt an incentive-based Inclusionary Zoning statute, deployed as an overlay zone on specific, highly attractive and underutilized areas of the city. The incentives would encourage development at higher than normal densities and out-of-the ordinary income mixes; the inclusionary elements would generate either the on- or off-site production of affordable housing or the resources for affordable housing or broader neighborhood revitalization efforts.

To tap into the market strength and private resources of the region, we are recommending that, to the greatest extent possible, the city encourage development, encourage creativity, invite partnerships with developers to assemble land and development opportunities through the RFP process, and in general streamline permitting and let the market work as free from constraint as possible so long as the outcomes are greater economic diversity in the city, decreased concentrations of poverty, and measurable gains in fiscal strength.

Lastly, to attract more higher-income households to Bridgeport while maintaining the city's working class roots, we are recommending that the city encourage (through incentives) the development of mixed-income housing, discourage (through zoning) the development of gated communities, and set in motion the gearing and subsequent expectation that doing business in Bridgeport means helping the city stay affordable.

In attempting to manage these sometimes contradictory blends of objectives, czb recommends that the Mayor and Council mobilize the city to adopt a housing policy that has four outcome-oriented building blocks, knowingly recommended as having built-in tension between them:

1. **Fiscal Strength** (the sum of housing activities must grow the city's fiscal capacity)
2. **Stable and Rising Property Values** (the sum of the housing activities must contribute to stable and home values)
3. **Diverse Neighborhoods** (the sum of the housing activities must generate the outcome of economically diverse neighborhoods)
4. **Affordable Housing for Low Income Households** (the sum of the housing activities must generate some supply of affordable housing in perpetuity).

In forming the basis of a housing policy for Bridgeport, these building blocks are, of course, set in the context of the market realities already outlined and detailed throughout the documents we have prepared. They are also intended to be building blocks that ebb and flow with changing market conditions. In other words, there will be times when fiscal strength is a lesser or a greater challenge. There will be times when extra attention is needed to ensure neighborhoods become and remain economically diverse. There will be times when greater emphasis needs to be placed on affordable housing than on growing property values, and times when the reverse is true.

A good housing policy is a living document. This is why we further recommend that these four building blocks are themselves grounded in three planning principles: 1) outcome-oriented, 2) market-based, and 3) flexible. By using these building blocks as the outcomes shaped by the market, activities (permitting, approvals, CDBG deployment strategies, zoning, et cetera) can be changed as needed. This degree of flexibility retains essential predictability (a necessity in the market) but allows the city to make judgment calls depending on wider circumstances.

The imperative for Bridgeport going forward is to **find a balance between increasing the quality of its neighborhoods while holding the line on housing costs** (mainly for working and low-income households who both want to live in Bridgeport and who are essential for the Bridgeport economy).

An effective Bridgeport housing policy must encourage rising property values, discourage concentrations of poverty, and help trigger fiscal strength.

An effective Bridgeport housing policy must provide both the encouragements that heat a market up, and the braking mechanisms that slow down rapid gentrification, and do so in the context of keeping an eye on long term affordability challenges.

An effective Bridgeport housing policy must sequence initiatives responsibly, given the realities of the city's financial state on one hand, and the country's pent up demand for affordable middle market product on the other.

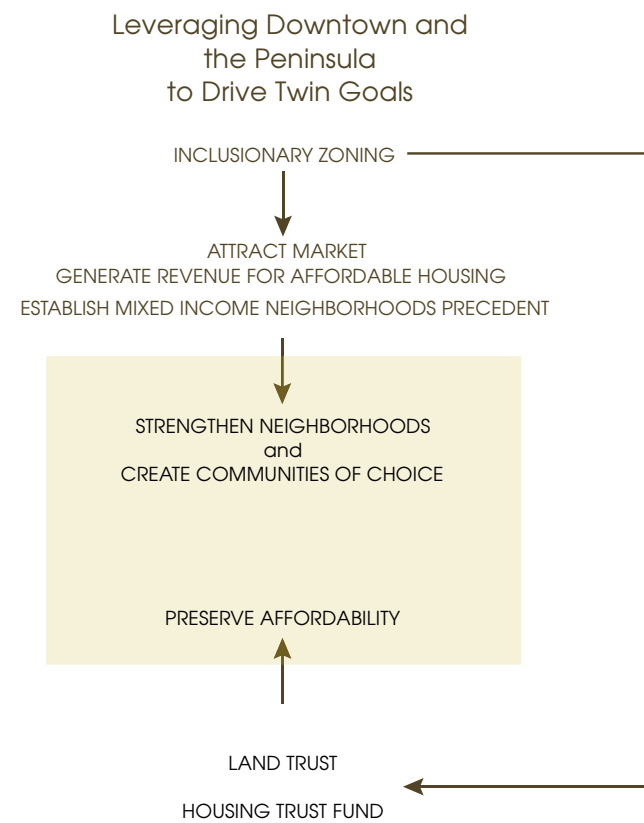
To a very real degree, for Bridgeport this means letting the market respond to pent up demand, yet shaping the market's response to ensure that development pays for itself, development is steered where it is likely to generate the greatest value, and development of upper end housing be linked to the development of housing affordable to working families.



The Mechanisms

czb is proposing a three-part housing strategy for Bridgeport, the foundation of which is encouraging the additional growth of the private market's already existing appetite to consider Bridgeport, and to do this in ways that extract and deploy value consistent with the community's aspiration. Using our proposed strategy, the city would:

1. **Build on its assets**, like the city's urban fabric (rare in much of Fairfield County), transportation infrastructure, views, and lower housing costs (relative to surrounding municipalities), to attract and keep higher-income households.
2. **Strengthen its neighborhoods and create neighborhoods of choice** to ensure that households at a range of income levels are both able and willing to invest throughout the city.
3. **Preserve existing affordable units** to protect this valuable resource for the city's lowest-income and working-class households.



Building on Assets

Private developers are already taking note of Bridgeport's existing assets. Despite the slow growth over the past several decades, over 4,900 housing units are pending approval through current applications in the City, indicating renewed interest in residential construction in Bridgeport. Realtors and lenders have noted an increase in developer interest over the past five years with increased sales of lots and buildings for development and re-development purposes.

To shape the direction of this proposed and other future development (through density bonuses) and to raise new resources for the development of affordable units and for neighborhood revitalization efforts (by allowing developers to fulfill their requirements with affordable units or with dollars), czb recommends that Bridgeport adopt an **Inclusionary Zoning** (which may more appropriately be referred to as an **Incentive Zoning Overlay**) ordinance.

A frequent and appropriate concern about inclusionary zoning is whether such zoning would inhibit development. czb believes that the regional market is strong enough and the pent up demand for Bridgeport robust enough to adopt a zoning package for specific undervalued parcels (Downtown and the Peninsula, and the shoreline principally). czb recommends that such a policy actually have incentives (such as special permits and other favorable treatment) to further attract development to these parts of Bridgeport. An important future consideration is at what point would an inclusionary policy would impede development. We believe the rate of appreciation for home values in Bridgeport would have to be equal to the rate in the county and median incomes in the city would have to be at least 90 percent of those in the county before an Inclusionary policy might deter development, given the strength of the regional market. We recommend that Bridgeport procure a nexus study as the next step before writing and adopting an incentive zoning policy.

We recommend such a policy for two reasons: First, development is headed towards Bridgeport, yet is not now connected to any impacts on affordability. Second, one of the major challenges for Bridgeport is to deconcentrate poverty while being mindful of affordability, and doing so without the revenues to finance such necessities. The most useful tool to generate resources is one that encourages market rate housing but extracts value from such development that can be used to further affordable housing and neighborhood revitalization goals at the same time.

Strengthening Neighborhoods

Transforming many Bridgeport neighborhoods into communities of choice will require moving these markets in a positive direction and increasing local demand – by rehabilitating existing properties, deconverting multi-unit properties back into single-family home, and providing incentives for households at a range of income levels to purchase homes. Such activities can be sponsored by Community Development Block Grant



Policy Recommendations

(CDBG) or HOME funds, Low-Income Housing Tax Credits (LIHTCs), or other public or foundational support. A Housing Trust Fund is a versatile tool for supporting all of these things as well, and a means for directing private dollars towards these efforts.

Developers building in areas targeted by the inclusionary zoning overlay and choosing not to include affordable units on-site or build those units elsewhere would be required to contribute (pay-in-lieu) to the city's new Housing Trust Fund. The Fund should be designed to support a range of activities (such as focused and intensive beautification efforts, crime reduction efforts, increased level of service delivery in general); activities will be closely linked to existing neighborhood market conditions and housing stocks.

Preserving Affordable Units Through a Land Trust and a Housing Trust

While the Housing Trust Fund will primarily focus on efforts that stimulate demand in the city's weaker neighborhoods, Bridgeport's new Community Land Trust would be a mechanism to ensure that units remain affordable for generations to come.

The Bridgeport Community Land Trust (BCLT) would be a new entity, incorporated as a tax-exempt 501(c)(3) organization based in the City of Bridgeport. It would acquire and renovate scattered site properties and sell the structures to residents at affordable prices. We are proposing an ambitious goal of preserving 500 units of affordable owner-occupied housing by the year 2017 through direct acquisition and resale, and another 250 through donations (City-owned properties or new privately developed units sold into the Trust).

BCLT would be governed by both public and private officials, with a Board of Directors including city residents, officials (although no elected officials), property developers, real estate professionals, mortgage bankers, and others active in affordable housing in the region with expertise in the acquisition and rehabilitation of affordable single family homes.

The land trust model is becoming more and more common in cities across the nation. Examples include Burlington (VT), the first municipally-funded community land trust and now the largest community land trust in the country, Chicago, Irvine (CA), and Sarasota (FL). The model's growing popularity stems from its benefits:

- The Trust's lean administrative structure allows it to acquire and develop properties as opportunities arise, without outside pressure or the appearances of inside dealing.
- Properties can be acquired and preserved at affordable price levels before market-wide appreciation pushes out lower-income working families.
- Public subsidies support multiple generations of owners, not just a few lucky home-buyers as may occur in down payment grant programs. For example, over thirty years, a publicly subsidized unit in the Trust might serve five different families.

- Property owners are fully homeowners and therefore responsible for and motivated to maintain their home and neighborhood. Property owners can also accrue home equity over time, a major pathway to wealth building for working families.

By retaining control of the land, Bridgeport's Land Trust would be able to reduce the sale price of affected units by the value of the land (as well as any other subsidies used to make the unit affordable to households at particular income levels). For example, a property might be acquired for \$140,000, renovated and appraised at \$180,000. If the land under the unit is valued at \$30,000, the unit could be sold for \$150,000 to a qualified lower-income working family; additional subsidies could further reduce the sale price to \$80,000, or affordable to households earning just \$25,000 per year. The land under these units will be held by the trust, and leased to residents of the units.

Owners of the homes on BCLT land would pay a monthly lease fee. As owners decide to move, they would sell their home in a conventional transaction. They would also be permitted to profit from capital gains on the property, based on a formula provided by the trust. For example, owners might be allowed to sell the unit for what they paid for it, plus an additional 5 percent appreciation per year. The resident gains wealth, but the unit is preserved for a successive generation of owners at an affordable level.

The launch of BCLT could be seeded by a \$10,000,000 payment derived from a pending major housing development on the City's waterfront. Of this, \$100,000 should be retained for administrative and legal costs, including hiring initial staff for the Trust. The remainder could be spent on acquiring and rehabilitating strategically located properties in the community.

Assuming properties can be purchased for an average of \$130,000, 55 homes can be purchased by the Trust in its first year, totaling \$7,150,000 from the initial \$9,750,000 funding. Assuming an average of \$50,000 per unit in rehabilitation costs, an additional \$2,750,000 would be required to improve the homes for resale. If an average of \$30,000 is retained from each property as land into the BCLT, and homes sell for \$150,000, the Trust will have \$8.25 million to purchase another round of properties and \$1.65 million in assets in the land trust. These homes will be traditional/conventional home sales, funded by private sector mortgages. (An alternative approach would be to train and prequalify buyers to go out into the market place and buy a home that they want based on what they have been prequalified for including rehabilitation costs. In this way there is no carrying cost for the trust and no duplication of closing costs.)



Without any additional payments, a \$10 million initial investment could result in nearly 300 units of single family housing re-developed and made permanently affordable.

	Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2016
# of Units (Annual)	55	46	38	32	27	22	18	15	13	11
# of Units (Cumulative)	55	101	139	171	198	220	238	253	266	277

Additional contributions to the BCLT as new developments occur, and some degree of charitable support from private institutions, would only augment this level of housing preservation. Each \$1 million added to the Trust could support 25 to 30 additional units, which could be purchased by more than 100 families over just the first 30 years.

Linking Interventions to Neighborhoods' Markets and Housing Stocks
 Not all Bridgeport neighborhoods are similarly situated. The appropriate intervention strategy for each depends on both housing stock characteristics and housing market strength. czb's Housing Stock Typology and Market Strength (or Housing Demand) Typology help identify high value-high return middle market neighborhoods capable of competing for middle class households investments without too much costly intervention by the city relative to return. These middle market neighborhoods – such as the West End, Whiskey Hill, and St. Vincent – are prime opportunities for nominal city investments in service delivery and beautification to generate returns in the form of high quality infill development. The same typologies also identify struggling neighborhoods – such as the East Side and East End – that abut sites now in the development community's crosshairs (Downtown, Peninsula), and target these neighborhoods for intensive revitalization activity funded by proceeds flowing from Inclusionary formulas to a rebuilt Housing Trust and a new Land Trust.

		Housing Demand			
		Well Below Average	Just Below Average	Just Above Average	Well Above Average
Housing Stock	Suburban		Reservoir	Whiskey Hill	Lake Forest
	Suburban/Mixed		North Bridgeport Success Park/ Boston Avenue	North End	Brooklawn
	Low Density Urban	East End		St. Vincent	Black Rock
	High Density Urban/Commercial				

Source: czbLLC



Policy Recommendations

Housing Stock Typology		Suburban			Fairfield CoSuburban/Mixedgeport			Low Density Urban			High Density Urban/Commercial
Housing Market Typology		Weak	Average	Strong	Weak	Average	Strong	Weak	Average	Strong	
Neighborhoods Tenure		Reservoir	Whiskey Hill	Lake Forest	North Bridgeport Success Park/ Boston Avenue	North End	Brooklawn	East End East Side Hollow Mill Hill West End/ West Side	St. Vincent	Black Rock	Downtown Enterprise Zone South End
Type of Program	Housing Trust Fund	X	X		X	X		X	X		
	Bridgeport Community Land Trust	X	X		X	X		X	X	X	
	Tax Incentives			X			X				X
	Inclusionary Zoning										X
Type of Development	Acquisition	X			X			X			X
	Rehabilitation	X	X		X	X		X	X		
	First-time Homebuyer Program		X			X			X		
	Affordable Rentals			X			X			X	X
	Market-Rate Units			X			X			X	X



Policy Recommendations

Housing Stock Typology		Suburban			Suburban/Mixed			Low Density Urban			High Density Urban/Commercial
Housing Market Typology		Weak	Average	Strong	Weak	Average	Strong	Weak	Average	Strong	
Neighborhoods Tenure		Reservoir	Whiskey Hill	Lake Forest	North Bridgeport Success Park/ Boston Avenue	North End	Brooklawn	East End East Side Hollow Mill Hill West End/ West Side	St. Vincent	Black Rock	Downtown Enterprise Zone South End
Market Strength Objective	Increase Neighborhood Demand	X	X		X	X		X	X		
	Improve Housing Conditions	X	X		X	X		X	X		X
	Increase Homeownership							X	X		X
Affordability Objective	Reduce Housing Cost Burdens	X	X	X	X	X	X	X	X	X	X
	Increase Affordable Owner Units	X	X	X	X	X	X	X	X	X	X
	Increase Affordable Rental Units			X		X	X			X	X



Policy Recommendations

Category	Program & Housing Produced	Program Description	Opportunities, Constraints & Considerations
Rental Programs	<u>Rent/Utility assistance</u> Housing assistance, not production	Provides grants to income-qualified renters for rent and/or utility payments.	Assists very low income households – those that make trade offs between rent and food/medication/other necessities.
	<u>Income-restricted rentals (tax credit, USDA, HOME, etc)</u> Typically multi-family, rentals (60% AMI or lower)	Offers quality housing at below-market rental rates for income-qualified renters (typically income restricted for households earning below 30% and up to 60% AMI). This may also include rentals that are age-restricted for seniors and that are disability restricted/accessible.	Mixed income developments will mitigate the perception of “low-income” housing projects and will increase options for low-income residents. Rental housing should be encouraged in areas near community services and accessible transit routes. Tax credit financing is available to private sector developers, as well as non-profits and housing authorities.
	<u>Rental rehabilitation</u> Does not produce new housing, but makes units inhabitable/ suitable for occupancy/ energy efficient, etc.; rentals	Explore options to provide low-interest loans to or otherwise encourage landlords to upgrade older rental properties. Alternative opportunities to purchase rental properties, renovate and re-lease at below-market rates	Makes use of existing, older housing stock. Improves “façade” of community by upgrading/renovating older areas of town. Improves energy efficiency of homes/reduces energy costs.
Homebuyer Programs	<u>Sweat-equity and fixer-upper programs</u> Typically ownership units for 60 to 120% AMI households – but depends on needs in area.	New homes locals can own, built in part by themselves, volunteers and family. Program options could also encourage acquisition of older homes and renovation through sweat equity. Both new home production and existing home renovation potential.	Opportunity to use and renovate existing housing stock to improve occupancy and suitability of existing units. Satisfaction with being involved in own home construction.
	<u>Low-interest rehabilitation loans</u> Housing assistance, not new home production, renovate existing housing stock.	Low-interest loans to make needed health and safety improvements to owner-occupied housing for seniors and lower income households. Support rehabilitation loan programs that can be available to first-time homebuyers.	Makes use of existing, older housing stock. Improves overall community by upgrading/renovating older areas of town. Improves energy efficiency of homes/reduces energy costs.
	<u>Permanently affordable housing (deed-restricted)</u> Typically ownership units for 80 to 120% AMI households – but depends on needs in area. Single family, multi-family or mixed-use	Units sold at below market prices for income-qualified buyers. Appreciation of these homes is limited to ensure permanent affordability upon turnover of the unit to a new income-qualified buyer, thereby creating a supply of permanently affordable ownership units.	Deed-restricted homes provide households that are normally priced out of the housing market with an opportunity to purchase a home, build equity and get established in the community. Must ensure price points are below market-rate prices – if given the option at the same price point, households will purchase a market-rate home.
	<u>Loan assistance</u> Housing assistance, not production	May include grants or no-interest or low-interest loans to cover closing costs for income-qualified buyers; education programs of the loan process; work with local lenders to tailor loan programs to local needs.	Needs funding source/lender agreements. Helps renters take the first step toward homeownership.
	<u>Down payment assistance</u> Housing assistance, not production	Provides grants or no-interest or low-interest loans to buyers to cover down payment costs. Programs may have time limits to determine grant vs. loan – e.g. if home is occupied over 5 yrs, it’s a grant; if resold within 5 yrs, it’s a loan.	Down payment assistance will help renters take the first step toward homeownership. Needs funding source/lender agreements.



Policy Recommendations

Category	Program & Housing Produced	Program Description	Opportunities, Constraints & Considerations
Other Programs	<p>Land Banking All types of units</p>	Identify key sites for future housing development that are either currently publicly owned or that could/should be purchased for future housing development. Develop workable designs for future housing projects on these properties when needed.	Adjacent landowners may object. Incorporates affordable housing into community development plans. Requires continued public education about intended development plans for sites.
Production Incentives	<p>Fee Rebate (this is NOT a fee waiver) Applicable to all types of housing production (owner, renter, etc)</p>	Rebate of development fees to the developer of affordable housing. Value used to subsidize housing development.	Still provides needed revenue to the city for services/other required fees; revenue shortfalls for rebates may occur.
	<p>Streamlined/ expedited approval process Applicable to all type of housing production (owner, renter, etc)</p>	Developments proposing substantial public benefit by incorporating affordable housing may be placed through a streamline/expedited approval process to decrease the costs and time of production of the project to the developer. This may include reduced pre-meeting plat costs, “front of the line” status, city/county cooperation to expedite needed inspections/help with state applications for funding (where needed – e.g., CHFA), etc.	Developers often express costs and time incurred during the approval process to greatly limit their ability to provide more affordable housing; need to set realistic targets for streamlining (not every step of the process can be streamlined); public education needed for the justifications of streamlining; may not be popular among adjacent landowners
	<p>Flexible Planned Development options Applicable to all types of housing production (owner, renter, etc)</p>	Permits modification of certain zoning requirements (setbacks, lot size, etc.) in exchange for improved development design (incorporated for example mixed-use development, open space, etc.). There may be a minimum affordable housing requirement that would need to be met for these developments. May incorporate aspects of density bonuses and streamlined approval.	Improved design and livability potential for new subdivisions; incorporates affordable units with market units to integrate housing design; public education of new development designs needed; may not be popular with adjacent landowners. Consider changes in ordinances that not only encourage development of permanently affordable housing, but also make it feasible for the private market to provide lower priced market-rate units.
	<p>Accessory Units Small rental units, serves singles, seasonals, couples</p>	Optional, small second units attached to or within single family units.	Should be deed restricted. Income and occupancy difficult to enforce.



Policy Recommendations

Category	Program & Housing Produced	Program Description	Opportunities, Constraints & Considerations
Production Mandates	<u>Inclusionary Zoning Requirements</u> Typically ownership units; single-family or multi-family; typically for 80% to 120% AMI households, but dependent on local needs	Mandatory inclusion or set aside of affordable housing units (usually the same type or similar to other units in development). Program may allow cash-in-lieu, land-in-lieu, purchase/renovation of existing units or off-site housing as an option for compliance.	Integrates free-market and income restricted housing. Places burden on residential developer to provide housing (which may be passed on to the free-market consumer). Locational issues include transportation impacts and achieving a desirable socio-economic mix within developments. Perception that deed restricted units may affect value of free market units.
	<u>Residential Employee Generation Mitigation</u> Typically ownership units; single-family or multi-family; often for under 80% AMI households, but dependent on local needs	Requirement for residential development to provide housing or fees-in-lieu for some portion of employment positions created by the development (residential services, etc.)	When mitigation is provided on-site, attention must be provided to locational issues and compatibility of housing. If fees collected, acts as a revenue source for housing programs.
	<u>Commercial Employee Generation Mitigation</u> Same as above	Zoning provisions that require commercial development (lodge, retail, industry, etc), to provide funds or housing to meet some portion of seasonal and/or long-term employment generated by new development (10% to 30% range common).	Possible mass and scale consequences. Site suitability issue -- short-term accommodations would be located differently than long-term worker housing. If fees collected, acts as a revenue source for housing programs. Combined residential and commercial mitigation shares the housing burden across both types of development.
Revenue Generation	<u>Fees-based Programs</u> (Impact fees, fees-in-lieu of housing production, etc.) Applicable to all types of housing production (owner, renter, etc)	Dedicated fee-based funding sources that can be used for housing programs. Examples include impact fees, business license fees, etc. Could also include real estate transfer fee.	Tendency to use funds for low and moderate income groups. Middle income needs might not be met (unless complemented with other programs). Spreads burden beyond just the development community.
	<u>Tax-based Programs</u> (sales tax, lodging tax, etc.) Applicable to all types of housing production (owner, renter, etc)	Augment housing fund with dedicated tax-based funding sources. Options include sales tax, housing excise tax, head tax, property tax, recreation activities tax, luxury tax, lodging tax, etc.	Tendency to use funds for low and moderate income groups. Middle income needs might not be met (unless complemented with other programs). Spreads the burden for local housing beyond just the development community. Tourism can help pay for impacts.
Collaboration/ Public Resources	<u>Partnerships between public, non-profit and private entities</u> Applicable to all types of housing production (owner, renter, etc)	A variety of methods exist for public and private entities to jointly develop affordable housing. The focus of these efforts would be to leverage public resources.	Potential exists to involve private sector entities, both large and small, to develop housing solutions. The Bridgeport/Fairfield County area has a wide array of existing non-profit activity in local housing mitigation – pooling resources could make programs even more effective.



Appendix A - Steering Committee Report

Report of the Bridgeport Housing Policy Steering Committee

Submitted to Mayor Fabrizi and the Citizens of Bridgeport

In January 2007 Mayor John Fabrizi selected and convened a diverse group of business and civic leaders and residents to consider and comment on the emerging housing policies being crafted for the City. As that group, we were challenged by the Mayor to consider four fundamental aspects of a housing policy. He was clear that the housing policies of Bridgeport should support *long-term fiscal stability* for Bridgeport while also rebuilding a solid middle class. Further, he stated that housing policies should encourage diverse neighborhoods with broad citizen participation and there should be a strong commitment to a variety of housing options to *assure affordable housing for a wide range of households*.

Achieving these goals will require a balanced approach so that no one goal is considered all-important. Moreover, any action on this must be prompt. Every day decisions are being made about development and the Master Plan process is underway. We commend the Mayor for recognizing this urgency and we have worked to meet his deadlines.

Initially, we acknowledged that in terms of its population Bridgeport is the most diverse city in Fairfield County and plays a special role of providing housing to many working and lower-income households. As the city revitalizes, we don't want to replicate other communities in the county. We want to create what makes sense in this city, while being honest about the economic realities of households in our community.

Our reading of current conditions isn't just based on anecdotes; the numbers tell a sobering story. For example:

- 62% of households earn less than \$50,000 a year.
- 53% of households are renters and 47% are homeowners; whereas the county is nearly two-thirds homeowner.
- 40% of households are rent burdened (paying more than 30% of income for housing).
- Earnings are rising but at two-thirds the rate of the country.
- Housing price increases and rent increases are going up faster than Bridgeport incomes.
- Rental housing has little vacancy and new home construction is largely beyond the incomes of most residents.

With these conditions in mind, we considered how housing in Bridgeport fits into the regional market and how that is changing over time. We examined the five central real estate market observations in the consultant's report and modified the comments to reflect our reading of today's realities. A summary is included below.

Bridgeport is a weak market city in a very strong region.

Although Bridgeport real estate values are much stronger than ten years ago, the fact is that the city is still in a weak position relative to the county and many of the homeowner households are vulnerable to a significant reduction in housing prices, which is possible in the current market. Simply said, a housing policy needs to be realistic about Bridgeport as a working income, highly diverse city.

Long lasting weakness has furthered weakened Bridgeport.

Bridgeport does have relative low housing costs and with that a concentration of poverty in many neighborhoods. Coupled with the long-standing challenges of fiscal stability, the housing market and many neighborhoods are fragile. A housing policy needs to look beyond just buildings and address the long-standing negative and positive dynamics in our neighborhoods.

Not all of Bridgeport's housing challenges are of equal importance.

We don't have the resources or the organizational capacity to address all of the housing issues in Bridgeport simultaneously. It will be tough, but political decisions must be made about what can be done and when. A housing policy needs to give guidance, so that political leaders can make the hard decisions.

Many common beliefs about Bridgeport housing aren't necessarily true.

Bridgeport has not fully turned the corner. Although housing values have gone up and there is new interest in development projects in Bridgeport, there are still too many vacant lots and houses, many investors under maintain properties, and there is a new potential for increased foreclosures. A housing policy must be based on facts and flexible enough to change with changing markets.

Non-Bridgeport households will play key roles in the City's future.

Rents and sales prices have gone up faster than the earnings of many Bridgeport households. At the same time households are being priced out of many of the other Fairfield County communities. The result will be new households moving into Bridgeport. That can mean more investment, but it can also fuel more price increases that could tighten the market for many long-term households. A housing policy must address this and show how to better manage change.



Appendix A - Steering Committee Report

Other Concerns and Observations:

As a Steering Committee, we recognized these housing realities confronting our households and we acknowledged the regional dynamics that are increasingly shaping our city. However, we remain profoundly concerned about a number of other key issues, which we believe could potentially undermine successful application of a housing policy. At least ten key concerns repeatedly surfaced in our discussions and the report writing. These ten are summarized in the following observations.

First, we doubt that fiscal stability can be primarily achieved by more housing for the broader market, since too many new households have high public service demands, especially those demands on schools. More emphasis needs to be placed on other economic development as a means to long-term fiscal strength. Attracting stable households can assist in some of that development, but that to truly succeed, a key task is to make sure that the additional dollars aren't simply spent outside of the city.

Second, although there are bright spots, the education system is too weak to attract and retain a much larger middle class, especially those families with children. The current increasing focus on improving public schools and programs must be continued and even be expanded.

Third, diversity, whether economic diversity in neighborhoods or more diversity in civic participation, will not be sustained without a conscious plan, clear strategies, and a strong delivery system to support the goal. This goes well beyond what any city government can do alone. Partnering with local nonprofits needs to be increased and the nonprofits need to be greatly strengthened and supported.

Fourth, we can't allow words to get in the way of good decision making. In particular, the term "affordable" needs to be broadly defined and the more flexible definition needs to be consistently used. By some definitions about 80% of all Bridgeport households could benefit from affordable housing programs. Indeed, publicly funded homeownership programs should act like a business, by also attracting customers based on the ability to pay and not just on the status of being low income. It is extremely important that this more inclusive definition of affordable housing programs be widely understood.

Fifth, much of the past local discussion about affordable housing has focused on the definition of income groups, either through measures based on county incomes or based on city incomes. The practical reality is that from the viewpoint of households, most don't care what definition is used. In terms of monthly housing expenses, they know that they can afford \$1500 or \$1000 or \$750 or \$375. These numbers are real for our residents. What is needed is housing or housing with subsidies that make these numbers viable. Each year there should be achievable housing targets at the different levels of income regardless of federal definitions. Bridgeport can't resolve all of its housing needs for all groups, but it can identify the various sub-markets and develop units or programs to serve each.

Sixth, the new up-market residential and commercial developments need to be seen as one primary source of affordable housing funds supported by more aggressive use of state and federal programs. Note that we are saying affordable housing funds and not just units. While it is important to add units, the Steering Committee believes that some of the funding needs to be directed at truly comprehensive program to help households repair their credit and be more stable homeowners.

Seventh, to partially address the issue of NIMBYism, we recommend that the city develop programs that create "housing ladders" in the neighborhoods. This means creating a variety of housing options within neighborhoods. In employed, this would mean that households wouldn't have to move out when they move up. Further, it would broaden the option for affordability initiatives linked to up-market development. Developers could add affordable units on site, could build off site, could fund incentives or training to households seeking purchase housing or could invest in a fund for nonprofit development or rehab lending. This last investment tactic has the additional benefit that it could be used for developing additional quality rental units and for a program to retain seniors in their homes.

Eighth, there are a number of outstanding emerging "tools" such as inclusionary zoning and special programs through the State government that are being considered for our city. We endorse looking carefully at these opportunities, but at the same time we need to recognize that what works in high income smaller communities might not work here in Bridgeport. This is not the time to push square pegs in round holes. It is better to work with other cities such as Hartford and Waterbury to support legislation that works for our special conditions.

Ninth, trust is critical in Bridgeport during these years of dramatic change. Whether we are talking about zoning a lot or negotiating a large-scale property development, transparency is important to create public trust. The process needs to be very sensitive about openness and language. We are all in this together. This is not a "zero sum game" where someone wins and someone loses. We need to set benchmarks to measure community improvement and celebrate the victories.

Tenth, one fundamental concept is often discussed but not really addressed. It is important to ask what is meant by terms such as middle income, stable working class, or workforce households? It is widely known that most Americans see themselves as part of the middle class, even if the household incomes are far below the middle. Moreover, the meaning of these terms varies greatly based on the local economy, as shown by differences in Fairfield County as compared to Bridgeport. How then should the terms be understood in this report and hopefully used in Bridgeport programming?

In this report the housing stock is the primary definer of the terms. There are over 50,000 housing units in Bridgeport. Many are rental apartments, but a large number are single-family houses and two and three family houses with an owner present. We see the need for both the rental and the homeowner units to be successfully owned,

improved, and maintained to assure that Bridgeport thrives. Beyond just higher sales prices, rising insurance costs, high property taxes and increasing utility bills mean that housing subsidies are absolutely necessary if low and lower income households are to live in properties kept in good condition. Currently, this important task is carried out through the Housing Authority, the Low Income Tax Credit program, Section 8 certificates, Habitat for Humanity, Mutual Housing, etc. The challenge is that only a small percentage of the 50,000 plus units benefit from subsidies and due to on-going budget constraints and limited development capacity, a very small number are added each year.

Because it is important to conserve the valuable housing assets of Bridgeport, most of that current housing will need owners and renters able to pay the costs of mortgages, insurance, taxes, utilities, periodic repairs, and maintenance. These critical households that are able to play this vital role are the "middle income, stable working income, and workforce households" referenced in this report. Their ability to meet the cost of Bridgeport housing is at the base of any long-term stability for the city.

Since much of the past public discourse on housing has focused on percentages of median income and which are the appropriate numbers, it might seem odd to instead measure household capacity relative to keeping the housing stock in good condition. Nevertheless, this is important since the city is largely built out. Unless there is attention to conserving the current stock, no amount of new construction for any income group can create a viable community.

Open Questions:

One challenge from the Mayor was to suggest what should be included in a housing policy, but this is very difficult to do without speaking to what should be in the city's housing plan of action. To move from a set of policies to a work plan we believe many questions need to be answered. What follows are some example questions that arose during our deliberations.

- How many units can be realistically developed for low-income? How many for workforce first-time buyers? How many for move-up households? What resources and incentives will be needed? Where will these resources come from? How can we better market current housing, the neighborhoods, and the city?
- How do we get neighborhoods to be part of any new city marketing programs and image-building activities? How can NRZ's be better supported to build positive neighborhood identities, promote mixed-income marketing and carry out self-help and pro-active efforts? And how do we really broaden the numbers and range of neighbors participating in all neighborhoods?
- How do we make sure people understand that affordable housing initiatives truly apply to the great majority of the population? How do we get people beyond thinking of primarily of rental housing for low-income households and instead consider addi-



Appendix A - Steering Committee Report

tional affordable home purchases, rehab lending and mixed-use properties with affordable elements? How can we use zoning laws and agreements with developers to support additional affordable housing and to build capacity with nonprofits targeting affordable housing and mixed-income initiatives?

Next Steps:

We cannot emphasize too strongly that the time to create housing policies is now. We feel that many of the right issues are being addressed in the emerging policies, but policies aren't action plans. What is needed next is a step-by-step approach to move from particular policies to concrete actions. It is our consensus opinion that a civic leadership committee should be convened to periodically track and promote the action plan. In this process we suggest guidance by the central principles of the housing policy identified early in the process. The principles should be re-examined and refined and the action plan should be measured against these and similar goals. The principles included:

- Retain good stable households already in Bridgeport and attract new residents who are willing to invest their money and time in the city,
- Develop strategies that make sense for the real estate markets today and the changing markets today and over the next decade,
- Encourage residents to shape neighborhood change and to take real pride in their neighborhoods and the city,
- Commit to moving past problems and instead finding what is working well and then building on those strengths,
- Identify ways to upgrade current rental and homeownership housing and to build new housing so that Bridgeport can strengthen and grow its middle income, working income and workforce households while still serving households that are severely rent burdened,
- Support new initiatives to expand those qualified for homeownership and for better quality rental, especially through expanded counseling and credit repair programs,
- Create “signature” housing examples in the neighborhoods to demonstrate where Bridgeport is heading, and
- Engage developers to create a stable mix of new/rehabbed housing and support a range of housing options for all income groups,
- Broaden the number of participants and organizations in community change,
- Enhance the image of Bridgeport as a unique, diverse community of choice, and

- Strengthen the role and effectiveness of city government in housing, zoning and large-scale development.

We fully understand that the above list is long, but fortunately many are already in process or being considered. Of course, many of the goals and possible programs are potentially in conflict. We know that there must be a political process to manage these dynamics. However, we are also convinced that these are the right issues to reflect in a housing policy and to define an action plan. We urge you as Mayor, the Council members and the citizens of Bridgeport to move this agenda forward quickly.

Appendices

Over two months, three subcommittees met to support the work of the Mayor's Housing Policy Steering Committee. While the Steering Committee was charged with reporting on the emerging housing policies for the City of Bridgeport, the subcommittees were asked to address specific critical issues for that report.

Appendix A

Report to the Mayor's Housing Policy Steering Committee From the Marketing Subcommittee

The Steering Committee requested a report on the issue of marketing Bridgeport and its neighborhoods in order to retain and attract middle-income households, who are able to buy and improve homes. The marketing subcommittee worked with Marcia Nedland of Ithaca, NY who facilitated discussions about what is happening now and what should be happening in the future. Based on her marketing experience from across the nation, the subcommittee identified some possible actions that could strengthen home ownership, especially by strong working and middle-income households.

The subcommittee discussed historic shifts of these households in Bridgeport, the current situation, what is important to Bridgeport about retaining and attracting strong households, and the obstacles to that now.

The need to retain and attract the targeted households is based on the finding that household incomes in Bridgeport have increased at a slower rate than in other parts of Fairfield County (20.7% vs. 30.8%). The average household income of owner households moving into Fairfield County between 1995 and 2000 was about \$100,500, as opposed to Bridgeport, which was \$40,200. This trend threatens Bridgeport's health as a city in several ways:

- Although housing prices per square foot have increased faster in Bridgeport than in Fairfield County overall (23% between 2004 and 2006 vs. 13% in Fairfield County), median prices are still much lower than the rest of Fairfield County. This continued contrast in housing values is matched by a contrast in property tax revenue, threatening

Bridgeport's ability to offer city services and to finance quality education.

- Homes in Bridgeport are the most affordable in Fairfield County but not necessarily to current Bridgeport residents. Bridgeport needs to retain current middle income households and those lower-income households who move into middle income – because they have the income to maintain and improve older housing stock. Without leveraging the disposable income of the middle class investing in housing, the city will increasingly rely on subsidy to accomplish this objective, and there simply aren't enough subsidies available to maintain quality housing and thriving neighborhoods.

- Currently, Bridgeport largely provides housing for the lower-paid working class in the County rather than higher-salaried positions. The longer this remains a 'perceived characteristic' of Bridgeport the more it becomes a permanent reality.

- Concentration of poverty impacts schools, creating a spiral of low test scores, lost confidence by working and middle income households, and more polarization of the educational system with many wealthy and middle class households opting out of the Bridgeport public schools and leaving behind a high percentage of poor households using the city's public system, as has happened so many times in cities serving immigrants, industrial workers, etc.

- And, most important to the subcommittee, the city needs healthy, income-diverse neighborhoods in order to attract business and industry, which are critical to reversing the emphasis on residential property for tax income, and for creating jobs.

Therefore, the Marketing Subcommittee recommends that the community should:

1. Make a commitment to retaining the middle income households as a part of a balanced approach to housing policy. Resist the tendency to see housing issues as only related to low-income affordability. In fact, incentives must be given to stronger households, not because they need the incentives, but because the city needs these residents. Paying no attention to the middle will result in a city of very wealthy and very poor people. The wealthy will go to private schools; the poor will go to public schools. The less income diversity there is in the school system, the worse it is likely to be.
2. Provide political support for development of affordable housing in areas of Fairfield County outside of the City of Bridgeport, in order to make affordable housing more accessible and to end the role of Bridgeport as the major provider of affordable housing for the entire county.
3. Prioritize high-density new housing to attract middle class singles and couples in order to add new tax revenue without greater costs for schools.
4. Help existing neighbors reinvest in – and thereby recommit to – their homes. Incentivize standard-setting makeovers (not just code compliance) with moderate to signifi-



Appendix A - Steering Committee Report

cant improvements that inspire confidence in the future of Bridgeport's neighborhoods. Offer these incentives with no or much expanded income limits. Buttress this activity with "best practices" showcasing these improvements in the newspaper and elsewhere.

5. Make the policy decision that the goal in improvements to homes and neighborhoods cannot just be to make them a little better. Rather, the goal must be to make them dramatically better so that they compete with the suburbs for strong owner-occupant and rental households.

6. Understand that older housing stock may be seen as obsolete for today's homebuyer market and come up with a plan to reposition that stock for the next generations of homebuyers and renters. This may include investing in new model floor plans, closets, larger rooms, grander kitchens, etc. Owners, investors and new buyers will need home prices to rise further in order to justify this kind of investment, so the city should support that kind of appreciation.

7. Make neighbors feel in control of their neighborhoods by strengthening social connections so that they know each other, know how to take charge of things that go awry, have fun with each other, have success in taking care of problems, feel respected by government, hear people say good things about their neighborhood, and so forth. People who have an intense sense of pride in their neighborhood and connectedness with their neighbors do not often move away.

8. Offer neighbors a range of housing options in the city that compete with the suburbs on price (including taxes) and amenities, and make sure there is a housing ladder in most neighborhoods so people don't have to move out to move up.

9. Create a new language for talking about the city and its neighborhoods that minimizes problems and needs and emphasizes advantages and success. If we focus on the deficiencies of the city, no matter how well intentioned, we'll hasten the exodus of anyone with a choice.

10. Develop a marketing approach that positions the neighborhoods of Bridgeport to appeal to a range of middle income buyers and renters by finding and promoting the qualities that make individual neighborhoods special places. This approach should:

- Set clear marketing goal(s) – if we're successful, what will we see?
- Break down the "middle" into sub markets of similar interests and/or characteristics (target markets);
- Research these target markets' wants;
- Analyze the gap between what the city has to offer (the product) and what target markets want - and propose product development to close that gap (products could include

incentives for purchase and or home makeover, housing development of a certain type and price, etc.); and

- Test and propose marketing messages and marketing strategies for target markets.

11. Create "wow" streetscapes and signage at neighborhood entryways so that potential homebuyers get a good impression of the neighborhood.

12. Avoid installing neighborhood marketing efforts in government or in an affordable housing nonprofit, as neither would likely have the sales culture to do this job, nor are they set up to focus on the housing wants of the middle. Rather, look to an independent group, or a subsidiary of the Greater Bridgeport Board of Realtors, the Chamber of Commerce, the Convention and Visitor's Bureau, or a nonprofit partnership of these with major employers in Bridgeport.

Appendix B

Report from the Housing and Neighborhoods Subcommittee

This subcommittee addressed the need to strengthen neighborhoods by reaching out to diverse residents as a basis for sustained revitalization of Bridgeport. Most city neighborhoods were built to serve diverse populations and this pattern will need to part of any effective revitalization effort. The Steering Committee asked the subcommittee members to step back from valid but traditional definitions such as NRZs, CDBG areas, etc. Instead the challenge was to understand neighborhoods as places of choice by a wide range of residents. Michael Schubert of Chicago, IL facilitated the subcommittee meetings and presented a variety of ways to think about neighborhoods and to include more stakeholders in community decision making.

The subcommittee members affirmed that successful housing policies strengthen neighborhoods. By broadening economic diversity in Bridgeport neighborhoods, by promoting investment in housing that benefits those neighborhoods, and by building confidence in neighborhoods and strengthening the social fabric, housing policy can make Bridgeport neighborhoods stronger.

The key issues identified by the sub-committee were:

- Retaining the middle class and addressing concerns about better, more responsive city services and lower real estate taxes,
- Addressing the lack of predictability around zoning issues,
- Encouraging more collaboration among city government departments around the direction of neighborhood development,
- Promoting more consensus and less hierarchical decision making in neighborhoods, and
- Improving/developing landlord and tenant training programs.

For neighborhoods to be strong and for diverse residents to be engaged, a housing policy must contribute to building neighborhood confidence. Such a policy provides a framework for decision-making, which values investment in the housing stock and in the neighborhood.

Four key drivers that contribute to neighborhood confidence in diverse neighborhoods.

These are:

A strong, positive neighborhood image and identity. Creating neighborhoods that can retain and attract diverse households requires creating places with a strong identity and a positive image. A good housing policy defines neighborhoods by their assets and what makes them special.

A strong neighborhood real estate market. There are investments that are good for neighborhoods and investments that make neighborhoods vulnerable to future decline. A successful housing policy promotes homeowner and investor owner investment decisions that have positive implications for the neighborhood.

Physical conditions that reflect pride. Helping owners improve to a quality standard so that others see positive change and respond is critical to making neighborhoods look prideful. This is an important component in a housing policy that strengthens diverse neighborhoods.

Neighborhoods where neighbors can manage day-to-day issues. Helping neighbors understand the process of change and how they can influence that process is critical. A good housing policy engages neighbors in activities that improve their blocks, help builds social connections and strengthens social fabric.

The City of Bridgeport has been actively involved in establishing NRZs in a number of neighborhoods. While many residents have been involved in the planning, we also heard that after a while participation has begun to diminish. For neighborhoods to be diverse thriving places, the opposite needs to happen.

There is a need to broaden the level of neighborhood participation not only in meetings but also in concrete actions that make neighborhoods better. Positive neighborhood change won't come only about by a few residents serving on an official planning group. There needs to be an expanded conversation that broadens participation not only in planning but in doing – in carrying out the kinds investment decisions that are critical to neighborhood health, sustained diversity and increased resident participation. To achieve this expanded level of involvement will require mobilizing current neighborhood groups, religious organizations, civic clubs, informal block groups, and others in proactive outreach and community-based initiatives.



Appendix A - Steering Committee Report

What are the kinds of things would need to happen if housing policy was to be aligned to support neighborhood outcomes? Some examples include:

- Incentives for employers to develop home ownership programs for their employees, regardless of income, in adjacent target neighborhoods;
- Low interest loans to stimulate exterior rehab on a block;
- Community projects that directly engage neighbors and change the look of a block, e.g. house lighting projects, identity campaigns, landscaping;
- Home ownership programs that draw demand from within the neighborhood, e.g. targeted at faith-based and educational institutions;
- Rehab loans for homebuyers in target neighborhoods, so these buyers can make a positive impact immediately after purchase;
- A zoning process and rules, which are clarified and more transparent;
- Help for seniors in repairing their vacant rental units and supportive services to help them offer these units for rent;
- Incentive loans for good professional landlords to buy distressed rentals;
- Increased opportunities for landlord training on the responsibilities of rental ownership and training for tenants

These sorts of efforts require three things. The first is resources. Resources can come from local, regional and national foundations for the outreach costs. And sources for investment dollars could be from a linked development program, lending intermediaries like Community Capital, the Housing Development Fund or CHIF, or from new partnerships with the state. The second requirement is a structure or plan that can deliver these resources to neighborhoods – to work at the neighborhood level to draw diverse neighbors into the conversation and connect them with resources. There are a number of local groups that could be expanded or repositioned to do this. The third requirement is will – the will to build the structure and relationships necessary to make this real.

Using housing policy as an effective tool to build neighborhoods requires a philosophical shift – a shift away from development projects and toward a greater focus on influencing the direction of neighborhoods, more commitment to the involvement of residents in a wider range of neighborhood activities, and increased attention to encouraging and sustaining diversity and participation.

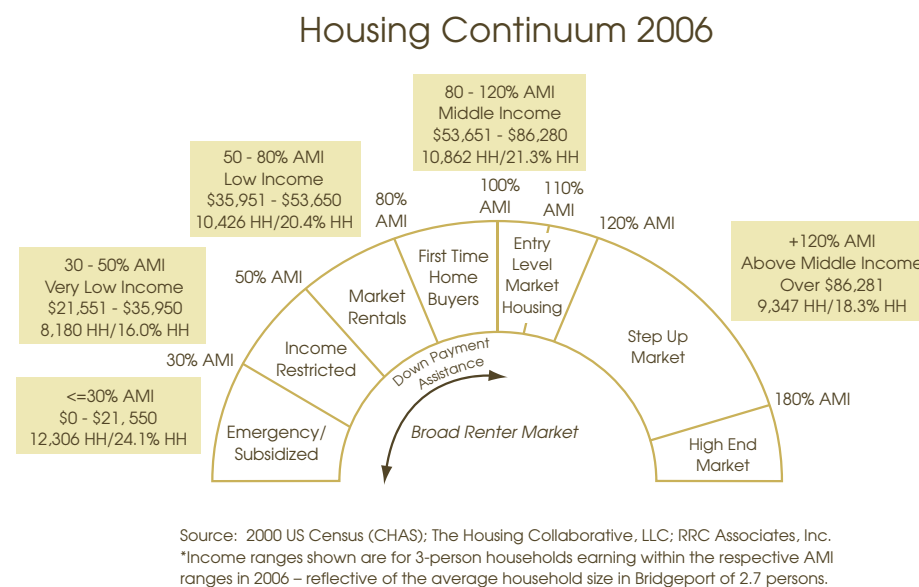
Appendix C

Report from the Housing Affordability Subcommittee

This subcommittee examined the terms “affordability” and “affordable housing” and discussed the need for meeting the needs of stable working and lower income households while still encouraging more middle class investment and purchases. The subcommittee met with David Boehlke who has developed homebuyer and rental programs that create “housing ladders” in neighborhoods to assure that a wider range of households are served and, therefore, leveraged into more neighborhood and city stability.

The members of the subcommittee recognized that Bridgeport is unique in Fairfield County because it has a large working income population. Bridgeport is also part of a dynamic US economy, where local, national and international forces are profoundly shaping the job market, wages, and the cost of housing. Coupled with changing job markets and fairly stable wages, the higher costs of housing are an increased burden for many households, especially those of more modest means. The data and the day-to-day experiences are distressing.

Of course, there are some bright points; for example, a high percentage of lower income households currently have enough income to afford modest rental units, although many of these units are of poor quality. But too many households are still rent burdened (face housing costs well above 30% of income) and far too few households qualify for home purchase, in light of increased prices, extremely high property taxes, and increased insurance and energy costs.



If Bridgeport is to fully benefit from the strong economy, its location, and its market potential, the city government must adopt housing policies that stabilize prices, insure a solid, equitable tax base, increase economic development, expand retail activity, build household equity, strengthen schools and enhance neighborhoods.

Therefore, to assure that revitalization happens and a strong component of housing affordability is sustained, the subcommittee submits that Bridgeport needs:

- 1) housing programs that continue to serve the lowest income households with quality rentals,
- 2) a definition of affordability that recognizes that quality rental and good purchase housing options are needed for the workforce population,
- 3) expansion of public and private loan and grant products, such as short term interventions to assist renters at-risk, flexible rehab packages for homeowners and homebuyers, and foreclosure prevention to keep current owners in their properties,
- 4) initiatives to encourage more high quality for-profit affordable rental units,
- 5) support for additional and more varied nonprofit housing development,
- 6) taxing of rental property based on actual rents as comparable to potential rents in order to assist nonprofits and other owners of affordable units,
- 7) taxing of homeowner houses under affordable income deed restrictions based on actual potential sale values,
- 8) a limitation of taxes on nonprofit affordable units during construction,
- 9) support for more mixed use properties with affordable rentals above retail sites,
- 10) inclusionary zoning when it can be tailored to work in the Bridgeport market as a means of building or rehabbing more housing directly at development sites and in other target neighborhoods and as a means of supporting programmatic costs of special affordable housing initiatives;
- 11) negotiations with developers to create neighborhood exterior improvement funds based on the impact of new market rate units;
- 12) facilitation of joint for-profit and not-for-profit property development of purchase and rental housing affordable to a wide range of customers, and
- 13) development of an on-going affordability collaborative “roundtable” to encourage all developers and providers to work together more effectively.



Appendix A - Steering Committee Report

The core approach requires both a conscious plan and related policies to encourage and support “housing ladders”, both in the city and in the specific neighborhoods. These “ladders” should provide opportunities for a household to stay in a given neighborhood when moving up to better rental or to home ownership. In part this could be achieved by leveraging dollars from the new downtown and waterfront development, by creating partnership lending pools with public and private money, exploring ways to use the secondary market, and by aggressively reaching out to use or even expand state and federal programs.

None of this will likely succeed unless the community agrees on a much more flexible definition of affordable housing. In essence affordable housing initiatives are needed for those renters, homeowners, and homebuyers that are burdened with housing costs that exceed acceptable levels. While this includes many lower-income households, it also encompasses those households that are increasingly referred to as “workforce,” including many households that are joining the middle class.

We see little value in continuing to dispute about whether we use the median income figures for the region or the median income for the city alone. In either set of numbers, Bridgeport has too many households in need of assistance. The larger affordability question is what number of households can be assisted in each of a variety of income groups. For example, how many households can be assisted who are able to pay a monthly housing bill of \$500 or \$750 or \$1000 or \$1250? The formula used to qualify households in those categories is not as important as serving those groups. Because of Bridgeport’s relatively low incomes, the use of federal terminology about income shouldn’t determine what groups we wish to serve and at what levels of investment. The reality is that not all affordable funds should go to the lowest income households and certainly not all should go to more middle-income households. The task is for the community to set a series of achievable annual numbers and then aggressively try to reach those.

Therefore, we recommend that a HOUSING PLAN be developed with clear target numbers of units for various income groups. Special state density programs, inclusionary zoning techniques, developer negotiations, and other initiatives can then be aimed at reaching the target number for income groups based on ability to pay rather than federal formulas. To accomplish this will require everyone to be open to community-based goals (i.e., non-formula targets) for a housing plan and will especially require advocates for low-income housing to set attainable annual production numbers as part of a balanced housing policy.

The challenge for the Bridgeport community is to develop a variety of tools that offer a balance of housing options to serve the broad range of modest income households and to consistently use language and examples so that such housing is not seen as concentration of those in poverty, but as a useful way to create the much broader range of quality housing that Bridgeport needs in its role in the region.



Appendix B - Needs Assessment

INTRODUCTION

Purpose

The purpose of this Housing Assessment Study is to provide the City of Bridgeport with baseline information that would be useful in evaluating and targeting affordable housing efforts, as well as understanding growing demand for market-priced units in the city. The information can also be used to discuss housing needs and opportunities with the Department of Housing and Urban Development (HUD) and various other federal, state, local and other public agencies and non-profit and private interests involved in projects for the community. This study can be used to help target resources for housing within the city.

This is a study that is focused on providing information about current and future housing needs and the available supply of housing to address these needs.

This information may be used to:

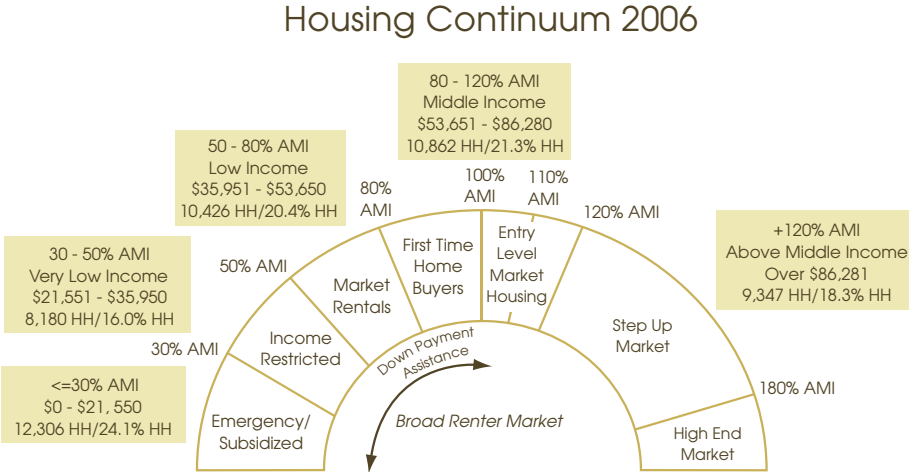
- Evaluate and potentially modify public policies and housing programs including land use regulations, affordable housing incentives and development codes;
- Facilitate partnerships between public- and private-sector organizations to create developments that include housing that is suitable and affordable to different population groups;
- Obtain financing for housing projects. Most private, federal and state lending institutions require demographic and housing cost information to support loan or grant applications. Often information presented in a housing needs assessment may be used to support a proposed development with different funding agencies. This information can also be used when a financial institution requires market studies (for example, rental units financed with Low Income Housing Tax Credits);
- Assess the distribution patterns of housing throughout the city, particularly in the context of employment;
- Understand economic, housing cost and demographic trends in the city and the region; and
- Plan for future affordable housing impacts connected with anticipated commercial and residential growth.

CONTEXT

Addressing housing needs, concerns, issues and opportunities is a complex and often emotional issue. This Housing Assessment provides baseline information from which policy decisions, local housing goals and objectives and program options can be

evaluated. This information is intended to inform decisions, as well as suggest program and policy options to consider when addressing community housing needs and opportunities. Ideally, the City of Bridgeport will have a mix and balance of housing that supports current and future residents as their housing needs and conditions change. Housing can play a supportive role in economic development as well. In this instance, a balance of housing that is affordable and suitable for different employment needs would be ideal.

This report focuses on evaluating housing needs and availability across the full spectrum of housing needed to support an economically diverse and balanced community. The Housing Continuum illustrated below portrays a spectrum of housing that is affordable and most likely to be sought out by households in different income groups. It indicates the number and percentage of households earning different area median incomes in the City of Bridgeport and type of housing likely to be needed at the different income levels. The Housing Continuum depicts what may be ideal for most communities – the availability of housing that is available and affordable to all households and provides options for changing life circumstances. What is key in this approach is that there are opportunities to buy or rent for households at different economic levels and life circumstances, thus supporting an economically balanced community.



Source: 2000 US Census (CHAS); The Housing Collaborative, LLC; RRC Associates, Inc.
 *Income ranges shown are for 3-person households earning within the respective AMI ranges in 2006 – reflective of the average household size in Bridgeport of 2.7 persons.



Appendix B - Needs Assessment

The types of homes that are made available under local housing initiatives and based on community priorities vary depending on the housing needs in different communities and the policies established by these communities to support these goals. Customizing housing efforts and programs to local conditions is an important component of any successful housing strategy.

METHODOLOGY

Area Covered

This study covers the City of Bridgeport and provides information on Fairfield County as a whole and neighboring communities, where applicable. A mix of primary research and available public information sources was used to generate information regarding the town.

Primary Research

Primary research was conducted to generate information beyond that available from existing public sources. This research included local realtor, lender and property manager interviews and discussions with the City planning department.

- Focus groups with realtors/lenders.
- Apartment property manager phone calls – rents/vacancies, etc.
- Resident phone survey

Other Sources of Information

Sources of published information were used in the preparation of this report, including:

- 1990 and 2000 US Census data, including CHAS (Comprehensive Housing Affordability Strategy) special tabulation data;
- Employment information from the Connecticut Department of Labor, the US Bureau of Economic Analysis and the Center for Business and Economic Forecasting (CBEF);
- Data and projections from ESRI Business Analyst;
- Building permit information and pending projects from the City of Bridgeport;
- 2006 Area Median Income for Bridgeport from the Department of Housing and Urban Development; and
- Bridgeport Assessor data for homeownership information and regional MLS data on residential sales between 2004 and 2006.

Definitions

The following definitions are applicable for the terms used in this report.

Affordable Housing -- when the amount spent on rent or mortgage payments (excluding utilities) does not exceed 30 percent of the combined gross income of all household members. There is no single amount that is “affordable.” The term is not synonymous with low-income housing, where, under most Federal programs for low-income housing, occupants pay 30 percent of their gross income for rent and utilities.

Cost Burdened – when a household or individual spends more than 30 percent of gross income on rent or mortgage payments.

Low Income Housing Tax Credit - a tax credit (Internal Revenue Code Section 42) available to investors in low income housing designed to encourage investment that helps finance construction and rehabilitation of housing for low income renters.

Substandard Housing -- a unit that lacks complete kitchen and /or plumbing facilities.

Overcrowded Conditions – the standard definition is where more than one person per room (as differentiated from bedrooms) resides within a dwelling unit. For example, six people living in a five-room home would be living in overcrowded conditions.

Mean -- the average of a group of numbers, which is the sum of all the data values divided by the number of items.

Median – the middle point in a data set.

Area Median Income (AMI) Limits – most communities establish income limits for the programs they administer based on the area median income (AMI) for the area according to household size, which are adjusted annually by the Department of Housing and Urban Development (HUD). Four different income categories are defined for various programs and policies:

1. *Extremely low income*, which is less than 30% of the median family income;
2. *Very low income*, which is between 30% and 50% of the median family income;
3. *Low income*, which is between 50% and 80% of the median family income;
4. *Middle income*, which is between 80% and 120% of the median family income; and
5. *Above middle income*, which is over 120% of the median family income.

Section 8 Rent Subsidy - the Section 8 Housing Assistance Payment program is offered through the U.S. Department of Housing and Urban Development (HUD). This program pays the difference between 30% of monthly household income and the Fair Market Rent (FMR) established by HUD for the Denver Metro area. There are two types of Section 8 assistance: 1) project based where vouchers are attached to specific properties, or 2) vouchers -- households using Section 8 assistance find market rate housing where the landlord is willing to participate in the program.

Levels of Homeownership – When discussing affordability of properties by Area Median Income (AMI) level (defined above) and the types of homes households among different AMI groups are seeking, reference is made to a couple different stages of homeownership. This includes:

1. **Entry-level ownership/first-time homebuyers:** These are households typically earning in the low to middle income range (60 to 120 percent AMI). These are households that currently rent (or otherwise do not own a home) and are looking to purchase their first home.
2. **Move-up buyers:** These are households earning in the middle to upper income range (about 120 percent AMI or higher) that currently own a home (either in Avon or in another community) and are looking to purchase a new or different home for a variety of reasons (relocating, growing family (e.g., having children), shrinking family (e.g., empty-nesters), etc.).

Catch-Up Housing – Housing needed to catch-up to current deficient housing conditions. In this report, catch-up housing needs are defined by current resident households reporting housing problems (overcrowded, cost-burdened and/or living in substandard housing conditions) and by current renters looking to purchase a home. Catch-up housing is generally addressed through local city development initiatives, non-profits and housing groups and public/private partnerships.

Keep-Up Housing – Housing units needed to keep-up with future demand for housing. In this report, keep-up housing needs focuses on new housing units needed as a result of job growth in the region and new employees filling those jobs. Keep-up housing is often addressed by the existing free-market, as well as regulatory requirements or incentives to produce housing that may be needed below current market prices.



KEY FINDINGS AND RECOMMENDATIONS

A primary goal of this housing needs assessment was to look at trends in the local economy, local housing needs and the housing market to identify the housing needs of Bridgeport residents and employees. Potential future demand for housing in Bridgeport through 2011 was also evaluated, as related to both local and regional growth in jobs. This information sets a context from which the focus of future housing programs can be determined as the City of Bridgeport works to provide housing to maintain and shape their community, assist their economy and meet their housing needs in the regional context of Fairfield County as a whole.

To understand housing need and market trends, a thorough review of resident household demographics, projected changes in employment and current workforce residency, current housing inventory and ownership, and housing sales and rental patterns was conducted. This section summarizes the key findings from this research and the primary housing needs identified for Bridgeport residents and employees.

Summary of Housing Trends

Although Bridgeport offers the lowest home prices in the Fairfield County region, much of the new product being built and rising prices of existing housing is out of the reach of local residents and employees looking to purchase their first homes. There is also limited availability of more expensive housing that is attractive to more affluent households and move-up buyers – those looking for larger homes due to growing families or otherwise changing life circumstances. The low quality of public schools has also been contributing to the loss of households with school-age children, which are typically households in their prime earning years and often when households become rooted in a community. Key trends that contribute to these issues include:

Demographics

- **Low homeownership.** About 56.8 percent of Bridgeport households were renters and 43.2 percent were owners in 2000. Homeownership has increased slightly to 46.8 percent in 2006, which is still much lower than Fairfield County as a whole (69.2 percent) and other compared communities in the county.

- **Many single-parent households and few married-couple households with children.** The percentage of single parent households in Bridgeport (30 percent) is 15 percent higher than in Fairfield County as a whole. Of all households with children in Bridgeport, about 50 percent are single-parent households. Further, only 18 percent of Bridgeport households are couples with children compared to 28 percent in Fairfield County as a whole. Single parent households often have less financial ability to choose their place of residence, whereas married-couple households with school age children have been noted to search for housing in areas with better public schools than Bridgeport, as supported by the higher incidence of married-couple households with children in other parts of Fairfield County.

- **Highest incidence of cost-burden and low-income households.** About 40 percent of households in Bridgeport (43 percent of renters and 33 percent of owners) paid over 30 percent of their income for housing in the year 2000 (i.e., were “cost-burdened”). This is higher than any compared community in Fairfield County, where about 31 percent of households in Fairfield County as a whole were cost-burdened. This is largely related to the fact that about 61 percent of households in Bridgeport earn in the “low income” group (under 80 percent of the area median income for a family of three in 2006) compared to only 20 percent of households in Fairfield County as a whole.

- **Household incomes have increased at a slower rate than in other parts of Fairfield County.** Of all compared communities, the percent change in the median income of households between 1990 and 2000 was lowest in Bridgeport (20.7 percent) than other compared areas of Fairfield County (30.8 percent increase overall), indicating that Bridgeport residents are not experiencing the same level of economic gain of other nearby areas. Further analysis shows that Fairfield County’s new higher-income owner households are not choosing Bridgeport. The average household income of owner households moving to Fairfield County between 1995 and March 2000 was just over \$100,500, compared to \$40,200 in Bridgeport – the lowest of compared communities.

- **Slow senior population growth.** Between 2006 and 2011, the senior population (persons 65 and older) in the State of Connecticut is projected to increase by 9.4 percent (ESRI Business Analyst). However, in Bridgeport, seniors are projected to increase by only about 1 percent (204 persons) during this same period. This indicates that many households are not expected to “age-in-place” in Bridgeport. This may be related to the loss of families with school-age children in Bridgeport, which then establish themselves in other communities before retirement age.

Employment and Commuting

- **Loss of manufacturing jobs; gain in lower-paying retail jobs.** Between 2001 and 2004 the number of jobs in Fairfield County declined about 2.7 percent and in Bridgeport about 5.6 percent. Between 2004 and 2005, Fairfield County gained about 3,600 jobs whereas Bridgeport continued to lose about 700 jobs, primarily in the manufacturing sector. The Connecticut Department of Labor Industries and Occupations projects that manufacturing will continue to decrease through 2007, with lower paying retail trade jobs increasing. In other words, as manufacturing jobs are lost, they are expected to be replaced with lower paying retail jobs, which will decrease the local affordability of housing for workers. The Southwest region of Connecticut is projected to add jobs between 2006 and 2011. If Bridgeport jobs increase at a similar rate, then about 2,000 jobs may be added over the next five years and, based on state projections and pending development in the city, many new jobs will be retail-related.

- **Bridgeport provides housing to the lower-paid working class in the region.** Presently about 35 percent of Bridgeport residents that are employed work in Bridgeport – the other 65 percent commute outside of the city for employment. Bridgeport is largely a net supplier of housing for employees in the area. Of interest is that households commuting out of Bridgeport to other parts of Fairfield County show a very similar mix of household incomes than those that are employed locally (e.g., 35 percent of locally employed residents earn household incomes below \$40,000 per year compared to 33 percent of out-commuters). This is somewhat surprising given that, in 2000, the average wage paid in Bridgeport (\$40,240) was about 34 percent lower than the average wage paid in Fairfield County as a whole (\$61,155). In other words, Bridgeport largely provides housing for the lower-paid working class in Fairfield County rather than higher-salaried positions.

- **Higher-wage Bridgeport employees do not live in the city.** About 41 percent of persons that are employed in Bridgeport live in Bridgeport – the other 59 percent commute into Bridgeport for work. Comparing incomes of locally employed resident households and in-commuting households shows that in-commuting households have much higher household incomes on average than households of resident employees. About 27 percent of Bridgeport employees that live in Bridgeport reported household incomes over \$75,000 per year compared to a much higher 55 percent of in-commuters. In fact, a very low 29.8 percent of Bridgeport workers reporting household incomes between \$75,000 and \$99,999 reside in Bridgeport and only 22.0 percent earning over 100,000 reside in Bridgeport. This shows that more affluent worker households are not likely to choose Bridgeport as their place of residence.

- **Demand for housing from persons employed in other states (particularly New York) is increasing.** Interviews with realtors and lenders in the Bridgeport area indicated that interest for purchasing homes in the city has increased over the past few years from persons employed in New York, particularly the Bronx area and regions easily accessible by the train. Further, phone surveys conducted in December 2006 show that about 4 percent of survey respondents reported that their primary income earner in the household working in the state of New York, compared to about 2 percent as of the 2000 Census. In other words, the percentage of Bridgeport residents out-commuting for jobs in New York has increased since the 2000 Census and is expected to continue to increase. This will increase competition for housing in the area, particularly for first-time homebuyer properties.

Home Ownership

- **Housing prices increasing faster than local incomes.** The median sale price per square foot of homes in Bridgeport increased about 23 percent between 2004 and 2006 versus a 13 percent increase for sales in Fairfield County as a whole. In fact, Bridgeport showed a larger percentage increase in home prices during this period than any other compared community in Fairfield County. The increase in the median family income (HUD) during this period was only 5.4 percent. The rise in property



Appendix B - Needs Assessment

values is positive in terms of property investment opportunities in Bridgeport, but negative in terms of maintaining affordability of homes for residents.

- **New units constructed are generally not affordable for locals; decreased availability of lower priced homes.** In 2006, the median new homes sale price (homes sold within one year of construction) averaged about 56 percent higher than existing unit sales in Bridgeport, or about \$296,450 for a new home versus \$190,000 for an existing/older home. Further, about 61 percent of homes sold in 2004 were priced below \$200,000 compared to 45 percent in 2006 and about 32 percent of units currently for sale on the MLS (November 19, 2006), indicating decreased availability of more affordable homes in Bridgeport.

- **Homes in Bridgeport are the most affordable in Fairfield County, but not necessarily to local Bridgeport households.** The median sale price of single family and condominium units in Bridgeport in 2006 was about \$211,890, or 265 percent higher than the median family income (\$79,900 for a 4-person household (HUD)). A household earning the area median income (\$79,900) could generally afford a home priced at about \$221,197¹, which is about 278 percent more than the household income. This indicates that currently the median sales price of a home in Bridgeport would likely be affordable to a household making the median family income for the area. However, it should also be noted that over 73 percent of Bridgeport households earn less than 100 percent of the AMI and about 61 percent earn under 80 percent of the AMI. A 4-person household earning less than 80 percent of the AMI (about \$59,600) would generally be able to pay about \$165,000 for a home, which is lower than the median priced home in Bridgeport. In other words, over 60 percent of the households in Bridgeport would not be able to afford the median priced home based on household income.

- **Realtor Observations:** When asked where the current gaps in housing supply compared to demand seem to be most prevalent, realtors and lenders generally felt that households earning between about \$60,000 and \$80,000 per year had the most difficult time finding suitable housing in Bridgeport and particularly families. These would include 4-person households earning between about 80 and 100 percent AMI.

Regarding Bridgeport's future, it was stated and generally agreed that "Bridgeport is going to improve because the market forces are there." However, this improvement will make it more difficult to preserve the affordability of the area. For example, it was stated that Stamford and Norwalk went through similar booms and have no affordable housing. Realtors and lenders felt that Bridgeport needs to preserve its affordability to locals and the workforce while the city improves, which will at the very least be challenging.

Rentals

- **Rent increases have been outpacing household incomes and local wages.** The Fair Market Rent specified by the Department of Housing and Urban Development (HUD) for a 2-bedroom apartment in Bridgeport in 2006 is \$966, meaning that about 40 percent of renter-occupied units in the Bridgeport area fall below this gross rent rate (price of rent plus utilities, excluding telephone). Fair Market Rents in Bridgeport have increased an estimated 27 percent since the year 2000, or an average of about 4.1 percent per year. In comparison, median household incomes have increased an average of about 3.0 percent per year during this time and average wages paid in Bridgeport have increased only about 1.9 percent per year. In other words, rising rents are outpacing increases in local wages and household incomes, resulting in decreased affordability for locals.

- **Rental vacancy rates are extremely low in Bridgeport, offering little choice for renters.** The rental market in Bridgeport is currently very tight. As of the 2000 Census, a vacancy rate of about 5.6 percent for rental units was reported. Based on property management interviews conducted in November and December of 2006, only about 2.7 percent of units were found to be vacant (11 of 425 total units). Typically, vacancy rates around 5 percent suggest some equilibrium in the market, meaning that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate under-supply, whereas rates above this level suggest over-supply of housing.

Subsidized apartments were also interviewed, where all section 8 properties available to seniors and persons with disabilities reported waitlists ranging from 6-months to 3-years. Only 3 of the 765 units represented were vacant; however all three were already rented (just not yet occupied). The Bridgeport Housing Authority also reports an average vacancy rate of only 3.9 percent as of November 2006 for their 2,422 units and, as of July 28, 2006, they reported a wait list of over 5,500 applicants. The comment in the front of the Bridgeport Fair Housing Office apartment reference guide also reflects this tight market: "Don't become discouraged if some apartments have a low turnover rate with long waiting lists."

On the positive side, many realtors and lenders noted that there appears to be a recent shift in the perception of Bridgeport as being more than just the "affordable place to purchase a home." That more owners are purchasing homes to occupy them rather than rent them and are taking more pride in maintaining their homes; that people are taking notice of the poor quality of schools and taking the first steps toward addressing this problem; that the city is working toward cleaning up many of its amenities and services to improve the quality of life for residents and to market to outside interests. The challenge for Bridgeport will be to ensure that housing continues to be affordable for its residents and workforce while market forces bring in more expensive housing and upscale amenities – both of which Bridgeport needs to be a more economically balanced community. More specifically:

¹ Assumes 30-year, 7 percent loan with 5 percent down, no more than 30 percent of household income paid toward housing payments and 30 percent of the housing payment goes toward taxes, insurance and HOA.



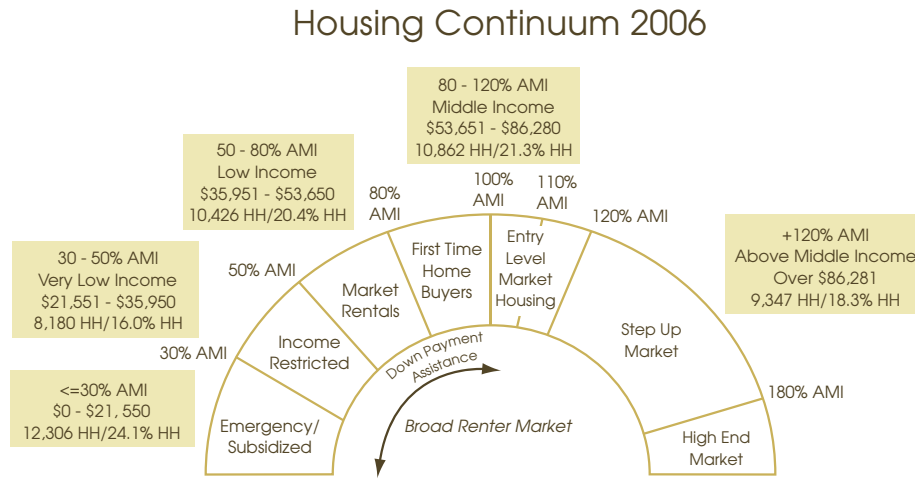
Appendix B - Needs Assessment

Summary of Housing Catch-Up and Keep-Up Needs

Despite the relative affordability of homes in Bridgeport compared to the surrounding area, continued need for housing from residents, in-commuters and regional employees is significant. Catch-up housing needs (housing units needed to address current deficiencies in housing) and keep-up housing needs (housing units needed to keep up with future demand for housing) are summarized below. Catch-up housing needs evaluated resident households with housing problems (cost-burdened, overcrowded and/or in substandard units) and renters looking to purchase a home. Keep-up housing needs focused on new housing units needed as a result of job growth in the region and new employees filling those jobs.

Housing Continuum

When evaluating where to target housing programs and development options, the Housing Continuum, illustrated below, can be helpful in moving from aggregate estimates of housing units needed to specific programs and policies that target the housing needs within the community. The Continuum shows the percentage and number of households in Bridgeport that fall into each AMI category, based on 2006 household estimates, along with a spectrum of housing that is affordable and most likely to be sought out by households in each AMI group. This shows that presently Bridgeport's households are largely concentrated in the low-income range, with 61 percent of households earning below 80 percent AMI. While it is important to maintain affordability for this income group, it is also important to ensure a mix of housing is available for other income groups. The Housing Continuum depicts what may be ideal for most communities – the availability of housing that is affordable to all households and options for changing life circumstances. What is key in this approach is that there are opportunities for households to buy or rent at different economic levels, thus supporting an economically balanced community.



Source: 2000 US Census (CHAS); The Housing Collaborative, LLC; RRC Associates, Inc.
 *Income ranges shown are for 3-person households earning within the respective AMI ranges in 2006 – reflective of the average household size in Bridgeport of 2.7 persons.



Appendix B - Needs Assessment

Ownership Units

To understand the current gaps in the availability of ownership housing for residents and employees, current resident needs for housing (includes resident owners with housing problems and renters looking to buy) was compared to available units for sale on the MLS and pending development. This shows that:

Resident Ownership Housing Needs vs. MLS (11/19/2006) and Pending Development: Bridgeport

AMI Range	Max Affordable Purchase Price ¹	Need	Supply		Catch-Up Need ⁴
			Total Resident Need	11/19/06 MLS ²	
50% AMI or below	\$99,525	820	87	-	NA
50.1 to 60% AMI	\$119,430	553	16	9	-528
60.1 to 80% AMI	\$148,526	1,266	69	9	-1,188
80.1 to 100% AMI	\$199,049	896	126	53	-717
100.1 to 120% AMI	\$238,859	377	139	110	-128
120.1% to 140 AMI	\$278,669	102	204	91	193
140% AMI or more	Over \$278,670	0	775	327	1,102
TOTAL	-	4,015	1,416	599	-
TOTAL 50 to 100% AMI		2,715	211	71	-2,433

Shaded area represents primary need.

¹ Maximum purchase price for a three-person household earning within each income range. Assumes 5% down, 7.0% interest for 30 years and 30% of monthly payment for property taxes, insurance and HOA fees, with no more than 30% of household income used for housing payments

² Includes all units available (single-family, multi-family and condominiums).

³ Pending development includes only residential units for which estimated price points were known. This excludes many developments including Steel Point (over 2,000 units), City Trust Block (118 units), Downtown North Historic Rehabilitation (500 units), Conti's Block (104 units), Brewster Street Condos (77 units), Federal Arms Condos (57 units) and Columbia Towers (65 units).

⁴ A negative value indicates that the supply of units is less than (or deficient in meeting) the number of units needed.

- The largest deficiency in the provision of housing occurs for entry-level homeownership units priced between about \$120,000 and \$200,000 (50 to 100 percent AMI), with about 2,400 units needed in addition to present supply. The market is not providing enough units in this price range to meet resident needs. Single family homes are particularly scarce in this price range (7 percent of single family homes on the MLS are priced below \$200,000 – about 40 homes total).

- Resident need for housing also appears to exceed supply in the 100 to 120 percent AMI range, or units priced between about \$200,000 and \$240,000. It should be noted that price points for over 2,000 pending residential units are not known and it is expected that these developments will supply at least some (if not all) of the units needed in this price range. Given the housing market in Bridgeport, if the market is undersupplying units for households earning between 100 and 120 percent AMI, any units produced in this price range that carry deed restrictions or other limits would need to be single-family homes in order to be somewhat competitive in the local market.

- There is also a potential gap for renters that are looking to purchase and that earn less than 50 percent of the AMI. However, producing housing for this income group for ownership can be quite difficult and not probable in many communities. These households may be best addressed through alternative programs, such as Habitat for Humanity sweat-equity programs, Mutual Housing Association of Southwestern Connecticut, Inc. (MHA) and other non-profit programs or government assistance.



Appendix B - Needs Assessment

Keep-up ownership needs, as determined from future job growth and local and regional employment requirements, indicate an additional 740 units will be needed to meet demand for housing from both resident employees (about 250 units) and out-commuting employees (about 490 units) by 2011. Of these, about 31 percent will need to be priced for households earning between 50 and 100 percent of the AMI (about 231 units). This rate of housing provision will allow Bridgeport to keep-up with the current ratio of workers that are presently housed in Town (about 41 percent) and out-commuting households (about 1.89 out-commuters per locally employed household) as job opportunities increase in the area.

Keep-Up Ownership Housing Needs: 2010 and 2015

AMI Range	Max Affordable Purchase Price	New Resident Worker and Out-Commuting Households (2011)
50% AMI or below	\$99,525	77
50.1 to 60% AMI	\$119,430	38
60.1 to 80% AMI	\$148,526	72
80.1 to 100% AMI	\$199,049	121
100.1 to 120% AMI	\$238,859	92
120.1% to 140 AMI	\$278,669	80
140% AMI or more	Over \$278,670	260
TOTAL	-	740
TOTAL 50 to 100% AMI	-	231

Shaded area represents primary need.

*Maximum purchase price for a three-person household earning within each income range. Assumes 5% down, 7.0% interest for 30 years and 30% of monthly payment for property taxes, insurance and HOA fees, with no more than 30% of household income used for housing payments

Rental Units

A three-person household in Bridgeport earning less than 50 percent of the AMI could afford to pay about \$900 per month for rent. This size household would require a two- or three-bedroom unit to meet their housing needs. Based on comparative affordability of units and the lack of available units in the city for these households, this low income renter income group appears to be the most in need of additional housing. The estimated current resident need and future workforce need for rental units by AMI range is summarized below:

- The current gap in the market that would most benefit current residents are for units priced under 50 percent AMI (Under \$900 per month for a 3-person household) and units priced between 50 and 60 percent AMI (between \$900 and \$1,079

per month for a 3-person household). About 148 apartment units affordable to households earning under 60 percent of the AMI are currently pending approval; however, this will accommodate less than 5 percent of the current households in need in the city. A request for proposals is currently pending to replace some of about 2,500 affordable rental units lost with the recent demolition of Father Panik Village and Marina Apartments, which will provide additional assistance for these households.

- Of the 820 total units needed by future local and out-commuting worker households, about 290 (35 percent) would be needed by new local resident worker households and the remaining 530 (65 percent) would be demanded by out-commuting households. About 36 percent will need to be priced for households earning less than 60 percent of the AMI (294 total).
- Although households earning over 50 percent of the AMI, and particularly over 80 percent of the AMI, can generally afford market-rate rents in Bridgeport, there is very low rental availability in the city (about 2.7 percent vacant). This offers little choice for housing for these households. There are several apartment projects in the pipeline that will help serve these households, comprising just over 400 units pending development, or about one-third of the estimated demand for these units from current residents and new households through 2011.

Estimated Resident (Catch-Up) and New Worker (Keep-Up) Need for Rental Units in Bridgeport: 2006 to 2011

AMI Range	Maximum affordable rent (3-person household)*	Estimated resident need	New Resident Worker and Out-Commuting Households (2011)
<=30% AMI	\$539	2,272	112
30.1 to 50%	\$899	1,285	118
50.1 to 60% AMI	\$1,079	297	63
60.1 to 80% AMI	\$1,341	324	98
80.1% or more	Over \$1,341	275	429
TOTAL	-	4,453	820
TOTAL Under 60% AMI	-	3,855	294

Shaded area indicates where the market is expected to be deficient in meeting needs.

*Assumes no more than 30 percent of household income is used for rent.



Appendix B - Needs Assessment

Untapped Demand

Higher-income households are largely not choosing Bridgeport as their place of residence. Presently about 59 percent of Bridgeport's workforce does not live in the city, occupying about 17,700 households. About 63 percent of these households earn over about 120 percent of the AMI, which is an economic range that is poorly represented in the city². These households could likely afford homes priced over \$240,000. These are households that in 2006 would not choose to live in Bridgeport, but could be a potential market for the city in the future depending on development and renewed city initiatives. It is estimated that anywhere between 20 and 40 percent of current in-commuters to Bridgeport would consider living in Bridgeport as the city works to provide more suitable housing and addresses school quality, neighborhood safety and other issues. This would equate to current untapped demand for about 2,200 to 4,500 housing units from higher-income in-commuting households and another 82 to 164 units by 2011. These households would generally demand ownership units rather than rentals.³

In-Commuting Employee Households by Income: 2006 to 2011

	Maximum income 2006*	In-commuting worker households (%)	2006 worker households** (#)	New 2011 worker households** (#)
Under 30% AMI	\$21,550	2.4%	84 to 168	4 to 7
30 to 50%	\$35,950	3.3%	117 to 233	5 to 10
50 to 60%	\$43,140	2.9%	104 to 207	5 to 9
60 to 80%	\$53,650	5.8%	206 to 412	9 to 18
80 to 100%	\$71,900	11.6%	411 to 822	18 to 35
100 to 120%	\$86,280	10.8%	381 to 762	17 to 33
120 to 140%	\$100,660	10.4%	368 to 735	15 to 32
140%+	Over \$100,660	52.8%	1,870 to 3,740	82 to 164
TOTAL	-	100%	3,540 to 7,080	155 to 310
TOTAL Over 120% AMI	-	63.2%	2,238 to 4,475	97 to 196

Source: US Census 2000, Place-to-Place Worker Flows; Dept. of Housing and Urban Development (HUD); RRC Associates

*Maximum income based on a 3-person household.

**Figures represent the number of potential in-commuting worker households that may choose to live in Bridgeport that presently live elsewhere – estimated to be between 20 and 40% of in-commuting households.

NOTE: shaded area represents the primary segment that is not choosing to live in Bridgeport.

Program Opportunities and Recommendations

Several program options are available to help address housing needs. The below housing program matrix is intended to summarize a range of alternatives for consideration by the City of Bridgeport and provides a definition/description for each program and opportunities and constraints for the city to consider for each program. The matrix may not be fully inclusive of programs in the area and it is encouraged that city do additional research on local availability of other programs (e.g., through local non-profits, Bridgeport Housing Authority, etc.). At a minimum, we recommend that the city consider the following:

- **Rehabilitation Loan Programs.** Support rehabilitation loan programs to make needed health and safety improvements to owner-occupied housing for seniors and lower income households. Support rehabilitation loan programs that can be available to first-time homebuyers to upgrade the older, but otherwise affordable, housing stock in Bridgeport. Explore options to encourage landlords to upgrade and maintain properties to increase the quality of older rental properties. About 71 percent of ownership housing and 61 percent of rental housing were built prior to 1950, many of which could benefit from energy efficiency upgrades and other rehabilitation efforts.

- **Sweat Equity and Fixer-Upper Programs.** Explore program options that would encourage acquisition of older homes and renovation through sweat equity. Explore programs that would result in new home development through sweat equity programs. The Mutual Housing Associations of Southwestern Connecticut, Inc. (MHA) may be a good local resource for these types of programs.

- **Partnerships.** Encourage public/private partnerships as a means to achieve identified housing goals. Through such partnerships, housing that is more affordable can be achieved with enhanced financing options, assuring that a portion of the housing that is created will be affordable and provided to residents of Bridgeport. In other words, units can be introduced into the area that will retain affordability over time without on-going financial resources.

- **Permanently Affordable Ownership Units.** An issue expressed as a concern from realtors and lenders was that as market forces continue driving up housing prices and bringing in more expensive units, how can affordability for local residents be maintained. One way to ensure future affordability of housing is to provide permanently affordable units. The advantage to this product is that it offers units at below market

² Only 18 percent of households in Bridgeport earn over 120 percent of the AMI versus 56 percent of Fairfield County households in total.

³ This study did not include primary research regarding the housing and community preferences of in-commuting households to Bridgeport and publicly available data does not provide this level of detail. If this market segment is pursued, it is recommended that additional analysis be conducted to understand the types, sizes and price points of units and amenities that will be needed to attract these households to Bridgeport, including the mix of ownership and rental units required and locations of those units.



prices for income-qualified buyers, allowing them to purchase homes that would not normally be available to them in the market. The trade-off is that appreciation of these homes is limited to ensure permanent affordability upon turnover of the unit to a new income-qualified buyer, thereby creating a supply of permanently affordable ownership units in the county. These homes provide households that are normally priced out of the housing market with an opportunity to purchase a home and build equity. The permanently affordable aspect ensures these homes are available at affordable prices for future generations. This is particularly important in areas that are approaching build-out with limited land available for continued new home development.

Given the relative availability of condominiums priced below about \$150,000 in the city, this type of program may need to be implemented with care. The price points, type of product and product location will need to be carefully determined to ensure unique products that meet the needs of residents are provided – for example, single family homes and townhomes priced under \$175,000 and located in the north Bridgeport area. As home prices continue to rise in the city, this type of program may be expanded to reach higher-income groups.

- **Zoning.** Evaluate areas where higher densities would be appropriate. This would include areas located close to major transportation corridors and employment areas that could support residential development. Consider mixed-use zoning that would support both residential and non-residential development. Consider PUD ordinances that allow flexibility in densities and lot requirements (lot size, setbacks, etc.) to not only encourage development of lower-priced housing, but also make it feasible for the private market to provide lower-priced units.

Consider regulations that require contributions to (or development of) affordable housing as a component of the development, such as inclusionary zoning, development impact fees and commercial linkage programs. These types of programs will help the City of Bridgeport “keep-up” with future need for housing from locals and employees. Programs that require affordable ownership housing to be integrated with free-market units upon development site planning would offer a distinct advantage in Bridgeport, where presently many “affordable” units are concentrated in certain areas with lower quality neighborhoods and more difficult living conditions.

- **Land Banking:** Identify key sites for future housing development that are either currently publicly owned or that could/should be purchased for future housing development. Develop workable designs for future housing projects on these properties when needed. This approach permits incorporation of affordable housing into community development plans, but often requires continued public education about intended development plans and uses for sites. Land banking works well in combination with partnership opportunities to provide housing.

- **Property Taxes.** Explore options to reduce property taxes on units that target entry-level homebuyers in particular. For example, the recently constructed Lofts on

Lafayette offered a fixed tax incentive for 8 years at \$1.00 per square foot per year. Realtors and lenders noted that often the difference between purchasing a home in Bridgeport and not qualifying for a loan is related to the high property taxes in the city. This has also been a disincentive for many buyers that could afford market-rate homes to purchase in Bridgeport compared to neighboring areas.

In addition to the options above, additional considerations by the city may include:

- **Down Payment and Rent Assistance Programs.** Many local service agencies offer rent and utility assistance programs that have been increasing in popularity among households in need. Rent assistance programs can help renters stay in their current housing, while down payment assistance will help renters take the first step toward homeownership.

- **Reverse Annuity Mortgage.** Work with local lenders to expand and implement Reverse Annuity Mortgage Programs for seniors that own their homes. These programs allow older adults access to the equity in their home for living expenses and can enhance their ability to remain in their homes and make needed repairs.

- **Rentals.** Low-income rentals (priced for 30 and 50 percent AMI households) are in short supply in Bridgeport. This also includes rentals that would be age-restricted for seniors and that are disability restricted/accessibile. The city can encourage developers to pursue tax credit, USDA bonds and other options for low-income rentals through expedited application processes, assistance with state agency applications for grants/funding and deferred fees, for example. Mixed-income developments will mitigate the perception of “low-income” housing projects and will increase options for low-income residents.

- **Housing for Special Populations.** This includes opportunities for seniors, developmentally and physically disabled, large families, single parents, the homeless or near homeless and ex-offenders. Various program strategies can be implemented, including property tax abatement for lower income home owners, developing more group homes or shared living for the disabled, increasing emergency shelter options and offering transitional housing. Some programs combine housing assistance with job training, education and day care for single-parent households. All of these programs will address housing and social needs for Bridgeport residents who encounter multiple obstacles when trying to improve their living situation.

- **Importance of Goal/Priority Setting.** As land and available density becomes limited, it becomes more critical to establish goals and priorities related to resident and employee housing to ensure future livability and quality of life for employees in Bridgeport. The relationship between commercial development and local resident housing for workers becomes a more critical part of the equation as available land and capacities decline. The extent to which employee housing is a priority in Bridgeport needs to be determined, as well as identification of potential locations for housing, households to target and workable programs to produce housing.



Appendix B - Needs Assessment

MATRIX OF HOUSING PROGRAM OPTIONS

Category	Program & Housing Produced	Program Description	Opportunities, Constraints & Considerations
Rental Programs	<u>Rent/Utility assistance</u> Housing assistance, not production	Provides grants to income-qualified renters for rent and/or utility payments.	Assists very low income households – those that make trade-offs between rent and food/medication/other necessities.
	<u>Income-restricted rentals (tax credit, USDA, HOME, etc)</u> Typically multi-family, rentals (60% AMI or lower)	Offers quality housing at below-market rental rates for income-qualified renters (typically income restricted for households earning below 30% and up to 60% AMI). This may also include rentals that are age-restricted for seniors and that are disability restricted/accessible.	Mixed income developments will mitigate the perception of “low-income” housing projects and will increase options for low-income residents. Rental housing should be encouraged in areas near community services and accessible transit routes. Tax credit financing is available to private sector developers, as well as non-profits and housing authorities.
	<u>Rental rehabilitation</u> Does not produce new housing, but makes units inhabitable/ suitable for occupancy/ energy efficient, etc.; rentals	Explore options to provide low-interest loans to or otherwise encourage landlords to upgrade older rental properties. Alternative opportunities to purchase rental properties, renovate and re-lease at below-market rates	Makes use of existing, older housing stock. Improves “façade” of community by upgrading/renovating older areas of town. Improves energy efficiency of homes/reduces energy costs.
Homebuyer Programs	<u>Sweat-equity and fixer-upper programs</u> Typically ownership units for 60 to 120% AMI households – but depends on needs in area.	New homes locals can own, built in part by themselves, volunteers and family. Program options could also encourage acquisition of older homes and renovation through sweat equity. Both new home production and existing home renovation potential.	Opportunity to use and renovate existing housing stock to improve occupancy and suitability of existing units. Satisfaction with being involved in own home construction.
	<u>Low-interest rehabilitation loans</u> Housing assistance, not new home production, renovate existing housing stock.	Low-interest loans to make needed health and safety improvements to owner-occupied housing for seniors and lower income households. Support rehabilitation loan programs that can be available to first-time homebuyers.	Makes use of existing, older housing stock. Improves overall community by upgrading/renovating older areas of town. Improves energy efficiency of homes/reduces energy costs.
	<u>Permanently affordable housing (deed-restricted)</u> Typically ownership units for 80 to 120% AMI households – but depends on needs in area. Single family, multi-family or mixed-use	Units sold at below market prices for income-qualified buyers. Appreciation of these homes is limited to ensure permanent affordability upon turnover of the unit to a new income-qualified buyer, thereby creating a supply of permanently affordable ownership units.	Deed-restricted homes provide households that are normally priced out of the housing market with an opportunity to purchase a home, build equity and get established in the community. Must ensure price points are below market-rate prices – if given the option at the same price point, households will purchase a market-rate home.
	<u>Loan assistance</u> Housing assistance, not production	May include grants or no-interest or low-interest loans to cover closing costs for income-qualified buyers; education programs of the loan process; work with local lenders to tailor loan programs to local needs.	Needs funding source/lender agreements. Helps renters take the first step toward homeownership.
	<u>Down payment assistance</u> Housing assistance, not production	Provides grants or no-interest or low-interest loans to buyers to cover down payment costs. Programs may have time limits to determine grant vs. loan – e.g. if home is occupied over 5 yrs, it's a grant; if resold within 5 yrs, it's a loan.	Down payment assistance will help renters take the first step toward homeownership. Needs funding source/lender agreements.



Appendix B - Needs Assessment

MATRIX OF HOUSING PROGRAM OPTIONS (continued)

Category	Program & Housing Produced	Program Description	Opportunities, Constraints & Considerations
Other Programs	Land Banking All types of units	Identify key sites for future housing development that are either currently publicly owned or that could/should be purchased for future housing development. Develop workable designs for future housing projects on these properties when needed.	Adjacent landowners may object. Incorporates affordable housing into community development plans. Requires continued public education about intended development plans for sites.
Production Incentives	Fee Rebate (this is NOT a fee waiver) Applicable to all types of housing production (owner, renter, etc)	Rebate of development fees to the developer of affordable housing. Value used to subsidize housing development.	Still provides needed revenue to the city for services/other required fees; revenue shortfalls for rebates may occur.
	Streamlined/ expedited approval process Applicable to all type of housing production (owner, renter, etc)	Developments proposing substantial public benefit by incorporating affordable housing may be placed through a streamline/expedited approval process to decrease the costs and time of production of the project to the developer. This may include reduced pre-meeting plat costs, "front of the line" status, city/county cooperation to expedite needed inspections/help with state applications for funding (where needed – e.g., CHFA), etc.	Developers often express costs and time incurred during the approval process to greatly limit their ability to provide more affordable housing; need to set realistic targets for streamlining (not every step of the process can be streamlined); public education needed for the justifications of streamlining; may not be popular among adjacent landowners
	Flexible Planned Development options Applicable to all types of housing production (owner, renter, etc)	Permits modification of certain zoning requirements (setbacks, lot size, etc.) in exchange for improved development design (incorporated for example mixed-use development, open space, etc.). There may be a minimum affordable housing requirement that would need to be met for these developments. May incorporate aspects of density bonuses and streamlined approval.	Improved design and livability potential for new subdivisions; incorporates affordable units with market units to integrate housing design; public education of new development designs needed; may not be popular with adjacent landowners. Consider changes in ordinances that not only encourage development of permanently affordable housing, but also make it feasible for the private market to provide lower priced market-rate units.
	Accessory Units Small rental units, serves singles, seasonals, couples	Optional, small second units attached to or within single family units.	Should be deed restricted. Income and occupancy difficult to enforce.



Appendix B - Needs Assessment

MATRIX OF HOUSING PROGRAM OPTIONS (continued)

Category	Program & Housing Produced	Program Description	Opportunities, Constraints & Considerations
Production Mandates	<u>Inclusionary Zoning Requirements</u> Typically ownership units; single-family or multi-family; typically for 80% to 120% AMI households, but dependent on local needs	Mandatory inclusion or set aside of affordable housing units (usually the same type or similar to other units in development). Program may allow cash-in-lieu, land-in-lieu, purchase/renovation of existing units or off-site housing as an option for compliance.	Integrates free-market and income restricted housing. Places burden on residential developer to provide housing (which may be passed on to the free-market consumer). Locational issues include transportation impacts and achieving a desirable socio-economic mix within developments. Perception that deed restricted units may affect value of free market units.
	<u>Residential Employee Generation Mitigation</u> Typically ownership units; single-family or multi-family; often for under 80% AMI households, but dependent on local needs	Requirement for residential development to provide housing or fees-in-lieu for some portion of employment positions created by the development (residential services, etc.)	When mitigation is provided on-site, attention must be provided to locational issues and compatibility of housing. If fees collected, acts as a revenue source for housing programs.
	<u>Commercial Employee Generation Mitigation</u> Same as above	Zoning provisions that require commercial development (lodge, retail, industry, etc), to provide funds or housing to meet some portion of seasonal and/or long-term employment generated by new development (10% to 30% range common).	Possible mass and scale consequences. Site suitability issue -- short-term accommodations would be located differently than long-term worker housing. If fees collected, acts as a revenue source for housing programs. Combined residential and commercial mitigation shares the housing burden across both types of development.
Revenue Generation	<u>Fees-based Programs</u> (Impact fees, fees-in-lieu of housing production, etc.) Applicable to all types of housing production (owner, renter, etc)	Dedicated fee-based funding sources that can be used for housing programs. Examples include impact fees, business license fees, etc. Could also include real estate transfer fee.	Tendency to use funds for low and moderate income groups. Middle income needs might not be met (unless complemented with other programs). Spreads burden beyond just the development community.
	<u>Tax-based Programs</u> (sales tax, lodging tax, etc.) Applicable to all types of housing production (owner, renter, etc)	Augment housing fund with dedicated tax-based funding sources. Options include sales tax, housing excise tax, head tax, property tax, recreation activities tax, luxury tax, lodging tax, etc.	Tendency to use funds for low and moderate income groups. Middle income needs might not be met (unless complemented with other programs). Spreads the burden for local housing beyond just the development community. Tourism can help pay for impacts.
Collaboration/ Public Resources	<u>Partnerships between public, non-profit and private entities</u> Applicable to all types of housing production (owner, renter, etc)	A variety of methods exist for public and private entities to jointly develop affordable housing. The focus of these efforts would be to leverage public resources.	Potential exists to involve private sector entities, both large and small, to develop housing solutions. The Bridgeport/Fairfield County area has a wide array of existing non-profit activity in local housing mitigation – pooling resources could make programs even more effective.



SECTION 1 – POPULATION AND DEMOGRAPHICS

Information from the 2000 Census was reviewed for Bridgeport. Census information provides a benchmark from which other information can be evaluated, in addition to providing insights as to community characteristics at the time of the Census.

Bridgeport Demographic Profile

For Bridgeport, an evaluation of the 1990 and 2000 Census information revealed the following:

- At the time of the 2000 Census (March 2000), about 92.5 percent of housing units were occupied, for a total of 50,307 households in the city. Of the occupied units, about 43.2 percent were owner-occupied and 56.8 percent were renter-occupied. The owner-occupied rate decreased slightly since 1990 (44.2 percent). In comparison, Fairfield County as a whole has a much higher ownership rate, at 69.2 percent, and shows a slight increase since 1990 (68.2 percent).
- The City of Bridgeport had a rental vacancy rate of about 5.6 percent as of the 2000 Census; down from 8.6 percent in 1990. Typically, vacancy rates around 5 percent suggest some equilibrium in the market, meaning that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate under-supply, whereas rates above this level suggest over-supply of housing.
- About 65 percent of households in Bridgeport are classified as families.⁴ This includes about 70 percent of owner households and 61 percent of renter households.
- Bridgeport has a very high percentage of single parent households (30 percent) compared to Fairfield County (15 percent) and the State of Connecticut as a whole (16 percent). Some additional characteristics of single parent households include:
 - About 68 percent of single parent households rent their home.
 - About 58 percent of single parent households have children in their home.
 - Of single parent households with children, about 80 percent rent their home.

- About 39.5 percent of Bridgeport households have at least one child under 18 in their home; about 35 percent have their own children in their home⁵. About 29 percent of owner households have their own children in their home compared to a higher 39 percent of renter households. Of households with their own children, about half (50.2 percent) are single-parent households.

- The average household in Bridgeport has 2.7 persons. Owners have slightly larger households (2.74 average household size) compared to renters (2.67 persons), despite renter households being slightly more likely to have children in their home. This is largely related to the fact that a higher 31.3 percent of renter households have one person compared to about 25.9 percent of owner households.

- About 31 percent of homes in Bridgeport are heated with fuel oil, kerosene or some other liquid fuel. This compares to 51 percent of homes in Connecticut as a whole. This type of fuel is most commonly used in the northeastern states (Maine, Vermont, New Hampshire and Connecticut) and is largely reflective of the time period in which housing units were built (units built since 1940 are much more likely to use electricity than older units, whereas units built prior to 1940 often used fuel oil or kerosene). This statistic is indicative of the age of the housing stock in Bridgeport.

- As of the 2000 Census, roughly 74.7 percent of homes in Bridgeport were multi-family units (condominiums, townhomes, apartments and other attached units), with 38.2 percent being 2-, 3- and 4-family units. Only about 25.2 percent of the homes were single-family detached structures, compared to 59.0 percent in Fairfield County as a whole. Very few Bridgeport housing units were mobile/manufactured homes (0.1 percent).

- The majority of housing in Bridgeport (66 percent) was constructed prior to 1960.

An additional 22.5 percent of houses were constructed between 1960 and 1980 with 9 percent being constructed between 1980 and 1995 and just 2 percent between 1995 and the time of the Census. Only about 1,000 units have been added since the Census based on building permit records through October 27, 2006 (or an increase in housing units of about 1.8 percent). Very little new housing development has occurred in Bridgeport over the past 10 years.

⁴A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. A household can contain only one family for purposes of census tabulations.

⁵“Own child” is a never-married child under 18 years who is a son or daughter of the householder by birth, marriage (a stepchild), or adoption (2000 US Census definition).



Appendix B - Needs Assessment

- Turnover in Bridgeport at the time of the 2000 Census showed 22 percent of residents noting they had moved into their current residence in the 15 months preceding the 2000 Census. Fairfield County, in comparison, had a slightly lower 16.3 percent move-in during this time period.
- About 7.9 percent of households were overcrowded in Bridgeport as of the Census (defined as having 1.01 persons or more per room). This includes 10.8 percent of renter households and 4.0 percent of owner households.
- Senior-headed households (persons age 65+) comprise 21.1 percent of households in Bridgeport, which is similar to the county average (22 percent). Another 30.3 percent of households in Bridgeport were headed by persons age 45 to 64. This indicates that demand for senior housing may increase as family members look for places to locate elderly parents and potentially more maintenance-free living for themselves.
- Bridgeport is a racially diverse city. About 52 percent of households are headed by persons that define their ethnicity as White only and 28.6 percent are Black or African American. About 25.9 percent of householders have some Hispanic or Latino origin. It is expected that the percentage of White householders has been decreasing since 1990.⁶
- The median yearly income of renter households in 1999 (\$25,374) was about 52.7 percent that of owners (\$48,106). Renters were much more likely to pay 30 percent or more of their income for housing (43.2 percent) than owners (33.4 percent). The percentage of cost-burdened households in Bridgeport actually decreased from 43 percent in 1990 to about 40 percent in 2000. However, the cost-burdened rate remains much higher than for Fairfield County as a whole (31 percent).
- The percentage of households in Bridgeport earning over 80 percent of the AMI decreased between 1990 (50 percent) and 2000 (38 percent), while lower income households increased. About 25 percent of households earned under 30 percent of the AMI as of the 2000 Census (\$17,100 for a 3-person household in 2000) compared to 21 percent in 1990.
- The median value of owner occupied single-family homes decreased between 1990 and 2000, from \$145,900 to \$117,500 (-19.5 percent), whereas median mortgage payments increased about 18.8 percent during this same period (\$1,066 in 1990 to \$1,266 in 2000). Median rents also increased about 12.3 percent (\$496 in 1990 to \$557 in 2000). Median household incomes reported by the Census increased by a higher 20.7 percent during this same time period.

- Some important comparisons between Bridgeport and the State of Connecticut are also worth noting:
 - The median value of single-family homes in Bridgeport in 2000 (\$117,500) was almost 1.5 times lower than in the State of Connecticut as a whole (\$166,900);
 - The percent of owner-occupied units in Bridgeport (43.2 percent) is much lower than in the State of Connecticut as a whole (66.8 percent).
 - The median household income of Bridgeport residents (\$34,658) was 1.7 times lower than the State of Connecticut as a whole (\$65,521). The median family income in Bridgeport (\$39,571) was also 1.7 times lower than in the State of Connecticut as a whole (\$65,521).
 - The percentage of cost-burdened households in Bridgeport (40.1 percent) is much higher than in the State of Connecticut as a whole (28.6 percent).
 - Finally, the residential growth rate showed an increase of about 4.9 percent in the state as a whole since 1990, whereas the number of housing units actually decreased by about 5.0 percent in Bridgeport during the 1990's.

⁶The Census changed its format for asking a person's race between 1990 and 2000 so results are not directly comparable; although estimates indicate the racial diversity of Bridgeport has increased since 1990. City of Bridgeport Housing Needs Assessment: 2006

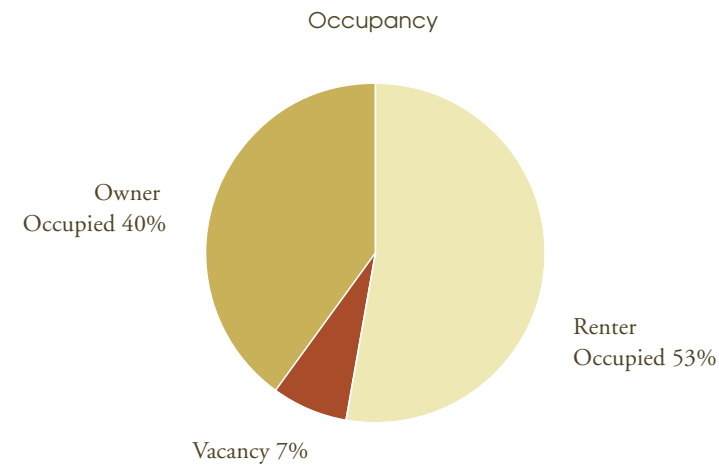


Population and Household Profile (2000)

Bridgeport, CT – Pop. 139,529
Housing Unit Estimates and Physical Characteristics

Use/Tenure		
	#	%
Housing Units	54,367	100.0%
Occupied as primary home	50,307	92.5%
Owner occupied	21,755	43.2%
Renter occupied	28,552	56.8%
Vacant	4,060	7.5%
For rent	1,699	3.1%

* Percent of occupied units, not total units.



Overcrowding/Occupants per Room			
	Owners	Renters	Total %
Total #	21,758	28,549	100.0%
1.00 or less	20,891	25,456	92.1%
1.01 to 1.50	659	1,975	5.2%
1.51 or more	208	1,118	2.6%
% of Households Overcrowded	4.0%	10.8%	7.9%

Type of Structure		
	#	%
Single-Family	13,716	25.2%
Multi-Family	40,606	74.7%
Mobile Homes	45	0.1%

Units in Structure		
	#	%
1-unit, detached	13,716	25.2%
1-unit, attached	4,277	7.9%
2 units	9,644	17.7%
3 or 4 units	11,161	20.5%
5 to 9 units	3,943	7.3%
10 to 19 units	3,240	6.0%
20 or more units	8,341	15.3%
Mobile home	45	0.1%
Boat, RV, van, etc.	0	0.0%

Kitchen and Plumbing Facilities-Occupied Units		
	#	%
Incomplete Kitchen	543	1.1%
Incomplete Plumbing	502	1.0%
Substandard Units	1,045	2.1%

Type of Heat-Occupied Units		
	#	%
Utility gas	27,065	53.8%
Bottled, tank, or LP gas	1,276	2.5%
Electricity	5,760	11.4%
Fuel oil, kerosene, etc.	15,606	31.0%
Other fuel/none	600	1.2%



Appendix B - Needs Assessment

Year Structure Built		
	#	%
1999 to March 2000	285	0.5%
1995 to 1998	875	1.6%
1990 to 1994	1,025	1.9%
1980 to 1989	3,949	7.3%
1970 to 1979	5,801	10.7%
1960 to 1969	6,414	11.8%
1940 to 1959	19,362	35.6%
1939 or earlier	16,656	30.6%
Built since 1990	2,185	4.0%

Year Moved Into Current Residence		
	#	%
1999 to March 2000	11,076	22.0%
1995 to 1998	16,190	32.2%
1990 to 1994	7,049	14.0%
1980 to 1989	7,303	14.5%
1970 to 1979	3,799	7.6%
1969 or earlier	4,890	9.7%

Household Size			
	Total	Owners	Renters
Avg. Persons/Unit	2.70	2.74	2.67

Persons Per Unit				
	Owners		Renters	
	#	%	#	%
1-person	5,644	25.9%	8,933	31.3%
2-person	6,233	28.7%	6,709	23.5%
3-person	3,618	16.6%	5,005	17.5%
4-person	3,149	14.5%	3,916	13.7%
5-person	1,734	8.0%	2,228	7.8%
6-person	779	3.6%	981	3.4%
7+ person	598	2.7%	780	2.7%
Total	21,755	100.0%	28,552	100.0%

Bedrooms Per Occupied Housing Units				
	Owners		Renters	
	#	%	#	%
No bedroom	120	0.6%	1,682	5.9%
1 bedroom	2,134	9.8%	8,338	29.2%
2 bedrooms	6,927	31.8%	11,818	41.4%
3 bedrooms	8,686	39.9%	5,460	19.1%
4 bedrooms	2,723	12.5%	908	3.2%
5 or more bedrooms	1,168	5.4%	343	1.2%

Senior Households			
Age of Householder	Owners	Renters	Total
65 to 74 years	2,914	2,073	4,987
75 to 84 years	2,588	1,571	4,159
85 years and over	807	655	1,462
Total	6,309	4,299	10,608
% of Households	29.0%	15.1%	21.1%



Appendix B - Needs Assessment

Households with Children		
	#	%
Total Households	50,307	100.0%
With one or more persons <18	19,876	39.5%
Married-couple family	9,289	18.5%
Single parent family	10,439	20.8%
Non-family households	148	0.3%

Race/Ethnicity of Householder		
	#	%
White	26,141	52.0%
Black or African Amer.	14,372	28.6%
Am. Indian/ Alaska Native	196	0.4%
Asian	1,217	2.4%
Hawaiian/ Pacific Islander	30	0.1%
Some other race	6,015	12.0%
Two or more races	2,336	4.6%
Hispanic or Latino	13,048	25.9%

Household Type				
	Owners	Renters	Total	%
Total	21,755	28,552	50,307	100.0%
Family households	15,283	17,447	32,730	65.1%
Married-couple	10,513	7,105	17,618	35.0%
Male householder/ no wife	1,217	1,800	3,017	6.0%
Female householder/ no husband	3,553	8,542	12,095	24.0%
Non-family households	6,472	11,105	17,577	34.9%
Male householder	2,561	5,432	7,993	15.9%
Living alone	2,110	4,138	6,248	12.4%
Not living alone	451	1,294	1,745	3.5%
Female householder	3,911	5,673	9,584	19.1%
Living alone	3,534	4,795	8,329	16.6%
Not living alone	377	878	1,255	2.5%

Age Distribution				
Age of Householder	Owners	Renters	Total	%
15 to 24 years	368	2,890	3,258	6.5%
25 to 34 years	2,695	7,443	10,138	20.2%
35 to 44 years	4,504	6,568	11,072	22.0%
45 to 54 years	4,484	4,526	9,010	17.9%
55 to 64 years	3,395	2,826	6,221	12.4%
65 to 74 years	2,914	2,073	4,987	9.9%
75 to 84 years	2,588	1,571	4,159	8.3%
85 years and over	807	655	1,462	2.9%



Appendix B - Needs Assessment

Income, Housing Costs and Affordability

1999 Median Incomes	
	Median in 1999
Household Income	\$34,658
Owner Households	\$48,106
Renter Households	\$25,374
Family Income	\$39,571
Per Capita Income	\$16,306

2006 Median Family Income (HUD)			
	50%	80%	100%
1 person	\$27,950	\$41,700	\$55,900
2 person	\$31,950	\$47,700	\$63,900
3 person	\$35,950	\$53,650	\$71,900
4 person	\$39,950	\$59,600	\$79,900
5 person	\$43,150	\$64,350	\$86,300
6 person	\$46,350	\$69,150	\$92,700

Change - Median Family Income, 1999 - 2006 (HUD)		
1999	2006	% Change
\$67,700	\$79,900	18.0%

Income Distribution				
	Owners	Renter	Total	%
Less than \$5,000	610	2904	3514	7.0%
\$5,000 to \$9,999	816	3512	4328	8.6%
\$10,000 to \$14,999	1190	2702	3892	7.7%
\$15,000 to \$19,999	1079	2358	3437	6.8%
\$20,000 to \$24,999	1185	2607	3792	7.5%
\$25,000 to \$34,999	2551	4040	6591	13.1%
\$35,000 to \$49,999	3904	4523	8427	16.8%
\$50,000 to \$74,999	5039	3714	8753	17.4%
\$75,000 to \$99,999	2758	1221	3979	7.9%
\$100,000 - \$149,999	2001	614	2615	5.2%
\$150,000 or more	625	354	979	1.9%

Percent of Income Spent on Housing			
	Owners	Renters	Total
<15%	3,070	4,640	7,710
15 to 19%	2,106	3,771	5,877
20 to 24%	1,826	2,966	4,792
25 to 29%	1,391	3,068	4,459
30 to 34%	1,077	2,078	3,155
35+%	3,226	10,218	13,444
Not computed	187	1,728	1,915
% Cost Burdened	33.4%	43.2%	40.1%
# Cost Burdened	4,303	12,296	16,599

Median Housing Prices/Costs	
	2000
Value - Owner Occupied (SF)	\$117,500
Value - Owner Occupied (all)	\$107,700
Mortgage	\$1,266
Gross Rent	\$671
Contract Rent	\$557



Appendix B - Needs Assessment

Value of Owner-Occupied Units		
	SF #	SF %
Less than \$50,000	779	6.0%
\$50,000 to \$99,999	3537	27.5%
\$100,000 to \$149,999	5810	45.1%
\$150,000 to \$199,999	2047	15.9%
\$200,000 to \$299,999	512	4.0%
\$300,000 to \$499,999	163	1.3%
\$500,000 to \$999,999	26	0.2%
\$1,000,000 or more	9	0.1%

Gross Rent		
	#	%
Less than \$200	2,251	7.9%
\$200 to \$299	1,322	4.6%
\$300 to \$499	3,424	12.0%
\$500 to \$749	10,646	37.4%
\$750 to \$999	7,596	26.7%
\$1,000 to \$1,499	2,326	8.2%
\$1,500 or more	328	1.2%
No cash rent	576	2.0%

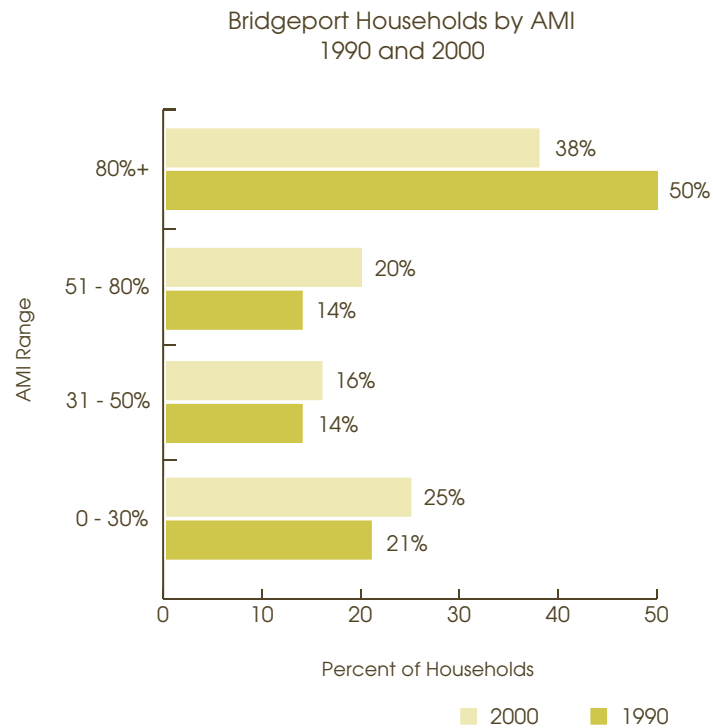
Mortgage Amount		
	SF #	SF %
Less than \$300	10	0.1%
\$300 to \$499	98	0.8%
\$500 to \$699	338	2.6%
\$700 to \$999	1,713	13.3%
\$1,000 to \$1,499	4,273	33.2%
\$1,500 to \$1,999	2,069	16.1%
\$2,000 or more	638	5.0%
With a mortgage	9,139	70.9%
Not mortgaged	3,744	29.1%



Appendix B - Needs Assessment

Trends and Comparisons

Trends and Comparisons			
	1990	2000	% Change 1990 to 2000
Population	141,686	139,529	-1.5%
Housing Units & Households			
# Housing Units	57,224	54,367	-5.0%
# Occupied Housing Units	52,328	50,307	-3.9%
Vacant for rent	2,754	1,699	-38.3%
Total Vacant	4,896	4,060	-17.1%
Homeownership Rate	44.2%	43.2%	-
Household Size			
Renters	2.59	2.67	3.1%
Owners	2.68	2.74	2.2%
Overcrowded Units	3,528	3,960	12.2%
Affordability			
Cost Burdened Households #	18,555	16,599	-10.5%
Cost Burdened Households %	43.9%	40.1%	-
Average Incomes			
Household Income	\$28,704	\$34,658	20.7%
Family Income	\$33,090	\$39,571	19.6%
Per Capita Income	\$13,156	\$16,306	23.9%
Average Housing Costs			
Contract Rent	\$496	\$557	12.3%
Value – Owner Occupied	\$145,900	\$117,500	-19.5%
Mortgage Pmt.	\$1,066	\$1,266	18.8%



Comparison to the State of Connecticut		
	State of Connecticut	Bridgeport
Owner Occupied Units	66.8%	43.2%
Renter Occupied Units	33.2%	56.8%
Value – Owner Occupied (SF)	\$166,900	\$117,500
Mortgage, Median (SF)	\$1,426	\$1,266
Contract Rent, Median	\$588	\$557
Household Income	\$53,935	\$34,658
Family Income	\$65,521	\$39,571
Change in Household Income, 1990 - 2000	29.3%	20.7%
% Cost Burdened	28.6%	40.1%
Residential Growth Rate, 1990 - 2000	4.9%	-5.0%



Appendix B - Needs Assessment

Community Highlights

A comparison of housing characteristics and demographics for Easton, Fairfield, Monroe, Ansonia, Bridgeport, Derby, Milford, Shelton, Stamford, Stratford and Trumbull (the “Study Area”) was prepared using the 2000 Census. Notable observations among the communities include:

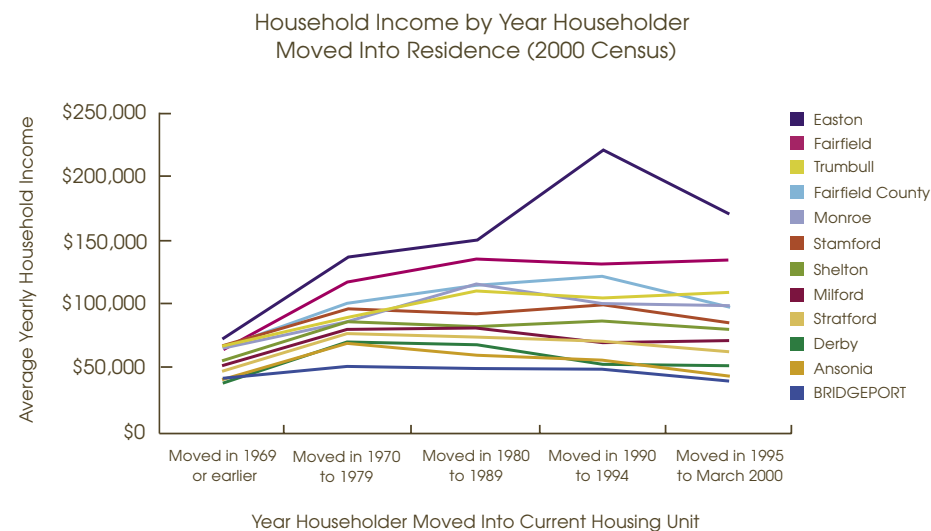
- Bridgeport is the largest community in the study area, with a total population of 139,529 and 54,367 total housing units. While Bridgeport had negative housing unit growth between 1990 and 2000 (-5 percent), other communities, such as Monroe (18.0 percent increase), Easton (13.4 percent increase) and Shelton (13.3 percent increase) grew significantly in comparison. Bridgeport was the only compared community to show a decline in housing units during the 1990’s.
- Compared to other communities in the study area, Bridgeport has the highest percentage (56.8 percent) of renter occupied households, followed by Ansonia (44.4 percent), Stamford (43.3 percent) and Derby (41.8 percent). Trumbull, Monroe and Easton are largely owner-occupied communities, with less than 10 percent of housing units being occupied by renters.
- Comparing rental vacancy rates, only Milford (6.2 percent) and Shelton (5.8 percent) had higher vacancy rates than Bridgeport (5.6 percent). However, it should be noted that vacancy rates lower than 5 or 6 percent are typically not desired and indicate a shortage of rental housing units and choices in a community. Trumbull, Monroe and Easton reported the lowest rental vacancy rates (under 3 percent), but also have the lowest percentage of renter-occupied housing units of other communities (between 5 and 10 percent).
- The communities with the highest percent of single-family residences are Easton (99 percent), Trumbull (90 percent) and Monroe (87 percent). These three communities also have the lowest percentage of vacant housing units (1.8 to 2.0 percent) and the highest percentage of owner-occupied units (90.0 to 94.3 percent).
- The percentage of single parent households in Bridgeport (30 percent) is at least 10 percent higher than any of the other communities in the study area. Bridgeport also has the lowest percentage of married-couple households (35 percent). Only 18 percent of households are married couples with children; a percentage that Bridgeport shares with Derby for the lowest percentage in the county.

Only 17 percent of Bridgeport households are couples without children – at least 8 percent lower than in any other compared community.

- Bridgeport has the most racially diverse householders of the communities in the study area, with 28.6 percent Black or African American, 25.9 percent Hispanic or Latino and 19.5 percent from some other race. About 52.0 percent of householders are White in

Bridgeport, with Stamford showing the second lowest percentage of White householders at 74.8 percent.

- Bridgeport has the lowest median household income (\$34,658) of the communities in the study area, followed not too closely by Ansonia (\$43,026), Derby (\$45,670) and Stratford (\$53,494). The median household income in Bridgeport is almost two times lower than the median household income for Fairfield County as a whole (\$65,249). The communities with the highest median household incomes are Easton (\$125,557), Monroe (\$85,000) and Fairfield (\$83,512).
- Of all compared communities, the percent change in the median income of households between 1990 and 2000 was lowest in Bridgeport (20.7 percent), indicating that Bridgeport residents are not experiencing the same level of economic gain of other nearby areas. Stamford showed a similar slow gain (21.6 percent), with household incomes in other areas increasing between 25.9 percent (Ansonia) and 66.9 percent (Easton). Further analysis shows that Fairfield County’s new higher-income owner households are not choosing Bridgeport. The average household income of owner households moving to Fairfield County between 1995 and March 2000 was just over \$100,500, compared to \$40,200 in Bridgeport – the lowest of compared communities.



- Bridgeport has the highest percentage of very-low income households as measured by the Department of Housing and Urban Development through Area Median Income (AMI) estimates. About 41 percent of Bridgeport households earn less than 50 percent of the Area Median Income. Stamford follows second with 32 percent of households earning in this range. All other communities range between 11 and 30 percent of households. Similarly, only 18 percent of Bridgeport households earn over 120 percent of the AMI, compared to between 24 to 57 percent of households in other compared communities.

- Bridgeport also has the lowest median single-family home value (\$117,500) of the communities in the study area, which is 2.5 times lower than for Fairfield County as a whole (\$288,900). As with household income, Derby (\$136,600), Ansonia (\$140,000) and Stratford (\$163,400) follow Bridgeport with the second, third and fourth lowest single-family values. Easton has the highest median single-family home value (\$455,700), which is 3.9 times more than Bridgeport’s (\$117,500).

- Median home values in Bridgeport in 1999 were about 311 percent higher than median household incomes. Other communities, including Monroe (298 percent), Derby (289 percent), Milford (271 percent) and Stratford (298 percent) had median home values that are generally more affordable to local households. Stamford showed the largest discrepancy between incomes and home values, with the median home value being 506 percent higher than median household income in 1999.

- Bridgeport has the highest percent of overcrowded units (over 1.0 persons per room) (8 percent) with Stamford being the next closest at 7 percent. Additionally, Bridgeport also has the highest percentage of households paying 30 percent or more of their income for housing (40 percent are “cost burdened”). The other compared communities range from a low of 25 percent (Shelton) to 38 percent (Stamford).



Appendix B - Needs Assessment

	Description	Fairfield County	Ansonia	Bridgeport	Derby	Easton	Fairfield Town	Milford	Monroe	Shelton	Stamford	Stratford	Trumbull
Housing Units	Housing Units 1990	324,355	7,503	57,224	5,269	2,215	20,204	19,339	5,596	12,981	44,279	20,152	11,090
	Housing Units 2000	339,466	7,937	54,367	5,568	2,511	21,029	21,145	6,601	14,707	47,317	20,596	12,160
	% Change 1990 to 2000	4.7%	5.8%	-5.0%	5.7%	13.4%	4.1%	9.3%	18.0%	13.3%	6.9%	2.2%	9.6%
Occupancy and Tenure	Vacant Housing Units	4.5%	5.4%	7.5%	5.7%	1.8%	3.0%	4.8%	1.8%	3.5%	4.1%	3.4%	2.0%
	Rental Vacancy Rate	4.0%	4.9%	5.6%	4.4%	2.8%	3.0%	6.2%	2.5%	5.8%	3.0%	4.1%	1.6%
	Owner Occupied Units	69.2%	55.6%	43.2%	58.2%	94.3%	83.2%	77.5%	93.4%	81.8%	56.7%	80.4%	90.9%
	Renter Occupied Units	30.8%	44.4%	56.8%	41.8%	5.7%	16.8%	22.5%	6.6%	18.2%	43.3%	19.6%	9.1%
Type of Housing Unit	Single-family	59%	45%	25%	38%	99%	79%	71%	87%	67%	40%	67%	90%
	Multi-family	41%	55%	75%	62%	1%	21%	28%	13%	31%	60%	33%	10%
	Mobile homes	0%	0%	0%	0%	0%	0%	1%	0%	2%	0%	0%	0%
Value/Price of Housing	Median Value (Single-Family)	\$288,900	\$140,000	\$117,500	\$136,600	\$455,700	\$325,900	\$168,700	\$256,600	\$217,300	\$362,300	\$163,400	\$260,400
	Median Value (All Units)	\$265,100	\$139,500	\$107,700	\$132,000	\$458,800	\$311,200	\$165,800	\$253,500	\$209,100	\$306,700	\$159,400	\$260,200
	Mortgage, Median	\$1,904	\$1,258	\$1,266	\$1,327	\$2,557	\$2,125	\$1,414	\$1,841	\$1,510	\$2,203	\$1,426	\$1,854
	Contract Rent, Median	\$722	\$562	\$557	\$592	\$1,525	\$918	\$766	\$828	\$664	\$932	\$652	\$1,051
Year Structure Built (All Housing Units)	1995 to March 2000	5%	3%	2%	3%	9%	4%	6%	10%	8%	5%	1%	6%
	1990 to 1994	3%	2%	2%	5%	7%	2%	4%	6%	6%	3%	2%	5%
	1980 to 1989	12%	6%	7%	12%	11%	8%	9%	23%	21%	13%	7%	10%
	1970 to 1979	14%	18%	10%	14%	8%	11%	11%	14%	15%	15%	15%	16%
	1960 to 1969	16%	15%	15%	20%	15%	12%	10%	15%	17%	19%	13%	21%
	1940 to 1959	29%	22%	40%	21%	29%	36%	25%	30%	18%	27%	39%	33%
	1939 or earlier	21%	18%	21%	6%	37%	31%	34%	21%	13%	17%	23%	10%



Appendix B - Needs Assessment

	Description	Fairfield County	Ansonia	Bridgeport	Derby	Easton	Fairfield Town	Milford	Monroe	Shelton	Stamford	Stratford	Trumbull
Year Moved in Current Residence	1995 to March 2000	45%	43%	54%	47%	34%	41%	41%	37%	38%	51%	34%	32%
	1990 to 1994	16%	14%	14%	12%	18%	15%	16%	17%	18%	16%	14%	14%
	1980 to 1989	17%	13%	15%	13%	20%	16%	15%	21%	20%	14%	18%	20%
	1970 to 1979	10%	10%	8%	10%	14%	10%	12%	11%	12%	9%	13%	14%
	1969 or earlier	13%	20%	10%	18%	14%	19%	16%	15%	12%	10%	21%	20%
Household Size	Average Household Size	2.67	2.46	2.70	2.32	2.95	2.61	2.49	2.96	2.65	2.54	2.49	2.82
	1-person	24%	29%	29%	32%	12%	22%	26%	15%	22%	29%	27%	16%
	2-persons	31%	32%	26%	33%	34%	35%	34%	31%	33%	32%	33%	33%
	3-persons	17%	17%	17%	16%	19%	17%	17%	17%	18%	16%	16%	19%
	4-persons	16%	14%	14%	12%	21%	16%	14%	23%	17%	13%	14%	19%
	5+ persons	12%	8%	14%	7%	14%	10%	9%	14%	10%	11%	9%	12%
Bedrooms per Unit	None	2%	1%	4%	2%	0%	0%	1%	0%	1%	4%	1%	1%
	1-bedroom	13%	12%	21%	14%	2%	6%	14%	9%	8%	21%	12%	4%
	2-bedrooms	25%	36%	37%	36%	8%	20%	25%	10%	24%	31%	26%	13%
	3-bedrooms	33%	40%	28%	39%	31%	42%	42%	45%	45%	24%	47%	44%
	4+ bedrooms	27%	11%	7%	9%	59%	32%	18%	36%	21%	19%	14%	38%
Household Type	% Senior Headed Households (age 65+)	22%	25%	21%	24%	23%	26%	23%	18%	23%	22%	31%	28%
	% Married couple with children	28%	21%	18%	18%	40%	30%	25%	40%	29%	23%	23%	35%
	% Married couple without children	28%	25%	17%	26%	36%	31%	30%	34%	34%	26%	30%	37%
	% Single parent (with or without children)	15%	20%	30%	18%	8%	11%	13%	9%	11%	15%	16%	10%
	% Living alone	24%	29%	29%	32%	12%	22%	26%	15%	22%	29%	27%	16%
	% Other non-family	6%	5%	6%	6%	3%	5%	6%	6%	3%	4%	8%	4%



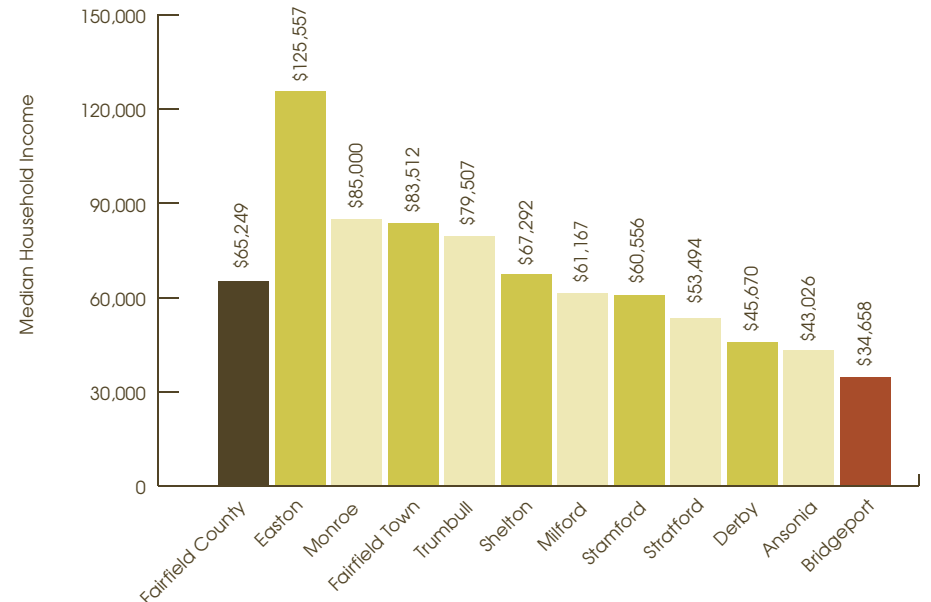
Appendix B - Needs Assessment

	Description	Fairfield County	Ansonia	Bridgeport	Derby	Easton	Fairfield Town	Milford	Monroe	Shelton	Stamford	Stratford	Trumbull
Income Distribution of Households (by AMI)	<30%	7%	16%	25%	15%	NA	NA	8%	NA	6%	18%	10%	5%
	30 to 50%	7%	14%	16%	10%	NA	NA	9%	NA	9%	14%	11%	6%
	50.1 to 80%	6%	19%	20%	21%	NA	NA	14%	NA	13%	6%	17%	11%
	80.1 to 100%	16%	15%	13%	14%	NA	NA	14%	NA	11%	27%	15%	11%
	100.1 to 120%	8%	11%	8%	10%	NA	NA	11%	NA	11%	7%	11%	10%
	Over 120%	56%	24%	18%	30%	0%	0%	44%	0%	50%	29%	36%	57%
	Median Household Income	\$65,249	\$43,026	\$34,658	\$45,670	\$125,557	\$83,512	\$61,167	\$85,000	\$67,292	\$60,556	\$53,494	\$79,507
	Median Family Income	\$77,690	\$53,718	\$39,571	\$54,715	\$135,055	\$100,920	\$71,175	\$92,514	\$75,523	\$69,337	\$64,364	\$88,290
	Change in Median Household Income, 1990 - 2000	30.8%	25.9%	20.7%	27.5%	66.9%	49.8%	38.5%	41.7%	34.7%	21.6%	28.1%	31.1%
Race/Ethnicity of Householder	White	82.7%	87.4%	52.0%	92.3%	97.4%	96.7%	94.9%	96.9%	95.6%	74.8%	88.1%	95.4%
	Black or African Amer.	9.1%	7.9%	28.6%	3.0%	0.2%	0.8%	1.6%	1.1%	0.9%	13.9%	8.1%	1.6%
	Hispanic or Latino	8.9%	5.1%	25.9%	5.1%	1.2%	1.8%	2.4%	1.7%	2.6%	11.6%	4.6%	2.0%
	Some other race	8.1%	4.7%	19.5%	4.7%	2.4%	2.6%	3.5%	2.0%	3.5%	11.4%	3.8%	3.0%
Housing Problems	% Cost-burdened (30% or more for housing)	31%	32%	40%	31%	28%	28%	26%	27%	25%	38%	30%	26%
	% Overcrowded units (1.01 or more persons per room)	4%	2%	8%	1%	0%	1%	1%	1%	1%	7%	2%	1%
	% Substandard units (incomplete kitchen/plumbing facilities)	1%	1%	2%	1%	1%	0%	0%	0%	0%	1%	2%	1%

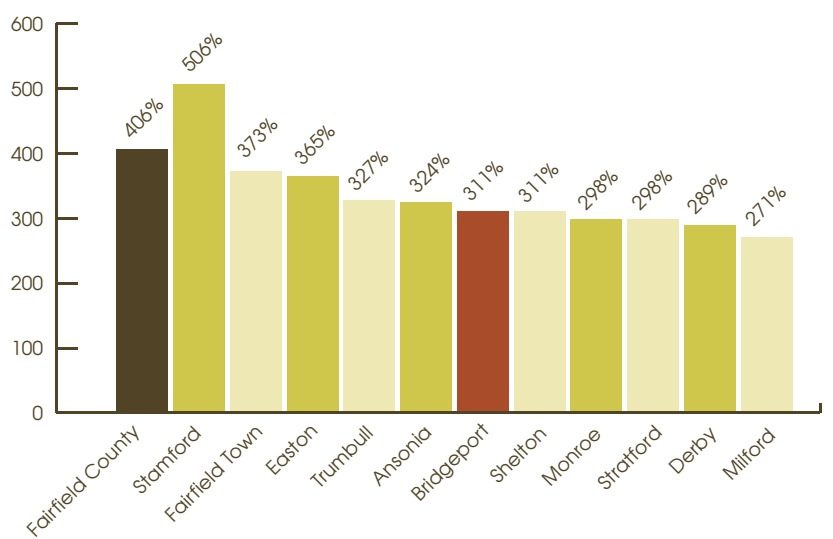


Appendix B - Needs Assessment

Median Household Income by Community (2000 Census)

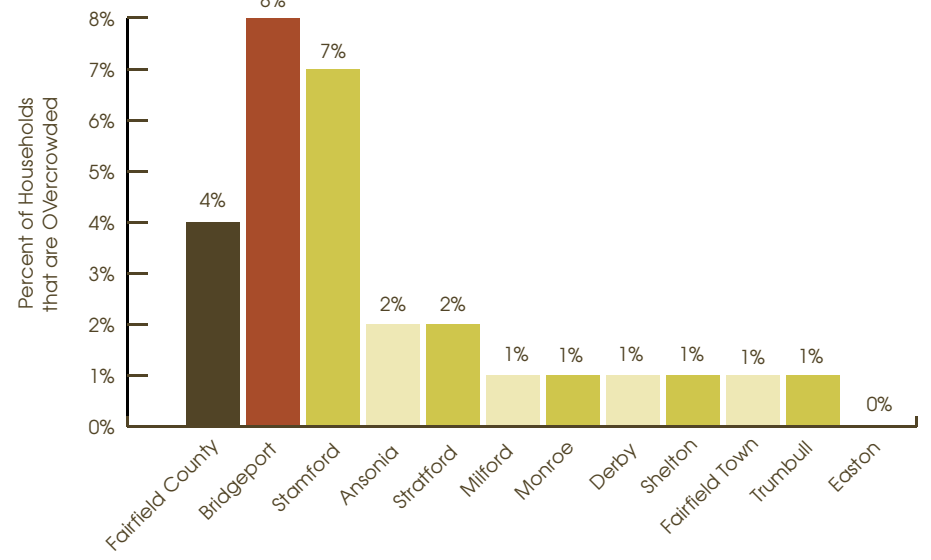


Relative Affordability of Housing by Community (2000 Census): Median Housing Value vs. Median Household Income



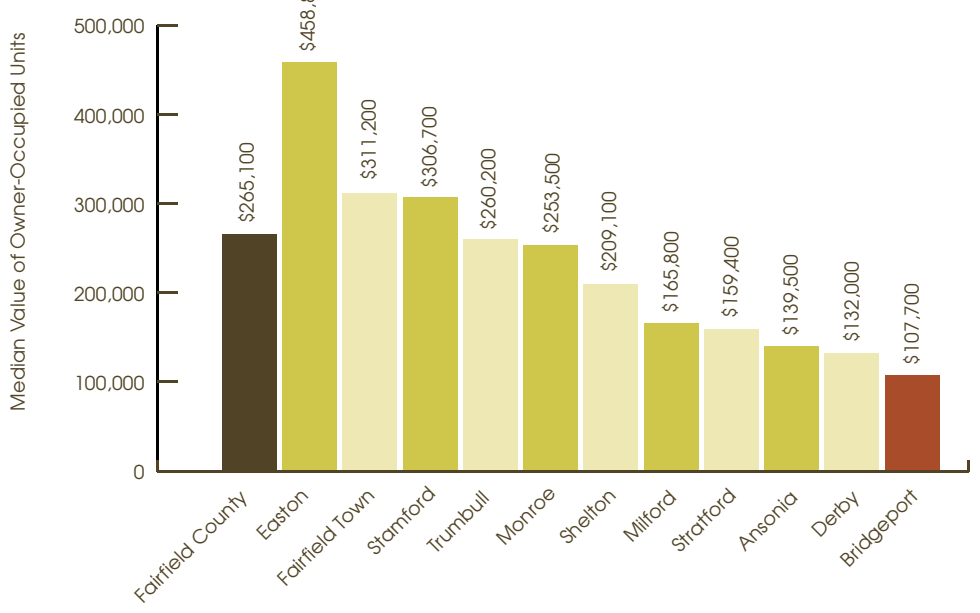
*Example: Fairfield County's median home value was 406% higher than the median household income of resident households as of the 2000 Census.

Overcrowded Units* (Census 2000)

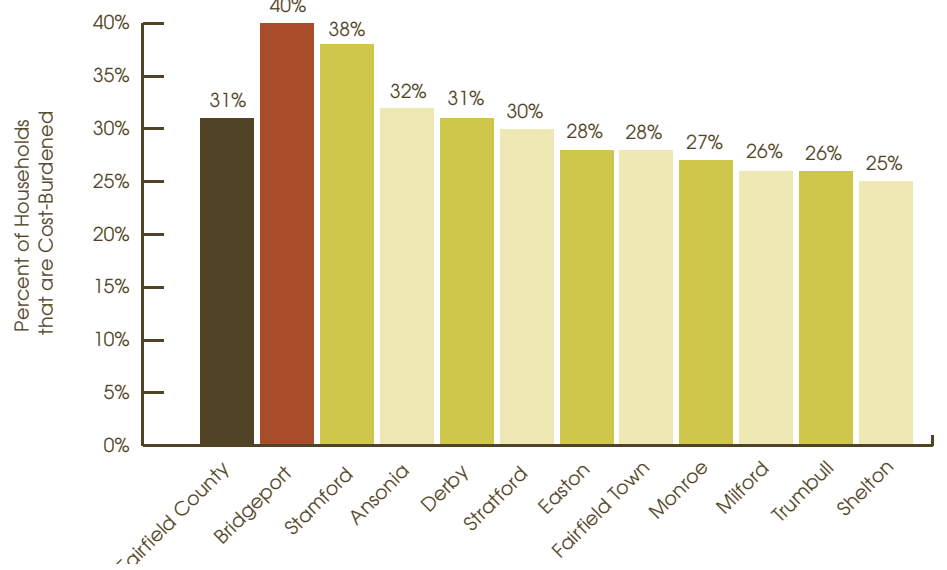


*Defined as 1.01 or more persons per

Median Home Value (2000 Census) All Owner-Occupied Units



Cost-Burdened Households (Census 2000)



Appendix B - Needs Assessment

SECTION 2 – POPULATION AND HOUSEHOLD PROJECTIONS

This section evaluates population and household growth, household area median income (AMI) and households with housing problems. The section includes a discussion regarding the spectrum of housing and households in Bridgeport (the housing continuum) and housing affordability levels for Bridgeport residents.

Population Estimates

According to the US Census Bureau, as of April 2000, there were 139,529 people living in Bridgeport, making up 15.8 percent of Fairfield County's total population. Population estimates for 2006 from ESRI Business Analyst indicate that the percentage of Fairfield County's population residing in Bridgeport has declined slightly to about 15.6 percent, for a total of 142,923 Bridgeport residents. It is estimated that Bridgeport's population will increase by about 2.2 percent (3,200 persons) by 2011. Fairfield County is projected to grow at a slightly faster rate of 2.5 percent during this same period.

Fairfield County and Bridgeport Population: 2000 to 2011

	2000		2011		2006	
	#	%	#	%	#	%
Fairfield County	882,567	100.0%	915,584	100.0%	938,759	100.0%
Bridgeport	139,529	15.8%	142,923	15.6%	146,136	15.6%

Source: US Census for 1990 and 2000 estimates; ESRI Business Analyst for 2006 and 2011 estimates

Housing Unit Estimates

Between 1990 and 2000, housing units in Bridgeport decreased by 5 percent while housing units in Fairfield County as a whole increased by 4.7 percent. However, this trend did not continue between 2000 and 2006. Estimates from ESRI Business Analyst report a 3.2 percent increase in the number of housing units in Fairfield County between 2000 and 2006, while units in Bridgeport increased about 1.6 percent during this period (about 890 units). Through 2011, the number of housing units in Bridgeport is expected to continue to grow by a similar 1.8 percent (about 1,000 units), whereas growth in the county as a whole will slow to about a 2.4 percent increase.

Fairfield County and Bridgeport Change in Housing Units: 1990 to 2011

	1990	2000	2006	2011	% Change (1990-2000)	% Change (2000-2006)	% Change (2006-2011)
Fairfield County	324,355	339,466	350,484	358,973	4.7%	3.2%	2.4%
Bridgeport	57,224	54,367	55,256	56,266	-5.0%	1.6%	1.8%

Source: US Census for 1990 and 2000 estimates; ESRI Business Analyst for 2006 and 2011 estimates

Household Estimates

According to the 2000 US Census, there were a total of 50,307 occupied housing units in Bridgeport in 2000. Based on ESRI calculations, households are expected to increase to 51,112 by 2006 (1.6 percent increase) and to 52,215 by 2011 (2.2 percent increase). The average household size is also projected to increase slightly during this same time period from 2.72 to 2.73. In addition, the percentage of vacant housing units is expected to remain relatively constant between 2006 (7.5 percent) and 2011 (7.2 percent).

Bridgeport Population, Households and Housing Units: 2000 to 2011

	2000	2006	2011
Population	139,529	142,923	146,136
Population in households	135,829	139,211	142,424
Household size	2.70	2.72	2.73
Housing units	54,367	55,256	56,266
Percent occupied	92.5%	92.5%	92.8%
Households	50,307	51,132	52,215

Source: 2000 US Census; ESRI Business Analyst; RRC Associates, Inc.



Family Households

In 2000, about 65 percent of households in Bridgeport were family households compared to 70 percent of households in Fairfield County as a whole. In 2006 it is estimated that the percentage of family households in Fairfield County declined to 66.8 percent of all households and to 59.6 percent of all households in Bridgeport. By 2011, family households are projected to further decline to 66.1 percent of households in Fairfield County and 58.9 percent in Bridgeport. In total, between 2006 and 2011, the number of family households will increase about 1.4 percent in the county and at about half that rate (0.7 percent) in Bridgeport.

Family Households in Fairfield County and Bridgeport: 2000 to 2011

	2000		2006		2011		2006 to 2011 % change
	# of family households	% of total households	# of family households	% of total households	# of family households	% of total households	
Fairfield County	228,399	70.4%	234,124	66.8%	237,327	66.1%	1.4%
Bridgeport	32,730	65.1%	32,912	59.6%	33,166	58.9%	0.7%

Source: 2000 US Census; ESRI Business Analyst

Housing Tenure

In 2000, about 43.2 percent of Bridgeport households owned their home compared to a much higher ownership rate of 69.2 percent in Fairfield County as a whole. It is projected that the homeownership rate in Bridgeport increased by about 3.6 percent since the 2000 Census, to 46.8 percent in 2006. The ownership rate in the county also increased during this period, but by a lower 2.6 percent. By 2011, the ownership rate in Bridgeport is projected to increase by 0.5 percent to 47.3 percent, with the county increasing 0.4 percent to 72.2 percent.

Housing Tenure: Bridgeport and Fairfield County 2000 to 2011

	2000	2006	2011
Fairfield County Home Ownership	69.2%	71.8%	72.2%
Bridgeport Home Ownership	43.2%	46.8%	47.3%

Source: 2000 US Census; ESRI Business Analyst



Appendix B - Needs Assessment

Household Income Estimates

The tables below show Bridgeport current and projected household incomes. As of the 2000 US Census, the median household income in Bridgeport was \$34,680. According to ESRI Business Analyst data, the estimated current median household income is \$41,485. Between 2000 and 2006, it is estimated that median household incomes increased about 19.6 percent (or an average of 3 percent per year). Between 2006 and 2011, the median household income in Bridgeport is estimated to increase at a similar 2.9 percent per year to \$47,871.

Bridgeport Median Household Income; 2000, 2006 and 2011

	2000	2006	2011	% Change 2000 to 2006	% Change 2006 to 2011
Bridgeport	\$34,680	\$41,485	\$47,871	19.6%	15.4%

Source: 2000 US Census; ESRI Business Analyst

As demonstrated in the table below, the majority of households in Bridgeport (77.8 percent) make \$60,000 or below, which is a much higher percentage than those in Fairfield County as a whole (46.2 percent). About 18.7 percent of Bridgeport households make between \$60,000 and \$100,000 with very few making over \$100,000 (6.3 percent).

As projected by ESRI Business analyst, Bridgeport's household population making over \$60,000 is expected to increase from 22.2 percent in 2006 to 28.3 percent in 2011 (6.1 percent increase). Fairfield County is expected to experience the same pattern but to a slightly higher extent, with a 7.3 percent increase in people making over \$60,000.

Bridgeport and Fairfield County Household Incomes: 2006 and 2011

	2006		2011	
	Bridgeport	Fairfield County	Bridgeport	Fairfield
<=\$15,000	25.1%	10.6%	21.9%	8.6%
\$15,001 to \$30,000	17.6%	9.4%	15.8%	7.7%
\$30,001 to \$40,000	11.3%	7.2%	9.7%	5.5%
\$40,001 to \$50,000	13.5%	9.6%	14.0%	9.3%
\$50,001 to \$60,000	10.3%	9.4%	10.3%	7.8%
\$60,001 to \$75,000	9.5%	11.7%	11.0%	11.8%
\$75,001 to \$100,000	6.4%	11.0%	7.2%	9.6%
\$100,001 or \$150,000	2.8%	14.8%	4.5%	18.6%
Over \$150,000	3.5%	16.2%	5.6%	21.0%
Total	100%	100%	100%	100.0%

Source: ESRI Business Analyst; RRC Associates, Inc.



Appendix B - Needs Assessment

Household Area Median Income (AMI)

The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. The income limits that HUD defines for an area varies by family size, where a family is defined as: a householder with one or more other persons living in the same household who are related to the householder by birth, marriage or adoption. The median family income for an area is defined by a four-person household making 100 percent of the AMI.

The following table shows 2006 HUD income limits for households earning 30 percent AMI up to 180 percent of the AMI in the Bridgeport HMFA. The Bridgeport HMFA, which is a part of the Bridgeport-Stamford-Norwalk MSA, includes Easton, Fairfield, Monroe, Shelton, Stratford and Trumbull. "Low-Income" families, as defined by HUD, have incomes that do not exceed 80 percent of the AMI. "Very Low-Income" families are defined as having incomes that do not exceed 50 percent of the AMI. The very low-income limits in the Bridgeport HMFA are based on Bridgeport's income data.

The median family income in the Bridgeport HMFA is \$79,900 in 2006, as determined by the US Department of Housing and Urban Development (HUD). Typically, these income guidelines are used to establish housing targets and thresholds for different local housing efforts, as well as for Private Activity Bond Allocations, Low-income Housing Tax Credits, Section 8 Rent Subsidy and related housing programs. The income limits are adjusted annually.

Area Median Income Limits By Household Size; Bridgeport HMFA 2006

	1-person	2-persons	3-persons	4-persons	5-persons
30% AMI	\$16,750	\$19,150	\$21,550	\$23,950	\$25,850
50% AMI	\$27,950	\$31,950	\$35,950	\$39,950	\$43,150
60% AMI	\$33,540	\$38,340	\$43,140	\$47,940	\$51,780
80% AMI	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350
100% AMI	\$55,900	\$63,900	\$71,900	\$79,900	\$86,300
120% AMI	\$67,080	\$76,680	\$86,280	\$95,880	\$103,560
140% AMI	\$78,260	\$89,460	\$100,660	\$111,860	\$120,820

Source: Department of Housing and Urban Development; RRC Associates, Inc.

Special tabulations of the 2000 US Census data (CHAS – Comprehensive Housing Affordability Strategy) were used to determine the number and percentage of Bridgeport households within each AMI category shown above. For purposes of this analysis, it was assumed that the percentage distribution of households in 2006 across all AMI categories remained the same as that in 2000. As shown in the following table, about 60.5 percent of Bridgeport's households earn less than 80 percent AMI (low-income) and 40.1 percent earn less than 50 percent AMI (very low-income). This varies by tenure, where renters are more likely than owners to earn less than 80 percent AMI (84.7 percent of renters and 60.0 percent of owners). Additionally, 21.3 percent of all households earn between 80 and 120 percent AMI and only 18.3 percent earn over 120 percent AMI.

Income Distribution Of Bridgeport Households By Tenure: 2006 Estimates

	Renters		Owners		Total	
	#	%	#	%	#	%
<=30%	9,388	34.5%	2,928	12.2%	12,316	24.1%
30-50%	5,351	19.7%	2,829	11.8%	8,180	16.0%
50-60%	1,828	6.7%	1,442	6.0%	3,270	6.4%
60-80%	3,556	13.1%	3,600	15.0%	7,156	14.0%
80-100%	2,913	10.7%	3,611	15.1%	6,524	12.8%
100-120%	1,614	5.9%	2,725	11.4%	4,338	8.5%
120-140%	962	3.5%	2,053	8.6%	3,015	5.9%
140%+	1,571	5.8%	4,761	19.9%	6,332	12.4%
TOTAL	27,183	100%	23,949	100%	51,132	100%

Source: U.S. Census Bureau; CHAS; ESRI Business Analyst; RRC Associates, Inc.



Appendix B - Needs Assessment

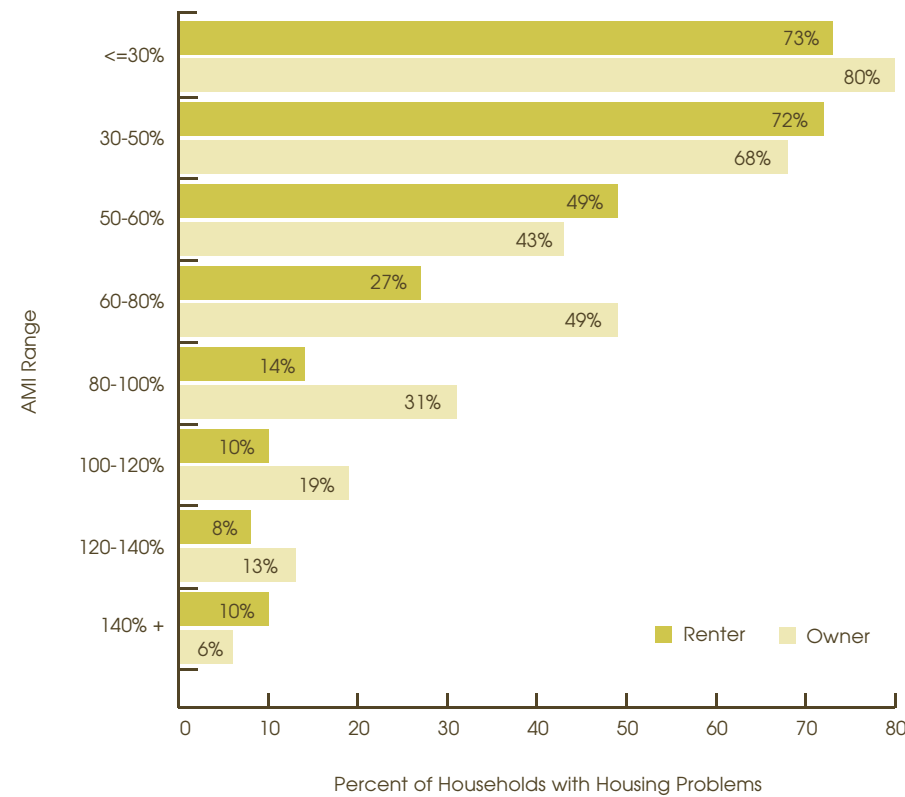
Households with “Housing Problems”

As noted in the “Population and Demographics” section, about 40 percent of households in Bridgeport were cost-burdened (paid over 30 percent of their household income for rent/mortgage) in 2000, including 33.4 percent of owners and 43.2 percent of renters.

The 2000 US Census CHAS (Comprehensive Housing Affordability Strategy) tabulations report households with “housing problems” by household area median income (AMI) levels. “Housing problems” are defined as households that are lacking complete plumbing or kitchen facilities, with 1.01 or more persons per room (i.e., overcrowded) and/or cost-burdened (paying more than 30 percent of household income for rent/mortgage). About 43.8 percent of households reported having housing problems, including 36.8 percent of owners and 49.1 percent of renters. Evaluated by AMI range, the data shows that:

- For households earning less than 30 percent of the AMI, 73 percent of renters and 80 percent of owners are cost burdened. Additionally, of households earning between 30 and 50 percent AMI, 72 percent of renters and 68 percent of owners are cost burdened.
- About 62 percent of renter households in Bridgeport earning below 80 percent AMI reported housing problems. This AMI category represents the primary income range for rental unit demand.
- About 40 percent of owner households earning between 60 and 100 percent of the AMI reported housing problems, including 49 percent for households earning between 60 and 80 percent AMI and 31 percent of households earning between 80 and 100 percent AMI. This group primarily represents the first-time homebuyer income range. The percentage of owner households with housing problems drops sharply to about 16 percent for households earning between 100 and 140 percent of the AMI.
- Many of the higher income owner households (those earning over 140 percent AMI) may be cost-burdened by choice, where higher incomes are generally (though not always) more able to afford to pay over 30 percent of their income for housing without sacrificing other needs (food, clothing, medical, etc.). Only 6 percent of owners reported having housing problems in this higher income range. Also, lower income owner households (less than 50 percent AMI) are often senior and retired households, where household income may be low compared to housing costs, but other assets can be substantial.

Households With Housing Problems by AMI, 2000; Bridgeport



Source: 2000 US Census (CHAS Special Tabulation)
 * “Housing problems” is defined as lacking complete plumbing facilities, or lacking complete kitchen facilities, or with 1.01 or more persons per room and/or with cost burden more than 30.0 percent.

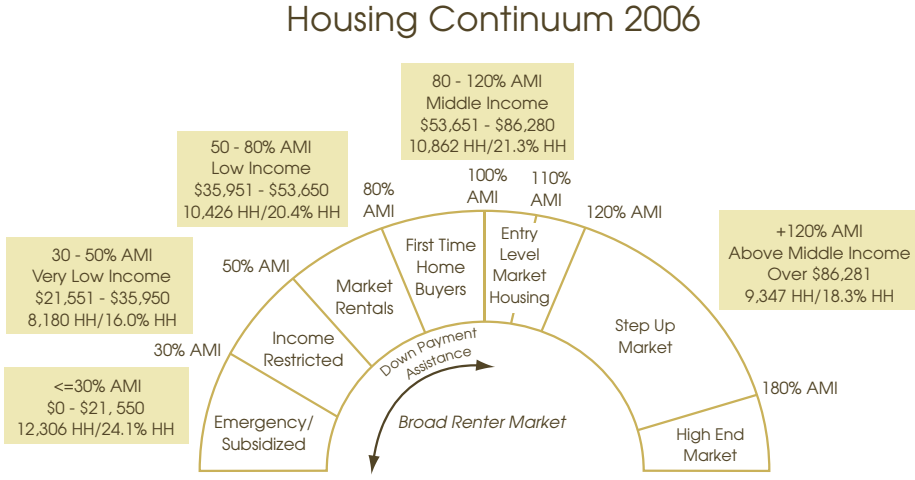
Housing Continuum

The Housing Continuum, illustrated below, defines the various stages of housing, which can be helpful in moving from aggregate estimates of housing units needed to specific programs and policies that target the housing needs within the community. The Continuum shows the percentage and number of households in Bridgeport that fall into each AMI category, based on 2006 household estimates, along with a spectrum of housing that is affordable and most likely to be sought out by households in each AMI group. The Housing Continuum depicts what may be ideal for most communities – the availability of housing that is affordable to all households and options for changing life circumstances. What is key in this approach is that there are opportunities for households to buy or rent at different economic levels, thus supporting an economically balanced community. As shown:

- **Up to 80 percent AMI:** At the lowest income levels, homelessness and the threat of homelessness are important issues. Additionally, special populations who are unable to work (e.g., seniors and the disabled) may require assistance at the lower income levels. Affordability problems, especially for renters, may also be present among the working poor. As shown, about 24.1 percent of Bridgeport residents fall into the lowest income category (less than 30 percent AMI), with an additional 16.0 percent of households earning between 30 and 50 percent of the AMI and about 20.4 percent earning in the low-income range (50 to 80 percent AMI). Households in the 30 to 50 percent AMI range earn roughly \$8 to \$15 per hour and are typically households who would be eligible for different forms of housing assistance.
- **80 to 120 percent AMI:** As incomes near the median, households generally begin to approach the point where they can buy their first home (80 to 120 percent AMI). Policies at this level are typically designed to help bring homeownership within reach, including down payment assistance, first-time homebuyer loans and deed-restricted housing. Approximately 21.3 percent of Bridgeport households fall within this income range.
- **Over 120 percent AMI:** Finally, at the highest levels, upper income groups fuel the market for step-up and high-end housing, where about 18.3 percent of Bridgeport households are included in this income level.



Appendix B - Needs Assessment



Source: 2000 US Census (CHAS); The Housing Collaborative, LLC; RRC Associates, Inc.
 *Income ranges shown are for 3-person households earning within the respective AMI ranges in 2006 – reflective of the average household size in Bridgeport of 2.7 persons.

Housing Affordability

The following table calculates the maximum affordable purchase price for an average 3-person household in Bridgeport and the maximum affordable rent by AMI range for Bridgeport households. Purchase prices assume 5 percent down, 7 percent 30-year fixed-rate loan, 30 percent of the monthly payment is used for insurance, taxes⁷, PMI and HOA and no more than 30 percent of gross household income is used toward housing payments. Affordable rentals assume no more than 30 percent of gross household income is paid toward rent.

- The largest percentage of renter households (54.2 percent) earn 50 percent or less of the AMI. These households can afford up to \$899 a month for rent for a 3-person household (e.g. would need a two- to three-bedroom unit). A three-person household earning between 50 and 80 percent AMI (19.8 percent) can afford up to \$1,341 a month for rent. Households earning between 80 and 100 percent AMI (10.7 percent) can afford up to \$1,798 a month for rent and households between 100 and 120 percent AMI (5.9 percent) can afford to pay up to \$2,157.

- A large percentage of owner households in Bridgeport (24.6 percent) earn 50 percent AMI or less. A three-person household in this low-income range can afford to purchase a home priced up to \$99,525. Owner households earning between 60 and 80 percent AMI (21.0 percent) can afford to purchase a home up to \$148,526 and owner households making between 80 and 120 percent AMI (26.5 percent), can afford to pay up to \$238,859 for a home. For owner households making between 120 and 140 percent AMI (8.6 percent), the maximum affordable purchase price is \$278,669.

Maximum Affordable Purchase Price and Rent by AMI; Bridgeport 2006

AMI Range	Max Income*	% Renter Households	Maximum Affordable Rent**	% Owner Households	Maximum Affordable Purchase Price***
50% AMI or less	\$35,950	54.2%	\$899	24.6%	\$99,525
60% AMI	\$43,140	6.7%	\$1,079	6.0%	\$119,430
80% AMI	\$53,650	13.1%	\$1,341	15.0%	\$148,526
100% AMI	\$71,900	10.7%	\$1,798	15.1%	\$199,049
120% AMI	\$86,280	5.9%	\$2,157	11.4%	\$238,859
140% AMI	\$100,660	3.5%	\$2,517	8.6%	\$278,669
Over 140% AMI	Over \$100,660	5.8%	Over \$2,517	19.9%	Over \$278,669

*Calculated for a 3-person household (the average household size in Bridgeport is about 2.7 persons).
 **Assumes no more than 30 percent of household income is used for rent.
 ***Assumes 5% down; 7% 30-year loan; 30% of monthly payment for insurance, taxes, PMI, HOA.

⁷Bridgeport has a very high mil rate for property taxes (42.28). On a \$199,100 property, this mil rate results in annual taxes of about \$5,893 per year, or just under \$500 per month. Assuming 5 percent down and a 7 percent, 30-year fixed rate loan, monthly loan payments would be about \$1,325 per month before taxes. Property taxes increase the monthly payment to about \$1,816 per month and would comprise 27 percent of the total monthly housing payment. Therefore, an assumption that 30 percent of the affordable monthly housing payment is used for taxes, insurance, HOA fees and PMI appears reasonable, if not slightly conservative.



Appendix B - Needs Assessment

SECTION 3 – EMPLOYMENT AND COMMUTING

This section evaluates job growth, employment, wages paid, and commuting patterns to understand the quantity and type of housing needed to support the local economy.

Number of Jobs

The Connecticut Department of Labor provides estimates of total jobs by year in Bridgeport and Fairfield County based on data reported through the Quarterly Census of Employment and Wages (QCEW). This data includes workers covered by unemployment insurance and, therefore, does not generally include self proprietors and many agricultural laborers. QCEW reported jobs generally represents about 80 percent of total jobs in a city such as Bridgeport and provides a good method of evaluating trends in the local job economy in terms of identifying an increasing or decreasing job market and which industry sectors comprise the primary economy.

QCEW job estimates between 2001 and 2005 show that Bridgeport comprised about 11.5 percent of jobs in Fairfield County in 2000 and only 10.9 percent of Fairfield County jobs in 2005. Both Fairfield County (-2.1 percent) and Bridgeport (-7.0 percent) lost jobs during this period, with Bridgeport showing a much higher percentage decline in jobs (-7.0 percent) than Fairfield County (-2.1 percent).

Yearly Average Total Jobs; Fairfield County and Bridgeport

	Fairfield County	Bridgeport	Bridgeport jobs as a % of Fairfield County jobs
2001	421,211	48,257	11.5%
2002	415,706	47,924	11.5%
2003	411,642	46,654	11.3%
2004	409,869	45,568	11.1%
2005	412,252	44,863	10.9%
% change (2001-2005)	-2.1%	-7.0%	-

Source: Connecticut Dept. of Labor, Labor Market Information (QCEW)

The Connecticut Department of Labor, Labor Market Information, provides jobs projections in 2002 and 2012 for the Southwest region in Connecticut. This region includes Bridgeport. In 2002, Bridgeport comprised about 12.6 percent of jobs in the Southwest region and by 2005 Bridgeport's share of jobs decreased to about 11.5 percent in the Southwest region. Through 2012, jobs in the Southwest region are projected to increase an average of 0.86 percent per year. Assuming that Bridgeport jobs increase at a similar rate after 2005 (the most recent year of available data for Bridgeport), this means that between 2006 and 2012, Bridgeport will add about 2,400 jobs and comprise only 11.5 percent of jobs in the Southwest region. Given recent building activity interest in Bridgeport, it is reasonable to anticipate that jobs may again start increasing in the city in the near future.

Job Estimates: 2002 through 2012

	2002	2006	2011	2012
Southwest Region	379,140	392,417*	409,670*	413,210
Bridgeport	47,924	45,251*	47,240*	47,648*
% of Southwest jobs that are in Bridgeport	12.6%	11.5%	11.5%	11.5%

Source: Connecticut Department of Labor; RRC Associates, Inc.

*Job projections estimates by RRC Associates based on the average yearly growth rate of jobs in the Southwest region between 2002 and 2012 (0.86%).

*Average Number of Jobs from January 2006 to September 2006

Jobs by Industry

The Quarterly Census of Employment and Wages (QCEW) reports jobs by type of industry in Fairfield County and Bridgeport. Based on this data, the largest percentage of jobs in Bridgeport are in the health care and social services industry (22.6 percent). Bridgeport is home to two of Fairfield County's most prestigious hospitals; Bridgeport Hospital and St. Vincent's Hospital. Government (19.5 percent), manufacturing (12.4 percent) and retail trade (7.9 percent) are the next largest industries. The three lowest categories (aside from the ones grouped in "Other") are transportation and warehousing (1.7 percent), real estate and rental and leasing (1.1 percent) and management of companies and enterprises (0.6 percent).

The number of jobs in total in Bridgeport declined by about 3,400 jobs between 2001 (48,257 jobs) and 2005 (44,863 jobs). As shown in the following graph, manufacturing showed the largest decline in jobs during this period (about 1,500 jobs lost), followed by health care and social assistance (-590 jobs), professional, scientific and technical services (-350 jobs), construction (-280 jobs) and other services (-270 jobs). Government also shows a decline of about 150 jobs; however, municipal government jobs increased by about 180 positions with federal and state jobs declining.

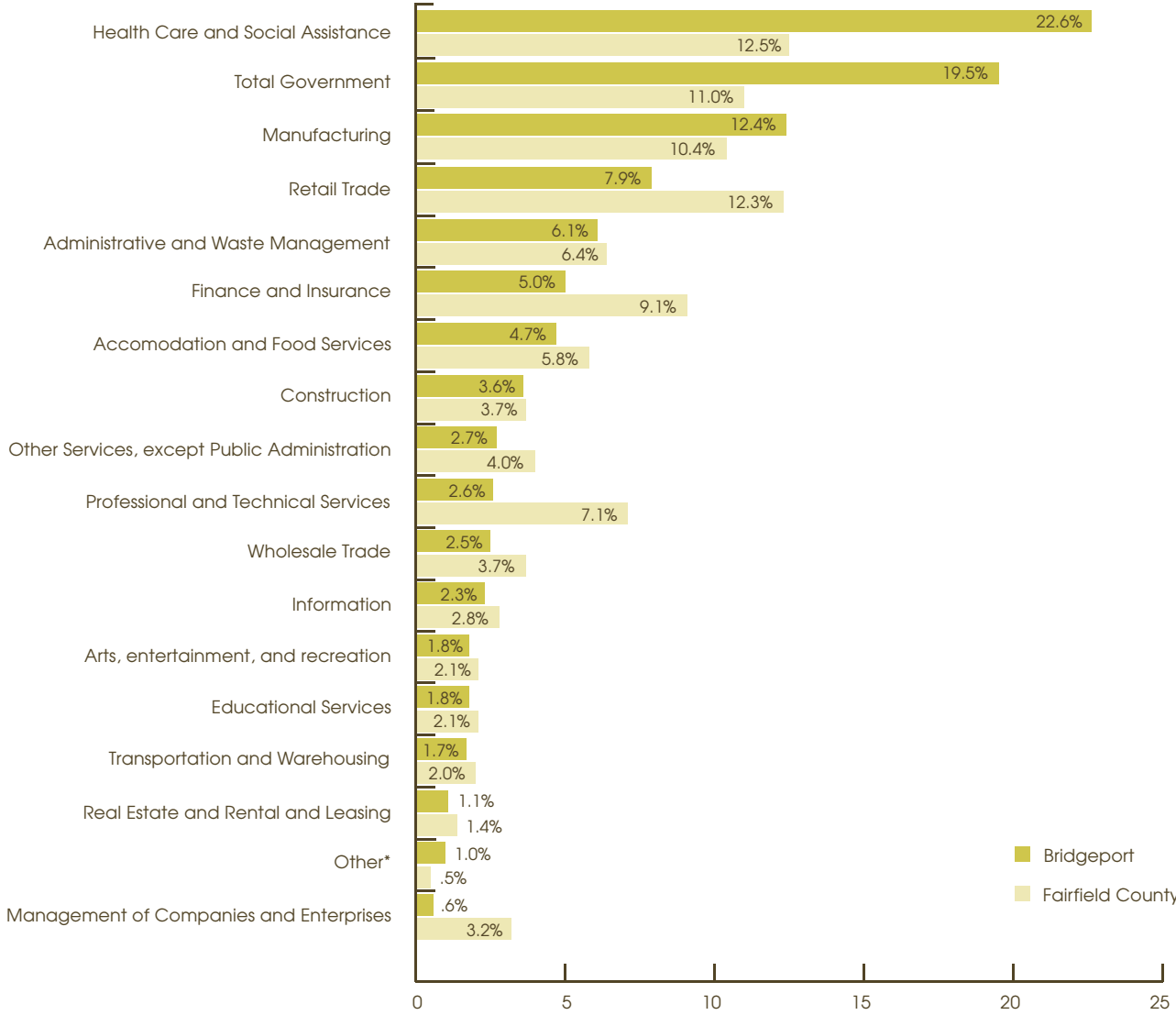
Increases occurred in information (+240 jobs), accommodation and food services (+180 jobs) and administrative and waste management services (+175 jobs). Small gains were also seen in arts, entertainment and recreation, educational services, transportation and warehousing and real estate and rental and leasing.

In the future, according to Connecticut Department of Labor Industries and Occupations Forecast, manufacturing is expected to decrease 5 percent in the state as a whole between 2002 and 2007, while the retail trade is expected to increase in the state as a whole by 5 percent during the same time period.



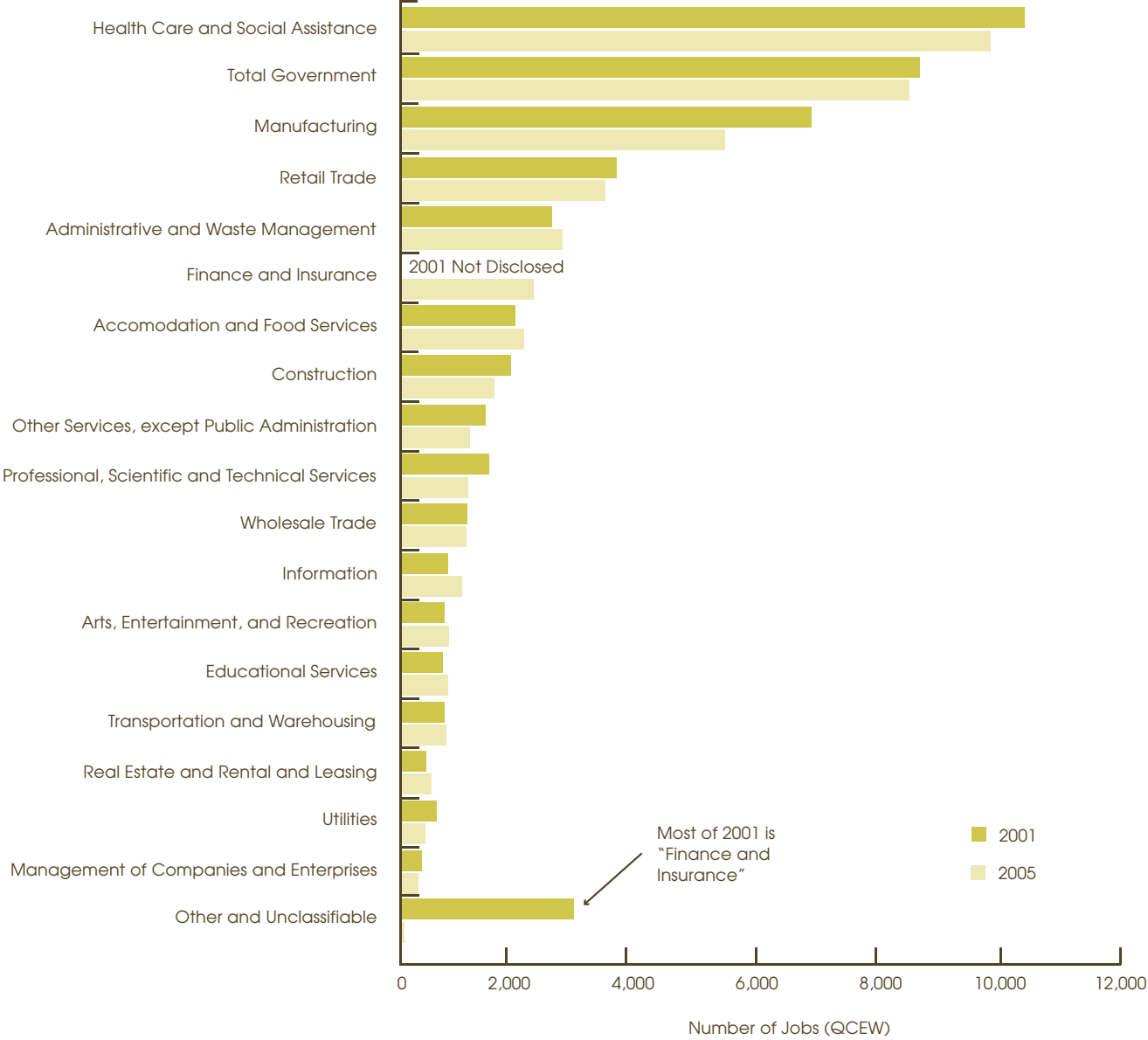
Appendix B - Needs Assessment

Bridgeport and Fairfield County Jobs by Industry: 2005



Source: Quarterly Census of Employment and Wages (QCEW), Connecticut Department of Labor
 * Industries included in "Other" are: Agriculture, forestry, fishing, mining, nonclassifiable establishments, and utilities.

Change in Jobs by Industry: Bridgeport 2001 to 2005



Source: Quarterly Census of Employment and Wages (QCEW), Connecticut Department of Labor
 * Industries included in "Other and Unclassifiable" are: Agriculture, forestry, fishing, mining, nonclassifiable establishments. In 2001 this category also includes "Finance and Insurance," which is the vast majority of this category (likely over 2,000 jobs in 2001).



Appendix B - Needs Assessment

Wages

The following table shows the average 2005 yearly wage in Bridgeport and Fairfield County by industry as reported by the QCEW.

- The average annual wage paid by industries in 2005 in Bridgeport was \$44,119. Utilities (\$79,738), professional and technical service (\$77,123) and management of companies and enterprises (\$74,131) pay the highest wages in Bridgeport. The three industries with the lowest wages paid are administrative and waste management (\$23,609), arts, entertainment, and recreation (\$23,406) and accommodation and food services (\$14,820).
- Of the top three employment industries in Bridgeport, government (average wage \$52,118) and manufacturing (average wage \$48,198) pay over the average wage in Bridgeport, with health care and social assistance paying slightly below the average wage (\$43,079). State projections indicate that manufacturing jobs can be expected to decrease and retail jobs will increase in the future. In other words, manufacturing jobs paying \$48,198 on average in Bridgeport in 2005 will be lost, while retail jobs paying well below the average wage in 2005 (\$30,931) will increase. Loss of higher paying jobs will decrease the affordability of housing for locals in Bridgeport.
- The overall average wage in Bridgeport (\$44,119) is about 38 percent lower than average wages in Fairfield County as a whole (\$71,092), or almost \$27,000 per year lower. Of all industries in Bridgeport, only government pays a higher average wage than Fairfield County as a whole (\$1,057 more per year on average, or about 2 percent more). Every other industry in Bridgeport pays a lower average wage than in Fairfield County. The industries that pay the most similar average wages to Fairfield County are construction (\$956 or 1.7 percent less), educational services (\$2,249 or 5.8 percent less) and health care (\$2,843 or 6.2 percent less).

Bridgeport and Fairfield County Average Wage by Industry: 2005

	Average Yearly Wage Bridgeport	Average Yearly Wage Fairfield County
TOTAL	\$44,119	\$71,092
Utilities	\$79,738	\$102,100
Professional and technical services	\$77,123	\$90,237
Management of companies and enterprises	\$74,131	\$165,848
Finance and insurance	\$68,457	\$219,292
Construction	\$53,886	\$54,842
Total government	\$52,118	\$51,061
Wholesale trade	\$51,578	\$89,890
Manufacturing	\$48,198	\$75,604
Information	\$44,252	\$75,028
Health care and social assistance	\$43,079	\$45,922
Real estate and rental and leasing	\$38,254	\$64,915
Educational services	\$36,738	\$38,987
Retail trade	\$30,931	\$34,333
Transportation and warehousing	\$29,837	\$55,599
Other services, except public administration	\$26,968	\$29,105
Administrative and waste management	\$23,609	\$36,153
Arts, entertainment, and recreation	\$23,406	\$33,417
Accommodation and food services	\$14,820	\$19,971
Other*	\$8,020	\$39,293

Source: Quarterly Census of Employment and Wages (QCEW), Connecticut Department of Labor; Sorted in descending order of average wage paid in Bridgeport.

* Industries included in "Other" are: Agriculture, forestry, fishing, mining, nonclassifiable establishments, and utilities.



Appendix B - Needs Assessment

QCEW wage estimates show that, in 2000, Bridgeport wages were about 34 percent lower (a \$21,000 difference) than those in Fairfield County as a whole. This difference increased in 2005, where Bridgeport wages were about 38 percent lower than Fairfield County wages as a whole (a \$27,000 difference). Wages per worker in Bridgeport increased about 9.6 percent between 2000 and 2005, with Fairfield County wages increasing a faster 16.2 percent during the same time period. This is consistent with household income data, which indicates that Fairfield County household incomes also increased at a faster rate than Bridgeport's.

Average Annual Wage per Worker: Bridgeport and Fairfield County

	2000	2003	2005	% Change (2000-2005)
Fairfield County	\$61,155	\$62,763	\$71,092	16.2%
Bridgeport	\$40,240	\$41,687	\$44,119	9.6%

Source: Quarterly Census of Employment and Wages

Employees per Household and Jobs per Employee

Employees often live together in family and unrelated roommate households, meaning that there is often more than one employee per residence. The number of employees per household was estimated from the 2000 US Census by dividing the number of households reporting earnings in Bridgeport by the number of employed persons that are in households. This information is necessary when translating the number of employees into the number of households needed to house the workforce. Bridgeport, as of the 2000 Census, had 1.45 workers per household.

Average Employees per Household: 2000

	Bridgeport
Employed persons	56,929
Employed Persons in Group Quarters	839
Employed Persons in Households	56,091
Households with Earnings	38,777
Employed Workers Per "Economically Active Household"	1.45

Source: US Census; RRC Associates, Inc.

Additionally, jobs per employee are also important in determining future need for housing based on job projections. Jobs per employee were calculated using the 2000 US Census Place to Place file, which reports the total number of workers employed in Bridgeport. The number of workers was then divided into the QCEW 2000 jobs estimate. This provides a ratio by which labor force can be estimated from projected QCEW jobs in Bridgeport in the future. Using this methodology, there are about 1.04 QCEW jobs reported per worker in Bridgeport. It is expected that the actual multiple job holding rate for Bridgeport workers is closer to 1.3 jobs per worker when total jobs (rather than underestimated QCEW jobs) are evaluated.⁸

Average Jobs per Worker: 2000

	Bridgeport
Workers employed locally (Census 2000)	46,449
QCEW jobs (2000)	48,327
Estimated jobs per worker	1.04

Housing: Jobs Ratio

An important component of any housing needs analysis is to understand the dynamic between housing as related to jobs in an area. This is expressed in the below table as a ratio of total households and QCEW jobs as of the year 2000. In communities that are largely "bedroom" communities – or net suppliers of housing to the regional workforce – this ratio will be closer to or higher than a value of one (1). In communities that supply jobs to much of the region's workforce, the ratio of households divided by jobs will be closer to zero.

By comparing the ratio of households to jobs in Bridgeport and surrounding areas, the context of Bridgeport as a net supplier of jobs to the area, a net supplier of housing to the area or a relatively "balanced" community can be understood. As shown below:

- The ratio of households to jobs in the state as a whole is about 0.78, with Fairfield County showing a similar ratio of 0.76. This indicates the general "balance" point for the region – the point at which the net supply of households and jobs are relatively complimentary.

- Bridgeport is generally a net supplier of households to the area, with a ratio of 1.04 households for every job in the city. This is evidenced by the fact that only 35 percent of employed residents living in Bridgeport work locally within the city. At the extreme end is the Town of Easton, showing 3.02 households per locally available job within the Town.

- Stamford and Shelton show the lowest ratio of households to jobs of compared communities in the region, at a respective 0.55 and 0.66. This indicates that these areas must rely on housing being available in other communities to meet the needs of their workforce. Conversely, these areas supply many jobs for workers living in the region.

Ratio of Households to Jobs: 2000

	Households (2000 Census)	Jobs (QCEW)	Ratio of Households: Jobs
CONNECTICUT	1,301,670	1,676,799	0.78
Fairfield County	324,232	427,567	0.76
Bridgeport	50,307	48,327	1.04
Town of Fairfield	20,397	23,409	0.87
Stratford	19,898	26,201	0.76
Stamford	45,399	83,167	0.55
Norwalk	32,711	46,166	0.71
Trumbull	11,911	14,073	0.85
Shelton	14,190	21,415	0.66
Monroe	No data	6,449	-
Easton	2,465	817	3.02

Source: 2000 Census; Ct. Dept. of Local Affairs (QCEW); RRC Associates, Inc.

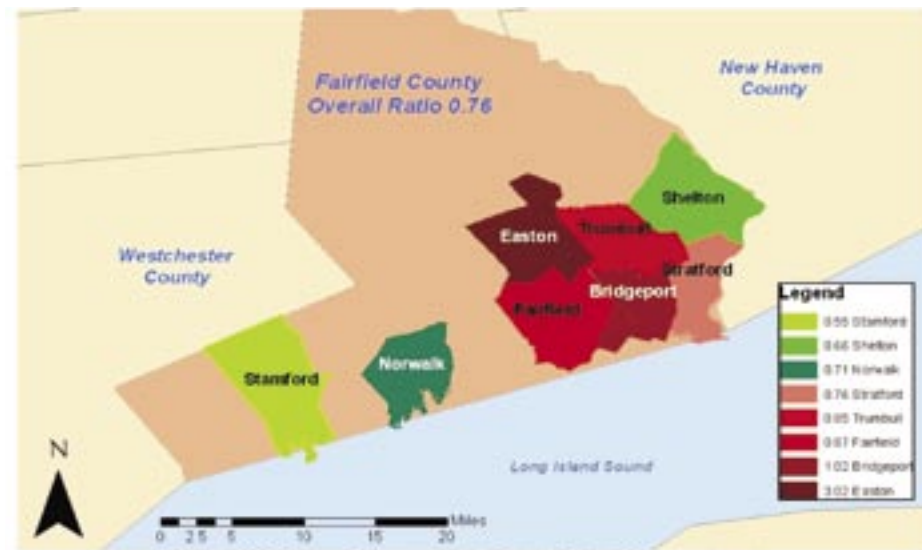
⁸ QCEW jobs exclude many self proprietors and all jobs not covered by unemployment insurance. QCEW jobs often underestimate total jobs in a city such as Bridgeport by up to 80 percent.



Appendix B - Needs Assessment

The map below portrays the above table, where the communities in red indicate that the ratio of households to local area jobs exceeds that of Fairfield County as a whole (i.e., are a net supplier of housing to the region) and communities in green indicate that the ratio of households to local area jobs is lower than in Fairfield County as a whole (i.e., are a net supplier of jobs to the region).

Ratio of Households to Jobs: 2000



Source: 2000 Census; Ct. Dept of Local Affairs (QCEW); RRC Associates, Inc.

Commuting Patterns

The US Census provides information on worker flows between communities, estimating where workers live and where residents work by place of residence and employment. This information is useful in understanding employee and resident commute and living patterns.

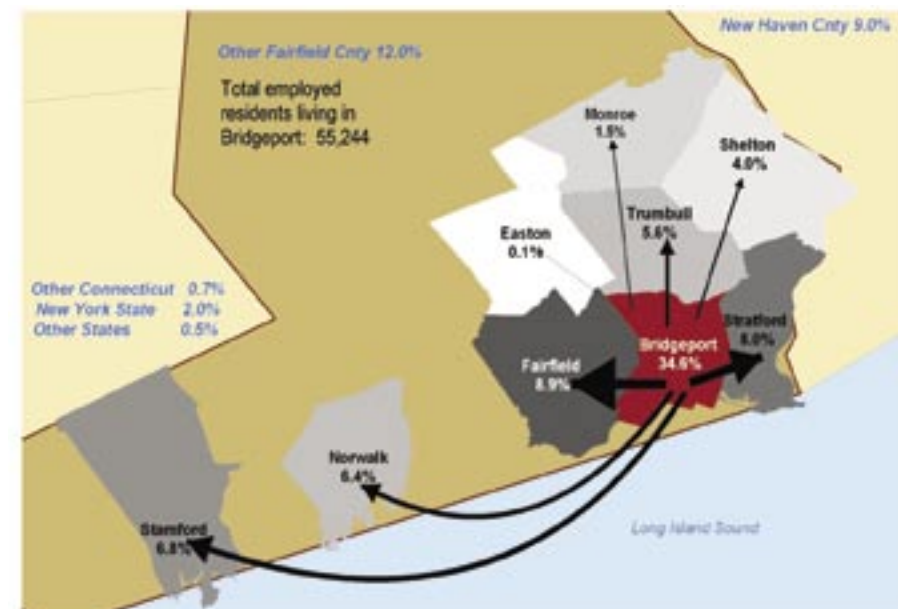
Where Bridgeport Residents Work: According to the 2000 US Census, about 87.8 percent of employed Bridgeport residents work in Fairfield County, with 34.6 percent working in Bridgeport. The next five communities in which employed Bridgeport residents work are Fairfield (8.9 percent), Stratford (8.0 percent), Stamford (6.8 percent), Norwalk (6.4 percent) and Trumbull (5.6 percent). About 9.0 percent of employed Bridgeport residents work in neighboring New Haven County and another 0.7 percent work in other parts of Connecticut. For Bridgeport residents traveling out of state for work, New York is the number one destination with 1,101 workers (2.0 percent).

The Census worker flow files also provide some information on the household income range of employed Bridgeport residents. This provides insight on the earning capacity of households based on location of employment. In general, employed residents that commute out of Bridgeport for work have higher household incomes than those that live and work locally. The largest difference is seen between residents employed in Bridgeport and those employed in New York, as discussed below:

- Of Bridgeport residents working in Bridgeport, 22.6 percent of households report earning \$29,999 or less, which is slightly higher in comparison to residents working in other areas of Fairfield County in this income range (20.5 percent) and much higher compared to residents working in New York State (13.2 percent).
- About 24.8 percent of Bridgeport residents working in Bridgeport report household incomes between \$40,000 and \$59,999 (about 50 to 80 percent AMI for a 4-person household in Bridgeport). This is relatively close to the percent of residents working in other areas of Fairfield County (23.4 percent) and double the percent of New York workers in this income range (12.4 percent).
- Of Bridgeport residents working in Bridgeport, about 26.4 percent earn between \$60,000 and \$99,999 (about 80 to 120 percent AMI for a 4-person household in Bridgeport), which is similar to other Fairfield County workers (28.4 percent). The percent of residents working in New York State in this income range is almost double (46.8 percent) that of Bridgeport. Similarly, the percent of residents making \$100,000 or more in New York (20.1 percent) is much higher than for residents working in Bridgeport (14.4 percent) or other Fairfield County (15.3 percent).

Where Bridgeport Residents Work: 2000

Place of Work	#	%
Bridgeport	19,090	34.6%
Town of Fairfield	4,938	8.9%
Stratford	4,410	8.0%
Stamford	3,765	6.8%
Norwalk	3,525	6.4%
Trumbull	3,085	5.6%
Shelton	2,205	4.0%
Monroe	834	1.5%
Easton	63	0.1%
Other Fairfield County	6,614	12.0%
New Haven County	4,977	9.0%
Other Connecticut	386	0.7%
New York State	1,101	2.0%
Other State	251	0.5%
TOTAL	55,244	100%



Source: US Census 2000, Place-to-Place Worker Flows; RRC Associates



Appendix B - Needs Assessment

Incomes of Employed Bridgeport Resident Households by Place of Work: 2000

Place of Work for Bridgeport Households	Bridgeport	Other Fairfield County	New York
Less than \$15,000	7.5%	6.8%	4.5%
\$15,000 to \$29,999	15.1%	13.7%	8.7%
\$30,000 to \$39,999	11.9%	12.4%	7.7%
\$40,000 to \$49,999	13.5%	12.8%	6.7%
\$50,000 to \$59,999	11.3%	10.6%	5.7%
\$60,000 to \$74,999	14.0%	14.0%	23.1%
\$75,000 to \$99,999	12.4%	14.4%	23.6%
\$100,000 or More	14.4%	15.3%	20.1%
Total %	100.0%	100.0%	100.0%
Total #	19,090	29,439	1,101

Source: US Census 2000, Place-to-Place Worker Flows; RRC Associates

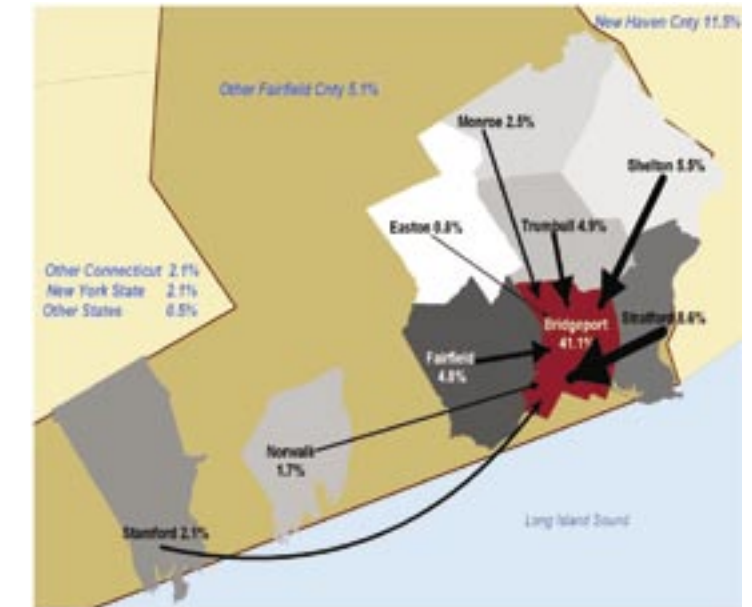
Where Bridgeport Workers Live: About 77.2 percent of persons employed in Bridgeport live in Fairfield County, with 41.1 percent actually living and working in Bridgeport. The next five most frequent communities in which Bridgeport workers live are Stratford (8.6 percent), Shelton (5.5 percent), Trumbull (4.9 percent), Fairfield (4.8 percent) and Monroe (2.5 percent). A significant percentage of Bridgeport workers reside in New Haven County (18.3 percent) and 2.1 percent live in other areas of Connecticut. For Bridgeport workers commuting in from out of state, New York is the most frequent location, with 875 workers commuting in from this state (1.9 percent).

Evaluating Census worker flow regarding the household income ranges of workers in Bridgeport based on their location of residence provides some interesting insight into the earning capacity of households that live and work in Bridgeport and those that reside outside of Bridgeport. In general, the data indicate that more affluent households are likely to reside outside of Bridgeport even though their employment is within the city. More specifically:

- Of Bridgeport workers living in Bridgeport, 34.5 percent report household incomes of \$39,999 or less (about 50 percent or less AMI for a 4-person household), compared to only 12.8 percent of Bridgeport workers residing in other areas of Fairfield County and about 24.8 percent of Bridgeport workers residing in New York.

Where Bridgeport Workers Live: 2000

Place of Residence	#	%
Bridgeport	19,090	41.1%
Stratford	4,010	8.6%
Shelton	2,570	5.5%
Trumbull	2,290	4.9%
Fairfield	2,237	4.8%
Monroe	1,145	2.5%
Stamford	995	2.1%
Norwalk	795	1.7%
Easton	375	0.8%
Other Fairfield County	2,368	5.1%
Milford	2,075	4.5%
Ansonia	645	1.4%
Derby	420	0.9%
Other New Haven County	5,350	11.5%
Other Connecticut	978	2.1%
New York State	875	1.9%
Other State	231	0.5%
TOTAL	46,449	100%



Source: US Census 2000, Place-to-Place Worker Flows; RRC Associates

- About 24.8 percent of Bridgeport residents working in Bridgeport report household incomes between \$40,000 and \$59,999 (about 60 to 80 percent AMI for a 4-person households), which is the same percentage for workers traveling from New York. A lower percent of workers from Fairfield County (17.4 percent) report being in this household income range.

- Of Bridgeport residents working in Bridgeport, about 26.4 percent report household incomes between \$60,000 and \$99,999 (about 80 to 120 percent AMI), which is higher than workers coming from New York (20.4 percent) and lower than the percent of workers coming from Fairfield County (34.1 percent). The percent of workers living in Bridgeport reporting household incomes of \$100,000 or more (14.4 percent) is much lower than for workers residing in Fairfield County (35.6 percent) or New York State (30.0 percent). This indicates that workers from more affluent households that are employed in Bridgeport are commuting in from Fairfield County and New York State instead of living in Bridgeport.



Appendix B - Needs Assessment

Incomes of Bridgeport Worker Households by Place of Residence: 2000

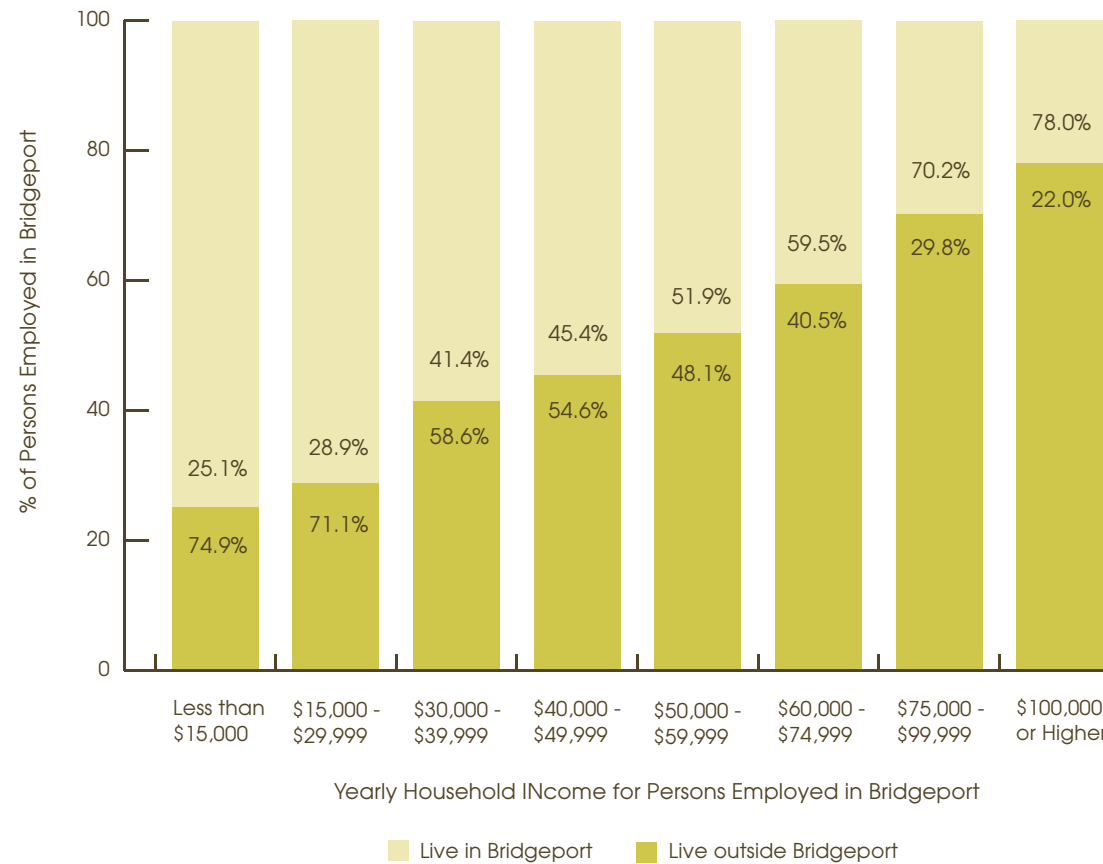
Place of Residence for Bridgeport Workers	Bridgeport	Other Fairfield County	New York
Less than \$15,000	7.5%	1.9%	1.5%
\$15,000 to \$29,999	15.1%	4.8%	8.7%
\$30,000 to \$39,999	11.9%	6.1%	14.6%
\$40,000 to \$49,999	13.5%	8.5%	11.6%
\$50,000 to \$59,999	11.3%	8.9%	13.2%
\$60,000 to \$74,999	14.0%	14.9%	5.1%
\$75,000 to \$99,999	12.4%	19.2%	15.3%
\$100,000 or More	14.4%	35.6%	30.0%
Total %	100.0%	100.0%	100.0%
Total #	19,090	16,785	875

Source: US Census 2000, Place-to-Place Worker Flows; RRC Associates

Evaluated another way, about 75 percent of persons employed in Bridgeport that reported household incomes below \$15,000 per year live in Bridgeport. In fact, the majority of persons employed in Bridgeport that report household incomes below \$50,000 per year reside in Bridgeport (about 63 percent). Once household incomes exceed \$50,000 per year, workers are more likely to live in areas outside of Bridgeport. A very low 29.8 percent of Bridgeport workers reporting household incomes between \$75,000 and \$99,999 reside in Bridgeport and only 22.0 percent earning over \$100,000 reside in Bridgeport. More affluent worker households are not likely to choose Bridgeport as their place of residence.

Changes in Commute Patterns: It should be noted that interviews with realtors and lenders in the Bridgeport area indicated that interest for purchasing homes in the city has increased over the past few years from persons employed in New York, particularly the Bronx area and regions easily accessible by the train. Further, phone surveys show that about 4 percent of survey respondents reported that their primary income earner in the household working in the state of New York. In other words, it is expected that the percentage of Bridgeport residents out-commuting for jobs in New York has increased since the 2000 Census. Additional comments related to out-commuting and interest in Bridgeport housing from current out-of-area residents include:

Where Bridgeport Workers Live by Household Income, 2000



Source: US Census 2000, Place-to-Place Worker Flows; RRC Associates

- One realtor noted about 50 to 60 percent of persons he shows properties to in Bridgeport are people currently residing in New York.
- It was further stated that most people that are buying in Bridgeport do not currently live in Bridgeport – but they can afford decent housing in the city (this includes people from lower Fairfield County and New York state). This was noted to be a significant change over the past 5 years and particularly since 9/11.
- Characteristics of people moving to Bridgeport from New York were noted to primarily be the working class that mainly cannot afford to buy a home except in Bridgeport. Often these buyers hold multiple jobs (2 or 3) in New York and particularly the Bronx. The easy transportation option of the train from Bridgeport to New York was noted to be a significant contributor to this interest.



Appendix B - Needs Assessment

Pending Development

A significant number of development projects are in the pipeline in the City of Bridgeport. The following table summarizes current pending development applications by neighborhood area in the City. Many developments are mixed-use, meaning a combination of residential and commercial development. Regarding new commercial development:

- A total of 1.2 million square feet of retail, 78,500 square feet of office/commercial space and 100,000 square feet of industrial space is proposed in primarily the Downtown, East End and East Side neighborhoods.
- The West End has a proposal for a new warehouse and medical building and a total of six (6) new schools are proposed throughout the city.
- Finally, the East End also has a proposal for a new 1,500-seat church.

Summary of Pending Development Applications by Neighborhood:
Bridgeport, November 2006

Downtown	South End	West End	Black Rock Total	Hollow	North End	East End	East Side
953+ Housing units	>390 Housing units	68,000 sf Retail space	278 Residential units	40 Housing Units	132 Residential units	44 Residential units	3,000+ Housing units
214,341 sf Retail	New school	New school			New school	100,000 sf New industrial space	1 M sf Retail
78,500 sf Office/com.		New warehouse				New 1,500 seat church	Two new schools
		New medical building				New school	

Source: Bridgeport Office of Economic Development (website); RRC Associates, Inc.

*Specifics on these developments are provided in Appendix A to this report.



Appendix B - Needs Assessment

SECTION 4 – HOUSING INVENTORY

It is important to understand the availability of units in Bridgeport to residents and workers when determining the housing needs in the community. This section analyzes data from the 2000 US Census, City building permit records and County Assessor (December 2005) property records to evaluate current ownership housing inventory and conditions. This section also discusses the type of rental housing available in Bridgeport, market rate rents, vacancy rates and income and employee restricted housing as determined from the Bridgeport Housing Authority and local property manager interviews.

Type of Units

As of the 2000 US Census, about 32 percent of units in Bridgeport were single-family units (attached and detached). Of units receiving building permits since the census and through October 2006, about 43 percent were for single-family homes, which will increase the overall percentage of single-family home units to about 33 percent upon construction.

Housing Units by Type: 2000 to 2006
City of Bridgeport

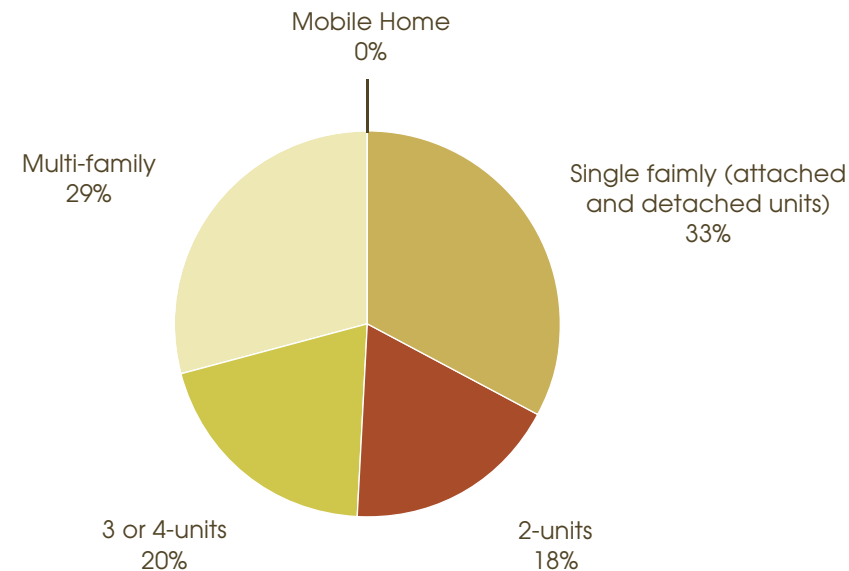
	2000 Census	Building permits (2000-2006)	Total 2006
Single-family (attached and detached units)	17,993	449	18,442
2-units	9,644	130	9,774
3 or 4-units	11,161	31	11,192
Multi-family (5- or more units)	15,524	440	15,964
Mobile home	45	0	45
Total Housing Units	54,367	1,050	55,417

Source: US Census 2000; City of Bridgeport Building Permit Records; RRC Associates, Inc.

As of 2006, about 33 percent of units in Bridgeport are single-family homes, 29 percent are multi-family units (5 or more units in size), 20 percent are 3- and 4-unit complexes and 18 percent are 2-unit attached homes. It was noted through realtor and lender interviews that the predominance of small multi-unit complexes in town offers some potential advantages for first-time homebuyer opportunities, but also some impediments to redevelopment capacities. More specifically:

- The abundance of rented smaller multi-family units (4 units or less) tends to disincentivize construction of apartment complexes or other larger redevelopments. This is due in large part to the lack of vacant land and the need to purchase/renovate multiple small multi-family units along a block. This is even more difficult when each multi-family complex has different owners (it is difficult to get owner collaboration to sell).
- On the plus side, the purchase of smaller multi-family units are accessible to many first time buyers, whereas purchasing a single-family home may not be feasible. Purchasers of multi-family units can claim rent income from the other attached units. Loan programs are available to get many households into these homes that could not otherwise qualify for a single-family home purchase.

Housing Units by Type: Bridgeport 2006



Source: U.S. Census 2000; City of Bridgeport Permit Records; RRC Associates, Inc.



Age of Units

The age of units can be a factor in the suitability of housing for residents. As demonstrated in the table below, the ages of units in Bridgeport crosses a broad spectrum. About 65 percent of units were constructed prior to 1960 (or over 46 years ago). The number of units constructed slowed significantly in the 1960's with continued declining development through the 1990's. About 29 percent of units were constructed between 1960 and 1990 and 2,185 units were constructed in the 1990's (about 3.9 percent of units in the City). Since the year 2000, about 1,050 building permits have been issued, accounting for about 1.9 percent of existing units in the City.

Year Structures Built in Bridgeport

Year Built	Total Units Constructed	Total %
2000 to Sept-2006*	1,050	1.9%
1999 to 2000	285	0.5%
1995 to 1998	875	1.6%
1990 to 1994	1,025	1.8%
1980 to 1989	3,949	7.1%
1970 to 1979	5,801	10.5%
1960 to 1969	6,414	11.6%
1940 to 1959	19,362	34.9%
1939 or earlier	16,656	30.1%
Total	55,417	100%

Source: 2000 US Census; City of Bridgeport Building Permit Records

*Total building permits issued between 2000 and 2006 – does not necessarily mean all permitted units have been constructed.

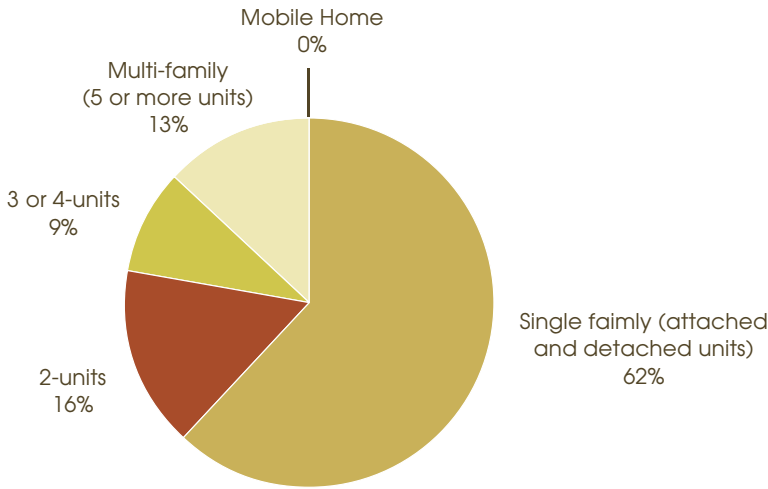
Despite the slow growth over the past several decades, over 4,000 housing units are pending approval through current applications in the City, indicating renewed interest in residential construction in Bridgeport. Realtor and lender interviews indicated that they have noted an increase in developer interest over the past five years with increased sales of lots and buildings for development and re-development purposes. However, it was noted that they still have not seen large-scale, multi-unit housing developments, despite some of the current pending proposals (e.g., Steel Point).

Ownership Housing

Unit Type

Owner-occupied housing units are much more likely to be single-family homes when compared to the total mix of units in the City of Bridgeport. About 62 percent of owner-occupied housing units are single-family homes, 16 percent are 2-unit attached homes, 9 percent are 3- or 4-unit residences and 13 percent are in larger multi-family complexes. Only about 34 owner-occupied homes in the City of Bridgeport were mobile homes in 2000.

Owner-Occupied Housing by Type of Unit: Bridgeport 2000



Source: 2000 U.S. Census

Ownership of Units

In total, about 83.1 percent of residential properties in Bridgeport are owned by local Bridgeport residents. About 9.8 percent of Bridgeport residences are owned by individuals living in other parts of Fairfield County. Additionally, 4.4 percent are owned by individuals living in other areas of Connecticut, while 1.8 percent are owned by individuals living in New York State. In other words, competition for housing between locals and out-of-area investment property owners and second homeowners is not significant. This was verified through local realtor and lender focus groups, where it was noted that most of the local competition for housing in Bridgeport comes from regional worker households (employed elsewhere in Fairfield County and increasingly in New York and New Jersey).

Ownership of Residential Units: September 2005

Owner Place of Residence	#	%
Bridgeport	28,602	83.1%
Fairfield	821	2.4%
Trumbull	726	2.1%
Stratford	488	1.4%
Stamford	358	1.0%
Easton	234	0.7%
Shelton	233	0.7%
Other Fairfield County	500	1.5%
Other Connecticut	1,502	4.4%
New York State	617	1.8%
Other State	323	0.9%
Total	34,404	100.0%

Source: Bridgeport Assessor Data (September 2005)



Appendix B - Needs Assessment

Value of Owned Units

The median home value for owner-occupied units in Bridgeport is estimated to be \$199,960 in 2006; an 85.7 percent increase since 2000 (\$107,695) based on ESRI Business Analyst data. This is equivalent to an average rise of 10.9 percent per year in value. Bridgeport's median home value is estimated to increase to \$270,369 (35.2 percent) in 2011, or a slower (but still substantial) 6.2 percent per year.

Median Home Value: Bridgeport

	2000	2006	2011	% Change 2000 to 2006	% Change 2006 to 2011
Bridgeport	\$107,695	\$199,960	\$270,369	85.7%	35.2%

Source: ESRI Business Analyst

The table below represents estimated current home values of ownership units in Bridgeport and Fairfield County in 2006 (ESRI Business Analyst data).

Value of Ownership Units: Fairfield County and Bridgeport, 2006

	Bridgeport		Fairfield County	
	#	%	#	%
Under \$100K	3,728	15.6%	6,092	2.5%
\$100K to \$149,999	3,000	12.5%	6,046	2.5%
\$150K to \$199,999	5,250	21.9%	11,463	4.8%
\$200K to \$249,999	4,273	17.8%	12,363	5.1%
\$250K to \$299,999	3,685	15.4%	16,464	6.8%
\$300K to \$399,999	2,933	12.2%	35,390	14.7%
\$400K to \$499,999	616	2.6%	31,539	13.1%
\$500K to \$749,999	343	1.4%	47,167	19.6%
\$750K to \$999,999	62	0.3%	26,125	10.9%
\$800K or more	57	0.2%	48,061	20.0%
Total	23,947	100.0%	240,710	100.0%

Source: ESRI Business Analyst; RRC Associates

In total, about 50 percent of Bridgeport's homes are valued below \$200,000 in comparison to 9.8 percent in Fairfield County. Additionally, Bridgeport has a much higher percentage of homes priced between \$200,000 and \$300,000 (33.2 percent) than Fairfield County as a whole (11.9 percent). The percentage of Bridgeport and Fairfield County valued between \$300,000 and \$400,000 is similar (12.2 percent and 14.7 percent respectively). Fairfield County has a much higher percentage of homes valued over \$400,000 (63.6 percent) than Bridgeport does (4.5 percent). This speaks to the relative affordability of housing in Bridgeport compared to other areas in Fairfield County.

Deed Restricted Housing

Very few affordable ownership opportunities have been constructed in Bridgeport. Most of the focus has been on affordable rental housing through tax credit projects, Section 8 housing and other public housing programs. The following table lists existing affordable ownership opportunities developed under the initiative of the Mutual Housing Association of Southwestern Ct, Inc. (MHA).

Affordable Ownership Units: Bridgeport 2006

	Units	AMI	Unit Description	Price	Year built
Mutual Housing Association of Southwestern CT, Inc. (MHA)					
Williams Street Condominiums*	14	50-80%	1,2,3 bedroom condos	\$50,000-\$80,000	2004/05
32-34 Yale Street	1 (renovation)	First-time homebuyer	Single-family; 2-bedroom	-	March 2005

*Williams Street Condominiums was a historic rehabilitation project in Bridgeport's Washington Park neighborhood and are the first homes developed as part of MHA's "Armstrong Initiative," a comprehensive community revitalization strategy.



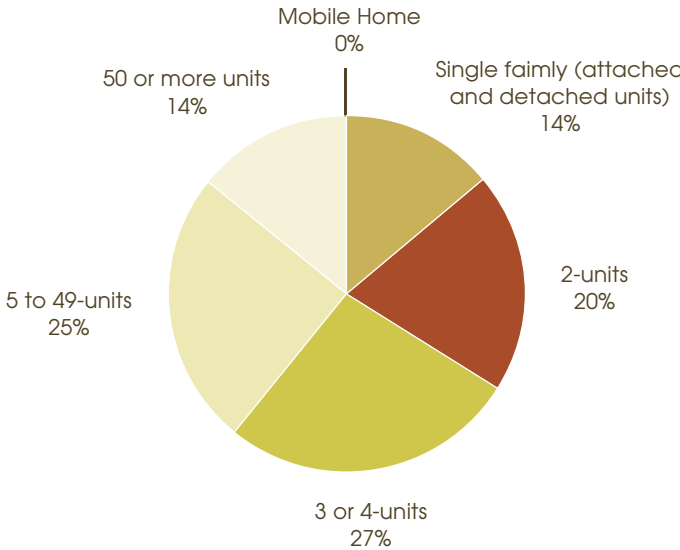
Rental Housing

Unit Type

Only about 14 percent of renter-occupied housing units are single-family homes. A similar 14 percent are in complexes of 50 or more units. Regarding other attached renter-occupied housing, 25 percent are in complexes with between 5 and 49 units, 27 percent in 3- and 4-unit complexes and 20 percent in 2-unit attached homes. Only about 11 renter-occupied homes were mobile homes in the City of Bridgeport in 2000.

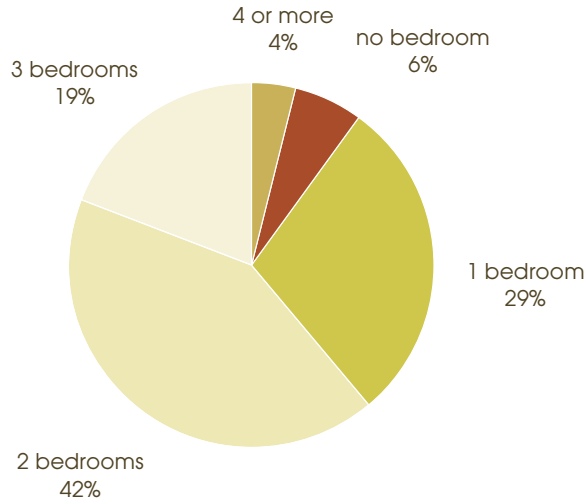
About 42 percent of renter-occupied units are 2-bedroom units, followed by 1-bedroom units (29 percent), 3-bedroom units (19 percent), efficiency units/no bedrooms (6 percent) and units with 4 or more bedrooms (4 percent).

Renter-Occupied Housing by Type of Unit: Bridgeport 2006



Source: 2000 U.S. Census

Renter-Occupied Housing by Bedroom Size: Bridgeport 2006



Source: 2000 U.S. Census



Appendix B - Needs Assessment

Market Rents

Yearly published Fair Market Rent (FMR) rates by the Department of Housing and Urban Development (HUD) are useful for tracking changes in market rents in the Bridgeport area. FMRs are gross rent estimates; they include shelter rent and the cost of utilities, except telephone. The level at which FMRs are set in Bridgeport is expressed as the 40th percentile rent, the dollar amount below which 40 percent of standard quality rental housing units rent. Newly built units less than two years old are excluded from rent estimates, and adjustments have been made to correct for the below market rents of public housing units included in the data base.

As shown in the following table, Fair Market Rents in Bridgeport have increased an estimated 27 percent since the year 2000, or an average of about 4.1 percent per year. In comparison, median household incomes have increased an average of about 3.0 percent per year during this time and average wages paid in Bridgeport have increased only about 1.9 percent per year. In other words, rising rents are outpacing increases in local wages and household incomes, resulting in decreased affordability for locals.

The Fair Market Rent for 2-bedroom apartment is \$966, meaning that about 40 percent of renter-occupied units in the Bridgeport area fall below this gross rent rate (price of rent plus utilities, excluding telephone).

Fair Market Rents: Bridgeport Metro Area*, 2000 to 2006

FMR Year	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
2000	\$495	\$639	\$761	\$910	\$1,106
2002	\$499	\$649	\$782	\$978	\$1,219
2005	\$600	\$775	\$924	\$1,104	\$1,341
2006	\$627	\$810	\$966	\$1,154	\$1,402
% change: 2000 to 2006	26.7%	26.9%	26.9%	26.9%	26.8%

*For the Bridgeport HUD Metro FMR Area, which includes Bridgeport and several surrounding communities in Fairfield County and New Haven County (Easton, Fairfield, Monroe, Shelton, Stratford, Trumbull, Ansonia, Beacon Falls, Derby, Milford, Oxford and Seymour).

Several interviews with property managers throughout multiple neighborhoods in Bridgeport were also conducted to better understand market rents in the City. The results of interviews with twelve different apartment complexes representing about 425 apartments in the City resulted in a similar range of rents as the FMR rents, above; however, some, though not all, of the rents reported through interviews included heat and water. In summary:

- Efficiency units primarily fell between about \$600 and \$625 per unit, with the lowest priced units at about \$455 per month and the highest priced units at \$1,100 per month.
- One-bedroom units were primarily priced between \$650 and \$750 per month, with all prices ranging between \$625 and \$800.
- Two-bedroom units predominantly fell between about \$700 and \$900. The lowest priced units interviewed started at \$685 and the highest priced two-bedrooms were \$950.

Market Rents in Bridgeport: November 2006

Rents	Average	Primary Range	Low	High
Efficiency	\$613	\$600-\$625	\$455	\$1,100
1-b	\$730	\$650-\$750	\$625	\$800
2-b	\$844	\$685-\$900	\$685	\$950

Source: Property Manager Interviews; RRC Associates, Inc.



Appendix B - Needs Assessment

Vacancy Rates

The City of Bridgeport had a rental vacancy rate of about 5.6 percent as of the 2000 Census; down from 8.6 percent in 1990. Typically, vacancy rates around 5 percent suggest some equilibrium in the market, meaning that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate under-supply, whereas rates above this level suggest over-supply of housing.

Estimated vacancy rates from property management interviews show that, of the 425 apartments represented, only 11 were vacant, for a 2.7 percent vacancy rate. This indicates a very tight rental market currently in Bridgeport. Evaluated by unit type, vacancy rates for efficiency apartments are the highest (4.9 percent), followed by 2-bedroom units (2.7 percent) and 1-bedroom units (1.3 percent). In addition:

- All property managers noted that their current vacancy rates are fairly typical and have shown little change over time.
- Property managers also generally noted that units, regardless of bedroom size, tend to be in about equal demand from residents.
- When asked about turnover rates, they also tended to be relatively low, typically ranging between 1 to 5 units per year, with one project indicating turnover of about 12 to 20 units per year (about a 50 percent turnover rate per year for this complex).
- The comment in the front of the Bridgeport Fair Housing Office apartment reference guide also reflects this tight market: “Don’t become discouraged if some apartments have a low turnover rate with long waiting lists.”

Vacancy Rates: Bridgeport, 1990 to 2006 (est.)

	1990 (Census)	2000 (Census)	2006 (Interviews)
Vacancy Rate	8.6%	5.6%	2.7%
Efficiency	-	-	4.9%
1-bedroom	-	-	1.3%
2-bedroom	-	-	2.7%
Total units	31,978	30,251	425

Source: 1990 and 2000 US Census; Property manager interviews (2006); RRC Associates, Inc.

Rentals for Seniors and Persons with Disabilities

The Bridgeport Fair Housing Office lists about 18 apartment complexes in the City that specifically serve senior and disabled populations, totaling about 2,200 units. Occupancy restrictions require tenants to be age 62 or older or on disability, with units occupied by younger disabled persons limited to between about 10 to 20 percent of units. Interviews with property managers of six of these complexes located throughout Bridgeport showed some common themes:

- The majority of properties are Section 8 properties or otherwise subsidized;
- About 94 percent of units have one-bedroom (or 717 of 765 interviewed), 30 were two-bedroom units (4 percent) and 18 were efficiencies (2 percent);
- All interviewed managers had waitlists ranging from 6-months to 3-years. It was noted that market-priced units can take longer to fill than Section 8 or subsidized units; however, filling these units has not been a problem;
- All properties had low yearly turnover rates, ranging between 10 to 20 percent of units in the complex (between 2 to 20 units per year depending on the size of the apartment complex); and
- Of the 765 units represented through the interviews, only 3 were presently not occupied (a less than 0.4 percent vacancy rate) and all 3 have already been rented (per waitlists).

Bridgeport Housing Authority Rentals

The Bridgeport Housing Authority also operates several public housing rental properties throughout Bridgeport, totaling about 2,422 units. Vacancy rates as of November 2006 showed an average vacancy rate of about 3.9 percent, with 1- and 2-bedroom units showing the lowest availability (3.6 and 2.4 percent vacant, respectively). It was noted that they presently have a substantial waiting list for their properties (particularly Section 8). In the “BHA One Year and Five Year Plan Narrative” completed July 28, 2006, it was noted that “The Authority recognizes that there is a need for one-bedroom units for single individuals, two-bedroom units and 3 bedroom units... It is important to note that the Section 8 waiting list was opened in August 2003 briefly and our wait list has grown to over 5,500 applicants.” It should be noted that a Request for Proposals has been issued to replace some of about 2,500 affordable rental units lost with the recent demolition of Father Panik Village and Marina Apartments.

Public Housing Units: Bridgeport Housing Authority, 2006

	Total units	Occupied units	Vacant units	Vacancy rate (Nov. 2006)	Rent Range (July 2006)
1-bedroom	619	597	22	3.6%	\$525 - \$600
2-bedroom	800	781	19	2.4%	\$638 - \$728
3-bedroom	789	747	42	5.3%	\$713 - \$806
4-bedroom	195	183	12	6.2%	\$825 - \$926
5+ bedroom	19	19	0	0.0%	\$949 - \$1,065
TOTAL	2,422	2,327	145	3.9%	-

Source: Bridgeport Housing Authority; RRC Associates, Inc.



Appendix B - Needs Assessment

Connecticut Housing and Finance Authority Rentals

The Connecticut Housing and Finance Authority (CHFA) has also helped fund several rental projects in the City, a couple of which were developed in conjunction with the Mutual Housing Association of Southwestern CT, Inc. (MHA). CHFA projects total about 1,150 units and provide rental opportunities to primarily low- and moderate-income households (earning less than 80 percent of the AMI). CHFA financing primarily occurs through the private sale of Mortgage Revenue Bonds. A couple of the below projects were interviewed – both of which were fully occupied with wait lists.

CHFA Multifamily Rental Housing Units: Bridgeport, 2006

Complex/Type	Studio	1-bed- rm	2-bed- rm	3-bed- rm	4-bed- rm	Total units	Type 1	Financing Assistance	Occupancy*
2400 North Avenue/Bridgeport Elderly	1	83	1	0	0	85	Elderly	Section 8	Full, wait list
379-395 East Main Street	0	9	15	3	0	27	Family		
626 Stillman Street	0	0	6	0	0	6	Family	Section 8	
682-686 Maple Street	0	0	4	0	0	4	Family	Section 8	
99-115 William Street	0	6	2	0	6	14	Family		
Augustana Homes	0	180	0	0	0	180	Elderly	Section 8	
Barnum House	17	66	0	0	0	83	Elderly	Section 8	
Clifford House	0	101	0	0	0	101	Elderly	Section 8	
Crescent Building	31	7	0	0	0	38	Supportive Housing	Supportive Housing	
Fairfield Avenue	31	3	0	0	0	34	Supportive Housing	Supportive Housing	
Harrison Apartments	102	0	0	0	0	102	Family	Supportive Housing	
Kossuth (Congers House)	0	2	4	2	0	8	Family		
Maplewood School Renovation	0	6	12	12	2	32	Family	MHA	
Putnam Square Apartments	0	6	9	3	0	18	Family	Section 8	
Renaissance Plaza	0	53	28	0	0	81	Family		Full, wait list
Rose Heights	0	0	14	2	0	17	Family	Section 8	
Sterling Market Lofts	0	23	26	12	0	61	Family		
Tower II Apartments	0	129	7	0	0	136	Elderly	Section 8	
Truman Park	0	28	2	0	0	30	Elderly/ Family	Section 8	
Unity Heights Co-Op	0	0	25	25	0	50	Family	Section 236	
Yale Street Commons	0	8	12	18	6	44	Family	MHA	
TOTAL #	182	710	167	77	14	1,151	-	-	-
TOTAL %	16%	61%	15%	7%	1%	100%	-	-	-

Source: CHFA Multifamily Housing Units summary (11/06), <http://www.chfa.org>; RRC Associates, Inc.

*Occupancy status established through random interviews with these properties.



Appendix B - Needs Assessment

Pending Development

A significant number of development projects are in the pipeline in the City of Bridgeport. The following table summarizes current pending development applications by neighborhood area in the City. Many developments are mixed-use, meaning a combination of residential and commercial development. Regarding new residential development:

- Over 4,900 housing units are pending with the City through existing applications and development approvals. This is a significant surge in growth and interest compared to recent years. Since the year 2000, there were only about 1,100 building permits issued in the City of Bridgeport;
- Steel Point is the largest mixed-use development presently proposed in Bridgeport and is expected to contain over 3,000 units upon construction. Most of these units will be targeted toward empty-nester and professional households, with generally higher-end price points;
- The majority of ownership units proposed will be market-rate pricing ranging from \$110,000 for an attached unit at the Jefferson School rehabilitation and \$150,000 for a condominium at the Lofts on Lafayette (both in the South End) to \$525,000 for a luxury condominium at Riverbank Landing in the Black Rock neighborhood;
- A few affordable units are also proposed, including 118 units at the City Trust Block in Downtown (5 percent workforce housing units and 60 percent AMI in perpetuity); 15 percent of 35 units for workforce housing at the Intermodal Transportation Center (Downtown area); Lafayette Center Apartments, with 15 percent of 156 rental units for workforce housing; and in the East Side at East Main Mews, 18 affordable apartments (60 percent AMI and below) are proposed along with 2 market-rate units.
- The Park City Hospital in the South End is proposing 110 senior and disabled/supportive housing units; in the East Side at the Olde School Commons is proposed 25 units of affordable rentals (50 percent or below AMI) with 13 units for persons with disabilities; and also in the East Side at Hall Commons is proposed 41 units of senior housing (Section 8 rents).

Summary of Pending Development Applications by Neighborhood:
Bridgeport, November 2006

Downtown	South End	West End	Black Rock Total	Hollow	North End	East End	East Side
953+ Housing units	>390 Housing units	68,000 sf Retail space	278 Residential units	40 Housing Units	132 Residential units	44 Residential units	3,000+ Housing units
214,341 sf Retail	New school	New school			New school	100,000 sf New industrial space	1 M sf Retail
78,500 sf Office/com.		New warehouse				New 1,500 seat church	Two new schools
		New medical building				New school	

Source: Bridgeport Office of Economic Development (website); RRC Associates, Inc.

*Specifics on these developments are provided in Appendix A to this report.



Appendix B - Needs Assessment

SECTION 5 – HOUSING SALES

This section identifies trends in sales of homes by type of unit, price and ownership. Information from the Bridgeport Assessor database and the multiple listing service (MLS), along with realtor interviews, are examined to identify sales trends over time and units currently available to buyers. Comparisons are also made with Fairfield County as a whole and neighboring communities for select trends.

Residential Sales by Year

The following table shows sales between 2004 and November 2006, by type of units sold. The sales for 2006 represent sales between January 1, 2006 and November 13, 2006. An average of about 28.8 percent of 2006 sales were multi-family homes (2-, 3-, and 4-family complexes), with 31.2 percent being condominiums and 40.1 percent single-family units. The percentage distribution of sales by type in Bridgeport remained fairly constant between 2004 and 2005. In contrast, the percentage of condominium sales increased from about 25 percent in 2004 and 2005 to 31.2 percent in 2006, with a corresponding decrease in the percentage of both single-family and multi-family unit sales. The total number of sales in 2006 is on track to be lower than sales in 2004 and 2005 (about 2,300 sales in each year).

Sales by Year: Bridgeport , 2004 thru 2006

	2004	2005	2006 (through November 13)
Multi-Family	31.9%	33.3%	28.8%
Condominiums	25.3%	25.5%	31.2%
Single Family	42.8%	41.1%	40.1%
Total %	100%	100%	100%
Total Sales	2,325	2,297	1,685

Source: Fairfield County MLS; RRC Associates, Inc.

In total, Fairfield County had 8,289 sales in 2006. About 20.3 percent of Fairfield County's sales were in Bridgeport, which had 13.3 percent of Fairfield County's single-family sales, 64.2 percent of multi family sales and 20.4 percent of Fairfield County's condominium sales. The communities with the largest percentage of their sales in single-family residences are Trumbull (89.5 percent), Monroe (82.5 percent) and Fairfield (80.3 percent). Stamford had the highest percentage of condominium sales (53.7 percent) than other compared communities. Bridgeport had the highest percentage of multi family sales (31.2 percent).

In terms of volume of sales, Bridgeport was the highest (1,685) with Stamford having the next largest sales volume (1,568). Easton had the fewest number of sales (64), all of which were single-family homes.

Total Sales: By Community, 2006

	Bridgeport	Easton	Town of Fairfield	Monroe	Other Fairfield County
Condo	28.8%	0.0%	15.2%	17.5%	23.4%
Multi-family	31.2%	0.0%	4.5%	0.0%	3.9%
Single-family	40.1%	100.0%	80.3%	82.5%	72.7%
TOTAL %	100.0%	100.0%	100.0%	100.0%	100.0%
TOTAL #	1,685	64	704	183	2,437

	Shelton	Stamford	Stratford	Trumbull	All Fairfield County
Condo	26.8%	53.7%	22.3%	10.3%	28.7%
Multi-family	4.2%	6.0%	6.5%	0.3%	9.9%
Single-family	69.0%	40.3%	71.2%	89.5%	61.4%
TOTAL %	100.0%	100.0%	100.0%	100.0%	100.0%
TOTAL #	503	1,568	775	370	8,289

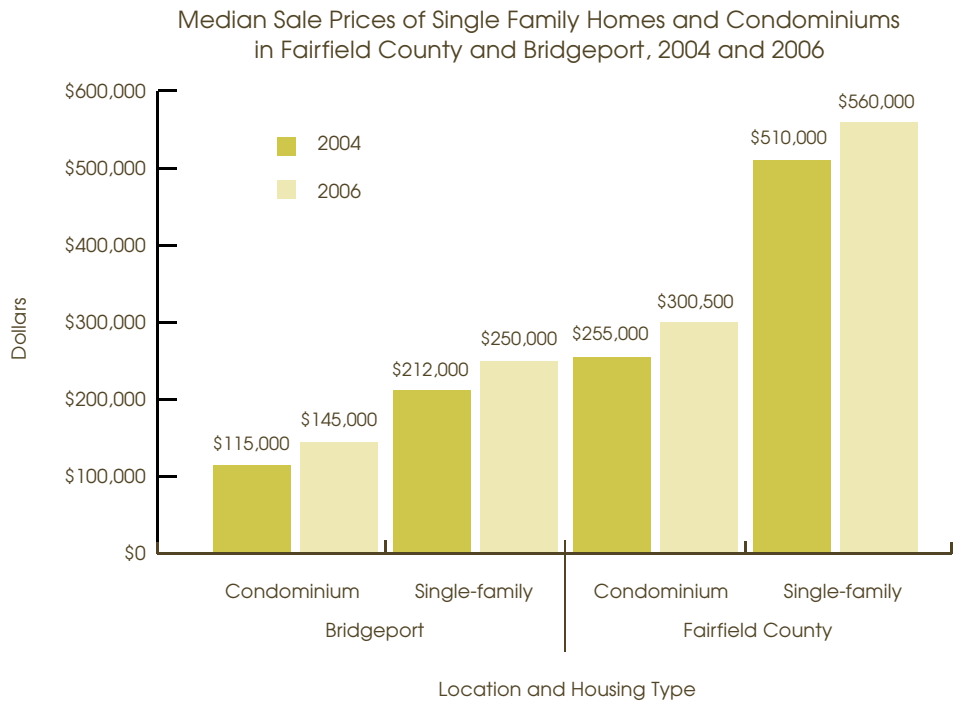
Source: Fairfield County MLS; RRC Associates, Inc.



Residential Sale Price Trends

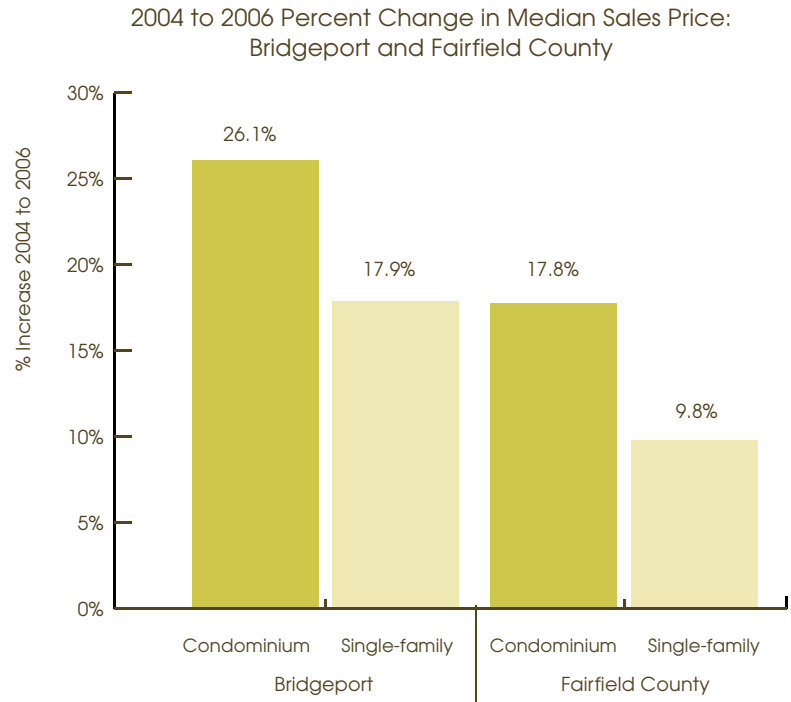
The chart below shows median sales prices for Bridgeport and Fairfield County as a whole between 2004 and 2006. For the purposes of this comparison, multi family units have been excluded.⁹ The median sale price for a single-family home in Fairfield County in 2006 (\$560,000) is more than twice Bridgeport's median single-family sale price (\$250,000). Similarly, the median sale price for condominiums in Fairfield County (\$300,500) is also more than twice the Bridgeport median condominium sale price in 2006 (\$145,000). Taken one step further, the median sale price of a single-family home in Bridgeport (\$250,000) is lower than the median sale price of a condominium in Fairfield County (\$300,500).

Despite the wide difference in median prices, the gap between Bridgeport's and Fairfield County's median sales prices has been decreasing. The median sale price for a single-family home in Bridgeport increased by a faster rate between 2004 and 2006 (17.9 percent) than for Fairfield County as a whole (9.8 percent). During the same time period, the median price for a condominium in Bridgeport also increased at a faster rate (26.1 percent) than for Fairfield County as a whole (17.8 percent).



Source: Fairfield County MLS

Despite the wide difference in median prices, the gap between Bridgeport's and Fairfield County's median sales prices has been decreasing. The median sale price for a single-family home in Bridgeport increased by a faster rate between 2004 and 2006 (17.9 percent) than for Fairfield County as a whole (9.8 percent). During the same time period, the median price for a condominium in Bridgeport also increased at a faster rate (26.1 percent) than for Fairfield County as a whole (17.8 percent).



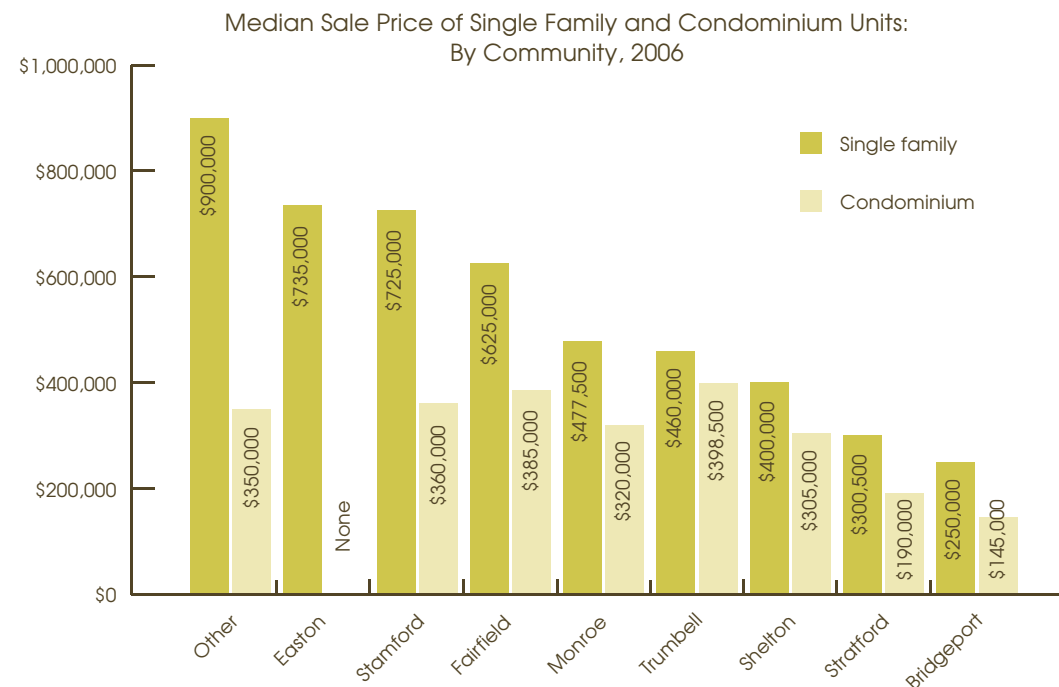
Source: Fairfield County MLS

⁹ The MLS data does not differentiate between 2-, 3- and 4-family units. Therefore, multi-family unit sales were excluded given that prices for a 2-family and a 4-family unit (for example) will reflect very different values.



Appendix B - Needs Assessment

The chart below shows the median price for home sales last year in each community (excluding multi-family unit sales). Compared to other communities in the study area, Bridgeport has the lowest median sale price for both single-family (\$250,000) and condominium sales (\$145,000). The median sale price for single-family homes varies significantly between “other areas of Fairfield County” (\$900,000) and Bridgeport (\$250,000), with Easton showing the highest median sale price of the compared communities (\$735,000). The median sale price for condominiums varies between \$398,500 in Trumbull and \$145,000 in Bridgeport.



Sources: MLS (November 2006); RRC Associates, Inc.

The median sale price per square foot offers more insight on actual increases in housing prices. The median sale price per square foot for all residences in Bridgeport increased by about 22.6 percent between 2004 and 2006. Evaluated by unit type, the median sale price per square foot of multi family units increased the most (23.7 percent), with condos increasing 22.1 percent and single-family homes increasing by 20.7 percent over the past couple of years. Although Bridgeport’s median price per square foot in 2006 (\$152) is lower than Fairfield County as a whole (\$269), home prices per square foot have been increasing at a much faster rate in Bridgeport between 2004 and 2006 (22.6 percent Bridgeport and 13.0 percent Fairfield County).

Median Sale Price per Square Foot: Bridgeport and Fairfield County, 2004 to 2006

Type of Unit	Bridgeport				Fairfield County			
	2004	2005	2006	% Change 2004 to 2006	2004	2005	2006	% Change 2004 to 2006
Single Family	\$150	\$172	\$181	20.7%	\$260	\$281	\$285	9.6%
Condominium	\$122	\$146	\$149	22.1%	\$230	\$259	\$274	19.1%
Multi Family	\$97	\$114	\$120	23.7%	\$112	\$131	\$143	27.7%
ALL UNITS	\$124	\$146	\$152	22.6%	\$238	\$262	\$269	13.0%

Source: Fairfield County MLS; RRC Associates, Inc.

The table below compares the median price per square foot of 2004 and 2006 sales by community in Fairfield County. Bridgeport has the lowest median price per square foot for condominium and single-family sales of all compared communities in Fairfield County. However, Bridgeport’s median price per square foot has been increasing at the fastest rate (22.1 percent condominium and 20.7 percent single-family) than any of the compared communities. Shelton shows the lowest percentage increase in the price per square foot for condominiums between 2004 and 2006 (10.7 percent) and the Town of Fairfield, Stamford and Shelton show the lowest percentage increase in single-family home prices of compared communities (9.4 to 9.8 percent).

Median Price per Square Foot of Single Family and Condominium Sales: By Community, 2004 and 2006

Town	Condominium			Single Family		
	2004	2006	% Change	2004	2006	% Change
Bridgeport	\$122	\$149	22.1%	\$150	\$181	20.7%
Easton	NA	NA	NA	\$240	\$270	12.3%
Town of Fairfield	\$251	\$286	13.8%	\$302	\$330	9.4%
Monroe	\$203	\$235	15.4%	\$196	\$222	13.3%
Shelton	\$188	\$208	10.7%	\$188	\$206	9.8%
Stamford	\$253	\$304	20.1%	\$296	\$324	9.4%
Stratford	\$162	\$185	14.0%	\$190	\$213	11.9%
Trumbull	\$221	\$247	11.8%	\$220	\$245	11.0%
Other Fairfield County	\$275	\$326	18.7%	\$334	\$369	10.5%
All Fairfield County	\$230	\$274	19.1%	\$260	\$285	9.6%

Fairfield County MLS; RRC Associates, Inc.



New and Existing Unit Sales

New unit sales are defined as homes sold within one year of construction. For homes sold in 2006, this would include homes built in 2005, 2006 or pending construction upon sale in 2006. The table below shows the percentage of sales that are classified as new units and compares the median 2006 sales prices of new and existing single-family and condominium units in each community.

- Of sales in Fairfield County, about 13.8 percent (1,032 total) were new units, where about 8.7 percent of these new unit sales occurred in Bridgeport. Stratford had the lowest percentage of sales that were new unit sales (3.9 percent), followed by Easton (6.3 percent) and Bridgeport (7.8 percent). About 25.3 percent of sales in Shelton were new units, higher than any other compared community.
- The median sales price for new single-family and condominium sales in Bridgeport was 56.0 percent higher than for existing sales.
- Easton has the highest median price margin between new and existing sales (134.2 percent), followed by Monroe (90.5 percent) and Trumbull (84.7 percent).
- Stamford (21.6 percent) and Stratford (28.1 percent) have the lowest percentage price difference between new and existing unit sales and Bridgeport (56.0 percent), Shelton (55.9 percent) and the Town of Fairfield (46.7 percent) fall in the middle.

Median Sale Price of New and Existing Single Family and Condominium Sales: Bridgeport and Compared Communities, 2006

	Median Sale Price			% of sales that were new units
	Existing Units	New Units	% Difference	
Bridgeport	\$190,000	\$296,450	56.0%	7.8%
Easton	\$730,000	\$1,710,000	134.2%	6.3%
Town of Fairfield	\$562,000	\$824,500	46.7%	18.8%
Monroe	\$420,000	\$799,900	90.5%	12.6%
Shelton	\$358,250	\$558,600	55.9%	25.3%
Stamford	\$458,000	\$557,000	21.6%	19.3%
Stratford	\$279,500	\$358,000	28.1%	3.9%
Trumbull	\$440,000	\$812,500	84.7%	8.7%
Other Fairfield County	\$691,000	\$1,712,500	147.8%	13.8%
Total	\$420,000	\$629,000	49.8%	13.8%

Source: Fairfield County MLS; RRC Associates, Inc.

Residential Sale Indicators

The table below shows the median sales price for residential sales last year, compared to the median asking price. Generally, median sales in all of the communities were slightly lower than listing prices, with sale prices in Fairfield County as a whole being about 3 percent lower than the list price, on average. More specifically:

- Condominiums in Monroe, Shelton, Stamford and Trumbull sold for prices that were the most similar to their median listing price, all falling within 1.4 to 1.6 percent of the asking price. Stratford (-3.8 percent), Bridgeport (-3.3 percent) and the Town of Fairfield (-2.5 percent) showed the largest price differential.
- For single-family sale prices, Monroe, Shelton and Trumbull's were the most similar to their listing prices, falling within 2.1 to 2.4 percent of the asking price. Easton (-3.9 percent), Bridgeport (-3.8 percent) and the Town of Fairfield (-3.8 percent) showed the largest price differential.

Median Listing Price vs. Median Sale Price: By Community, 2006

Place	Condo			Single Family		
	List Price	Sale Price	%	List Price	Sale Price	%
Bridgeport	\$149,900	\$145,000	-3.3%	\$259,750	\$250,000	-3.8%
Easton	NA	NA	NA	\$764,450	\$735,000	-3.9%
Fairfield	\$395,000	\$385,000	-2.5%	\$649,900	\$625,000	-3.8%
Monroe	\$324,900	\$320,000	-1.5%	\$489,000	\$477,500	-2.4%
Other Fairfield County	\$359,700	\$350,000	-2.7%	\$929,000	\$900,000	-3.1%
Shelton	\$309,900	\$305,000	-1.6%	\$409,900	\$400,000	-2.4%
Stamford	\$365,000	\$360,000	-1.4%	\$749,000	\$725,000	-3.2%
Stratford	\$197,500	\$190,000	-3.8%	\$309,900	\$300,500	-3.0%
Trumbull	\$404,700	\$398,500	-1.5%	\$469,900	\$460,000	-2.1%
All Fairfield County	\$309,950	\$300,500	-3.0%	\$579,000	\$560,000	-3.3%

Source: Fairfield County MLS; RRC Associates, Inc.



Appendix B - Needs Assessment

In Bridgeport, condominiums in 2006 sat on the market for an average of 110 days before being sold. Multi-family units were on the market an average of 89 days and single-family homes were on the market an average of 86 days. As shown in the following chart:

Median Days on Market by Sales Price: Bridgeport, 2006



Source: Fairfield County MLS

- Single-family homes show the least variation in days on the market by sale price. Homes priced under \$100,000 tend to stay on the market the shortest amount of time (about 70 days on average), while homes priced over \$650,000 tend to stay on the market the longest (134 days on average).¹⁰
- Condominiums show the widest variation in time on the market of other property types in 2006 by sales price. Condominiums priced between about \$200,000 and \$350,000 were generally on the market the shortest period of time (between about 60 and 70 days on average), with the exception of one unit that sold within 38 days that was priced over \$500,000. About 52 percent of units sold in 2006 were priced between \$150,000 and \$250,000, which may account in part for the longer amount of time these units were on the market (about 100 to 170 days on average). Finally, about 4 units were sold for between \$350,000 and \$500,000, which were on the market for an average of about 100 to 200 days.
- Multi-unit properties were generally on the market about 89 days on average, with the exception of the sale of 9 units priced between \$50,000 to \$150,000 (53 days on average) and the sale of 2 units priced over about \$500,000 (54 days on average).

The table below demonstrates the average number of days sales in 2006 were listed on the market for multiple compared communities in Fairfield County:

- Condominiums stayed on the market the longest on average in Bridgeport (110 days) in comparison to the other communities, with units in Trumbull sitting the shortest period of time (57 days).
- The average number of days on the market for multi family units were highest in the Town of Fairfield (90 days), Stratford (90 days) and Bridgeport (89 days), with units in Trumbull sitting the shortest period of time – only 4 days on average.
- For single-family homes, Easton's were on the market for the longest on average (100 days) followed by other Fairfield County (91 days) and Bridgeport (86 days). Units were on the market the shortest amount of time in Trumbull, Monroe and Stamford (78 days each).

Average Days on the Market: By Community, 2006 Sales

	Condominium	Multi Family	Single Family
Bridgeport	110 days	89 days	86 days
Easton	NA	NA	100
Town of Fairfield	89	90	80
Monroe	83	NA	78
Shelton	77	75	82
Stamford	68	76	78
Stratford	77	90	80
Trumbull	57	4	78
Other Fairfield County	72	78	91
Total	80	86	85

Source: Fairfield County MLS



Sale Prices Compared to Local Incomes

As shown below, median family incomes (as defined by the Department of Housing and Urban Development for Fairfield County) increased about 5.4 percent between 2004 and 2006, compared to a much higher 18.1 percent increase in median sales prices in Bridgeport. The median price of homes in 2004 was about 234 percent higher than the median family income and this has increased to a 265 percent difference in 2006, indicating that homes have become less affordable to Bridgeport residents over the past couple of years.

It should be noted that a household earning the area median income (\$79,900) in Fairfield County in 2006 could generally afford a home priced at about \$221,19711, which is about 278 percent more than their income. This indicates that currently the median sales price of a home in Bridgeport would likely be affordable to a household making the median family income for the area. However, it should also be noted that over 73 percent of Bridgeport households earn less than 100 percent of the AMI and about 61 percent earn under 80 percent of the AMI. A 4-person household earning less than 80 percent of the AMI (about \$59,600) would generally be able to pay about \$165,000 for a home, which is lower than the median priced home in Bridgeport. In other words, over half of the households in Bridgeport would not be able to afford the median priced home based on household income.

Median Sale Price of Homes vs. Median Family Income: Bridgeport 2004 to 2006

Year of Sale	Median Price (SF and Condo)	Median Family Income* (HUD)	Median price as a % of median income
2004	\$177,750	\$75,800	234%
2005	\$205,000	\$76,600	267%
2006	\$211,890	\$79,900	265%
% increase (2004 to 2006)	18.1%	5.4%	-

Source: Fairfield County MLS; Department of Housing and Urban Development; RRC Associates, Inc.

*Median Income reflects the 100% area median income (AMI) for a 4-person family household in Bridgeport, or what is commonly referred to as the median family income for an area.

While Bridgeport's condominium and single-family sales are generally affordable to a four person family making the area median income (\$79,900) in Fairfield County, other surrounding communities are generally not affordable for local residents. Easton shows the largest gap between the median family income and the median price of single-family and condominium units (920 percent), followed by the Town of Fairfield (738 percent) and Monroe (566 percent). Communities showing the least difference between median household incomes and median home prices include Bridgeport (265 percent), Stratford (354 percent) and Stamford (420 percent). As noted above, despite Bridgeport's apparent affordability in the area, over 70 percent of households in Bridgeport earn under 100 percent AMI. In other words, homes in Bridgeport may be generally affordable for many of Fairfield County's households, but local Bridgeport residents will find it difficult to purchase a home.

Median Price of Homes vs. Median Family Income: By Community, 2006

	Median Price (SF and Condo)	Median Family Income* (HUD)	Median price as a % of median income
Bridgeport	\$211,890	\$79,900	265%
Easton	\$735,000	\$79,900	920%
Fairfield	\$589,750	\$79,900	738%
Monroe	\$452,000	\$79,900	566%
Shelton	\$380,000	\$79,900	476%
Stamford	\$489,000	\$116,300	420%
Stratford	\$282,500	\$79,900	354%
Trumbull	\$460,000	\$79,900	576%

Source: Fairfield County MLS; Department of Housing and Urban Development; RRC Associates, Inc.

*Median Income reflects the 100% area median income (AMI) for a 4-person family household in Bridgeport, or what is commonly referred to as the median family income for an area.

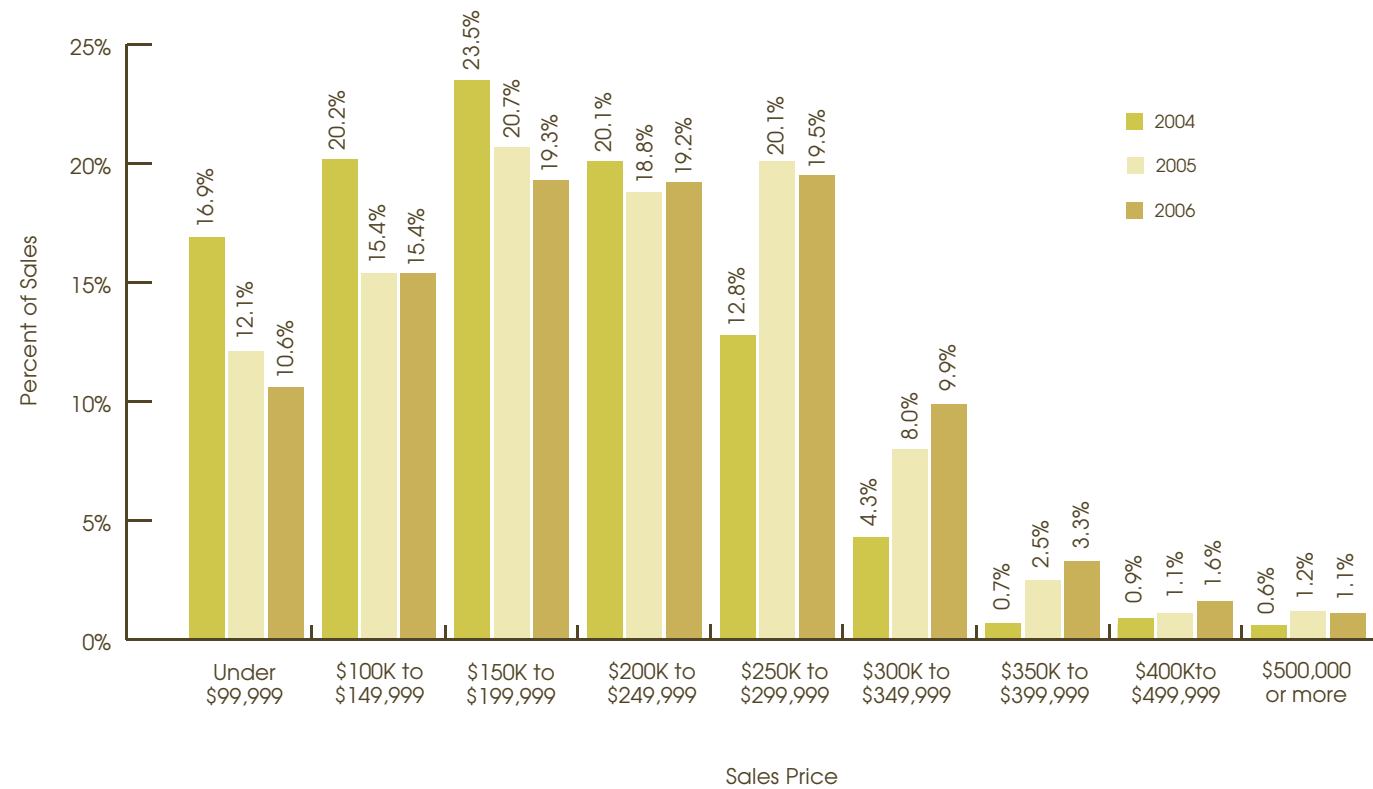


Appendix B - Needs Assessment

The following chart shows single-family and condominium sale prices over the past three years in Bridgeport and indicates a general trend of increasing sale prices during this time. Overall:

- The percentage of all sales priced below \$200,000 decreased from about 61 percent of all sales in 2004 to 45 percent of all sales in 2006. Within this category, sales priced below \$100,000 decreased by the largest margin (16.9 percent in 2004 to 10.6 percent in 2006).
- The percentage of sales priced between about \$200,000 and \$250,000 have remained fairly constant at about 20 percent of total sales in each year.
- Sales priced at \$250,000 or more increased between 2004 and 2006, from only 6.5 percent of all sales in 2004 to about 16 percent in 2006. Within this category, sales priced between \$250,000 and \$249,999 increased by the largest margin (12.8 percent in 2004 to 19.5 percent in 2006).

Residential Single Family and Condominium Sales by Price: Bridgeport, 2004 thru 2006



Source: Fairfield County MLS; RRC Associates, Inc.

The table below evaluates the sale of units in 2006 by price. About 76 percent of condominiums sold for under \$200,000. In addition, 23.3 percent of single-family homes and 6.5 percent of multi family units also sold for under \$200,000.

Property Sales by Purchase Price: Bridgeport, 2006

	Condo	Single Family	Multi Family	Total #
Under \$100K	23.7%	1.2%	0.8%	7.5%
\$100K to \$149,999	29.3%	5.5%	1.3%	11.0%
\$150K to \$199,999	23.1%	16.6%	4.4%	14.7%
\$200K to \$249,999	10.9%	25.2%	11.4%	16.8%
\$250K to \$299,999	9.1%	27.0%	26.3%	21.6%
\$300K to \$349,999	2.9%	15.0%	17.7%	12.3%
\$350K to \$399,999	0.4%	5.3%	22.1%	9.1%
\$400K to \$499,999	0.4%	2.5%	15.2%	5.9%
\$500K to \$649,999	0.2%	0.7%	0.2%	0.4%
\$650K to \$799,999	0.0%	0.4%	0.0%	0.2%
\$800K or more	0.0%	0.6%	0.2%	0.3%
TOTAL %	100%	100%	100%	100%
TOTAL #	485	675	525	1,685

Source: Fairfield County MLS; RRC Associates Inc.

Sales in 2006 broken down by AMI affordability shows that:¹²

- About 23.5 percent of condominium sales would potentially be affordable to 3-person households making less than 50 percent AMI (about \$35,950 per year). An additional 28.7 percent of condominium sales would likely be affordable to 3-person households earning between 50 and 80 percent AMI. About 33.4 percent of 2006 condominium sales were affordable to households making 80 to 120 percent AMI and 14.4 percent were priced for households earning over 120 percent AMI.

¹² Multi-unit sales are excluded given that mortgage qualification for multi-unit properties generally include a discount for potential rental income from the unit(s) not occupied by the owner. Rental income can vary depending on many factors including property location, condition, bedroom size, amenities, etc. Estimates of multi-unit affordability by area median income were not made as a result of these unknowns.



Appendix B - Needs Assessment

- Single-family sales follow a slightly different trend, with very few being affordable to 3-person households making under 50 percent AMI (1.2 percent) and between 50 and 80 percent AMI (5.3 percent). A much larger percentage of the single-family sales in 2006 would have been affordable to 3-person households earning between 80 and 120 percent AMI (34.2 percent), while the bulk (59.3 percent) of single-family sales were affordable to 3-person households making over 120 percent AMI.

- Placed in the context of local housing incomes and affordability ranges, about 46 percent of Bridgeport's households earn under 60 percent of the AMI (\$43,140 for a 3-person household), including 30 percent of owners and 61 percent of renters. A 3-person household in this income range could afford a home priced at about \$120,000 or less. Only 1.9 percent of single-family homes sold in 2006 were below \$120,000 (13 total homes). For individuals in this income range, condominiums are the most affordable, where about 31.5 percent of condominium sales fell below \$120,000. Sales of condominiums constituted about 92 percent of all sales priced under \$120,000 in 2006.

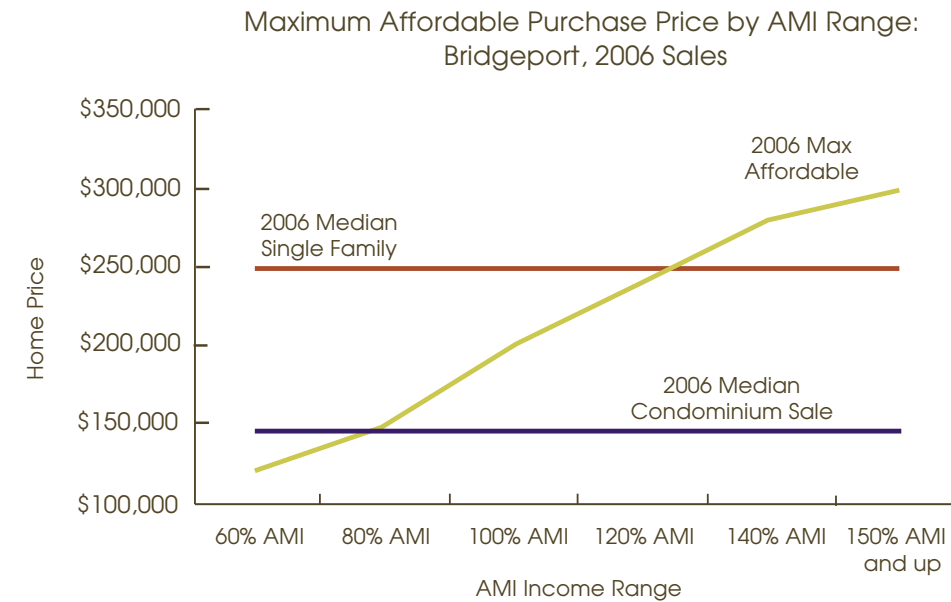
Sales by AMI Affordability: Bridgeport, 2006

AMI Range	Income Range (3-person household)	Max Affordable Purchase Price*	% of Bridgeport Households	Condo	Single Family	Total Sales
Less than 50% AMI	Under \$35,950	\$99,525	40.1%	23.5%	1.2%	10.5%
50 to 60% AMI	\$35,951-\$43,140	\$119,430	6.4%	8.0%	0.7%	3.8%
60 to 80% AMI	\$43,141-\$53,650	\$148,526	14.0%	20.6%	4.6%	11.3%
80 to 100% AMI	\$53,651-\$71,900	\$199,049	12.8%	23.9%	16.4%	19.6%
100 to 120% AMI	\$71,901-\$86,280	\$238,859	8.5%	9.5%	17.8%	14.3%
120 to 140% AMI	\$86,281-\$100,660	\$278,669	5.9%	6.8%	24.3%	17.0%
Over 140% AMI	Over \$100,660	Over \$278,669	12.4%	7.6%	35.0%	23.5%
Total	-	-	-	485	675	1,160

Source: MLS (November 2006); RRC Associates Inc.

*Assumes 5% down; 7% 30-year loan; 30% of monthly payment for insurance, taxes, PMI, HOA; no more than 30% of income used for total housing payment. Calculated for a 3-person household.

About 54 percent of Bridgeport households (including 70 percent of owners and 39 percent of renters) could afford a condominium priced above the 2006 median sales value (\$145,000). Additionally, about 18.3 percent of Bridgeport households (28.5 percent of owners and 9.3 percent of renters) could potentially afford a single-family residence priced over the 2006 median sales value (\$250,000).



Source: U.S. Census Bureau; CHAS; Fairfield County MLS, RRC Associates, Inc.
 * Calculated for a 3-person household; Assumes 5% down; 7% 30-year loan; 30% of monthly payment for insurance, taxes, PMI, HOA.



Appendix B - Needs Assessment

Multiple Listing Service

The multiple listing service, as of November 19, 2006, lists 6,529 units for sale in Fairfield County, with 1,416 units (22 percent) being located in Bridgeport. Of the units listed for sale in Fairfield County, 1,550 are condominiums (24 percent), 752 are multi-family units (12 percent) and 4,227 are single-family homes (65 percent). About 25 percent of Bridgeport listings are condominiums, with about 37 percent being multi-family units and 38 percent single-family units.

Current MLS Listings; By Community, November 19, 2006

	Condo	Multi-Family	Single-Family	TOTAL (%)	TOTAL (#)
Bridgeport	25.4%	36.5%	38.1%	100%	1,416
Easton	0.0%	0.0%	100.0%	100%	103
Fairfield	16.0%	3.6%	80.4%	100%	675
Monroe	13.7%	0.5%	85.7%	100%	182
Other Fairfield County	19.5%	4.1%	76.4%	100%	2,011
Shelton	25.6%	5.2%	69.2%	100%	344
Stamford	45.0%	6.8%	48.2%	100%	1,030
Stratford	18.4%	7.5%	74.1%	100%	505
Trumbull	7.6%	0.8%	91.6%	100%	263
Total Listings (#)	23.7%	11.5%	64.7%	100%	6,529

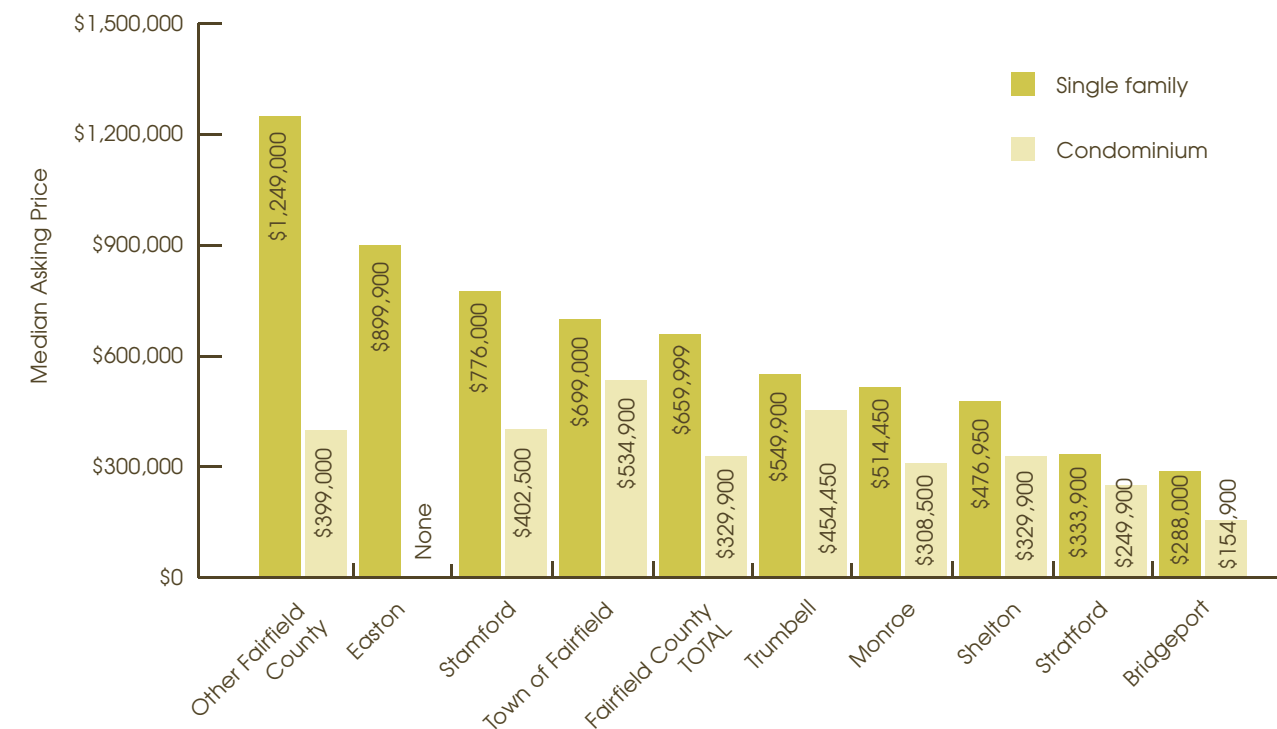
Source: Fairfield County MLS

- The median listing price for condominiums in Bridgeport is \$154,900, about 6.8 percent higher than the median sale price in 2006 (\$145,000). The median listing price for single-family homes in Bridgeport is \$288,000, about 15.2 percent higher than the median sale price in 2006 (\$250,000).

- The median listing price for condominiums in Bridgeport (\$154,900) is lower than any of the surrounding communities by at least \$95,000. The Town of Fairfield and Stamford have the highest median listing price for condos (\$543,900 and \$402,500 respectively), at least two and a half times that of Bridgeport.

- The median price of single-family units currently listed in Bridgeport is \$288,000 which is less than half of the median price for the county as a whole (\$659,999). The communities with the most similar median listing price to Bridgeport are Stratford (\$333,900) and Shelton (\$476,950). The median listing price for single-family homes in other areas of Fairfield County is very high (\$1,249,000). In total, 46 percent of the single-family homes listed for sale in other parts of Fairfield County are priced over \$1 million, with the highest being priced at \$30 million.

Median Listing Price: By Community, November 19, 2006



Sources: Fairfield County MLS; RRC Associates, Inc.



Appendix B - Needs Assessment

The table below demonstrates the median current listing price of condominiums and single-family units by new (units constructed since 2005, as well as units not yet constructed) and existing construction. In general, all of the communities have a higher median sale price for new construction compared to existing units. Other areas of Fairfield County (204.6 percent difference) show the highest variance while Stamford (31.9 percent difference) and Bridgeport (36.5 percent difference) show the least variation in new and existing construction prices.

New and Existing Current MLS Median Listing Price:
By Community, November 19, 2006

	Existing	New	% Difference
Bridgeport	\$245,000	\$334,500	36.5%
Easton	\$869,000	\$1,549,500	78.3%
Fairfield	\$595,000	\$1,044,950	75.6%
Monroe	\$449,999	\$897,450	99.4%
Other Fairfield County	\$819,000	\$2,495,000	204.6%
Shelton	\$379,900	\$699,900	84.2%
Stamford	\$549,000	\$724,250	31.9%
Stratford	\$317,000	\$479,900	51.4%
Trumbull	\$499,999	\$859,450	71.9%

Source: Fairfield County MLS; RRC Associates, Inc.

Affordability by AMI

The following table and chart shows estimates of the number of single family and condominium units that are presently for sale in Bridgeport and the number of units sold in Bridgeport in 2006 that would be affordable to the average 3-person household by AMI range. About 36.5 percent of current listings and 23.5 percent of 2006 sales are affordable to households earning over 140 percent of the AMI (or priced over about \$278,669). Correspondingly, a lower percentage of current listings are priced for households earning under 80 percent of the AMI (under about \$148,526) than were sold in 2006 (19.1 percent MLS vs. 25.6 percent sold in 2006). This indicates that home prices are continuing to increase in Bridgeport.

Affordable Purchase Price By AMI*:
2006 (Single Family and Condominiums only)

AMI Range	Maximum Affordable Purchase Price	Maximum Income (3-person HH)	% Current Listings (MLS)	# Current Listings (MLS)	% 2006 Sales	# 2006 Sales
<50% AMI	\$99,525	\$35,950	9.7%	87	10.5%	122
50 to 60% AMI	\$119,430	\$43,140	1.8%	16	3.8%	44
60 to 80% AMI	\$148,526	\$53,650	7.6%	68	11.3%	131
80 to 100% AMI	\$199,049	\$71,900	13.1%	118	19.6%	227
100 to 120% AMI	\$238,859	\$86,280	13.6%	122	14.3%	166
120 to 140% AMI	\$278,669	\$100,660	17.8%	160	17.0%	197
Over 140% AMI	Over \$278,669	Over \$100,660	36.5%	328	23.5%	273

Source: Department of Housing and Urban Development; Eagle County Assessor (September 2006); RRC Associates, Inc.

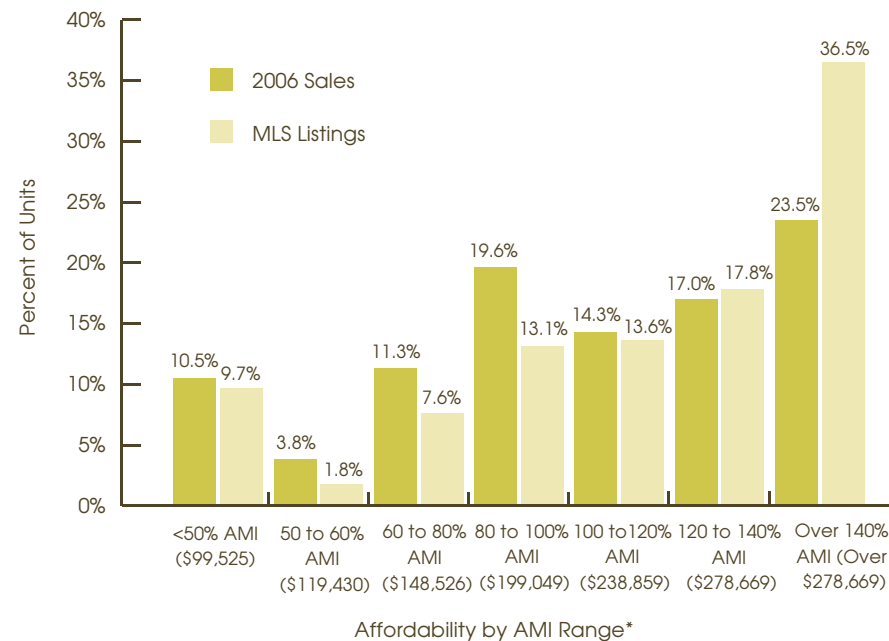
*Assumes 5% down; 7% 30-year loan; 30%¹³ of monthly payment for insurance, taxes, PMI, HOA; no more than 30% of income used for total housing payment.

¹³ Bridgeport has a very high mil rate for property taxes (42.28). On a \$199,100 property, this mil rate results in annual taxes of about \$5,893 per year, or just under \$500 per month. Assuming 5 percent down and a 7 percent, 30-year fixed rate loan, monthly loan payments would be about \$1,325 per month before taxes. Property taxes increase the monthly payment to about \$1,816 per month and would comprise 27 percent of the total monthly housing payment. Therefore, an assumption that 30 percent of the affordable monthly housing payment is used for taxes, insurance, HOA fees and PMI appears reasonable, if not slightly conservative.



Appendix B - Needs Assessment

Single Family and Condominium Sales in 2006 Vs. Current MLS Listings by AMI Affordability: Bridgeport



Affordability by AMI Range*

* Dollar amount in the legend represents the maximum affordable purchase price for a 3-person household earning within each respective AMI range

Realtor Interviews

A series of focus groups were conducted with realtors and lenders in the Bridgeport and Fairfield County area. These discussions offer additional insight into the local housing market, including observations of factors that contribute to and detract from housing demand in Bridgeport; changes in the market in terms of buyer profiles, price points and types of units; potential gaps in the market where demand is not being met by supply; and many other factors.

Barriers to Housing Demand in Bridgeport

Several factors were listed as potential barriers to housing demand in the City of Bridgeport, including:

- Education and the poor quality of the school system. Bridgeport has the lowest scoring schools in the state of Connecticut. This was noted as a very significant factor particularly with families with school age children – a demographic that is actually leaving Bridgeport to seek housing in areas with higher quality public education. It was noted that residents have started to pay more attention to the quality of the school system in recent years and it was felt this may be a first step toward needed changes.
- Safety and the perception of safety, with particular note of problems in the east end, east side of Holland, south end and west end.
- Age of the housing stock, where almost half of the existing housing stock was built prior to 1950 and is over 50 years old.
- Access to adequate and safe transportation system. This was noted as an unrealized positive attribute in Bridgeport. Many realtors felt that currently the city lacked good housing stock near the train and ferry for people to purchase and that there was much unrealized potential for development with easy access to the highway and rail system in the City.
- Reputation. It was noted that Bridgeport is still thought of as “you only live there because you cannot afford to live anywhere else.” Many felt that Bridgeport needs to find an identity beyond its affordability in the area to attract new households.
- Lack of upscale amenities (nice restaurants), activities/culture. Many felt this has been improving, but new events were not well advertised and offerings are still limited.
- Extraordinarily high property taxes. Realtors and lenders noted that the high property taxes in Bridgeport compared to neighboring cities compensate to some extent for the lower initial purchase price of units. It was felt that high tax rates affect Bridgeport more than many areas in the rest of the state because Bridgeport does not offer many

of the quality services that typically accompany high taxes (e.g., Bridgeport has poor schools, lacks parking, etc.). It was noted by one participant that “property taxes are higher than the mortgage payment” in some cases.

More specifically, the following table compares current property tax mil rates among various communities in Fairfield County. Bridgeport’s is the highest at 42.28, followed by regions of Stamford at 30.68. To understand the effect that property tax rates have on the relative affordability of units in Bridgeport compared to other areas, the following table shows the purchase price for a comparable 1,100 square foot single-family home in each community based on the median sale price per square foot in 2006 and the yearly property taxes that would be due. As shown, Bridgeport has the most affordable sale price, at \$199,100. However, Bridgeport has the third highest yearly tax amount on this property, at \$5,893 per year. The tax rate in Bridgeport raises the base mortgage payment each month for a \$199,100 home by about 37 percent, or just under \$500 per month. The tax payment alone accounts for about 27 percent of the total mortgage payment on the property. Relative affordability of units in Bridgeport also decreases, where, although an 1,100 square foot home in Shelton would initially sell for about \$27,000 more than the same home in Bridgeport, the monthly mortgage payment in Shelton after taxes would only be about \$13 more per month than the home in Bridgeport. Similar observations can be made for Stratford and Monroe.



Appendix B - Needs Assessment

Property Tax Mil Rates and Home Affordability Effects: Bridgeport Vs. Neighboring Communities, 2006

Location	2006 Median price/sq ft (single-family home)	Total sale price (1,100 sq. ft. home)	Tax assessed value (70%)	Mil Rate	Yearly property tax	Monthly loan payment before tax**	Monthly loan payment after tax	% increase in monthly loan payment
Stamford High*	\$324	\$356,400	\$249,480	30.6800	\$7,654	\$2,371	\$3,009	26.9%
Stamford Low*	\$324	\$356,400	\$249,480	27.8900	\$6,958	\$2,371	\$2,951	24.5%
Bridgeport	\$181	\$199,100	\$139,370	42.2800	\$5,893	\$1,325	\$1,816	37.1%
Easton	\$270	\$297,000	\$207,900	26.5700	\$5,524	\$1,976	\$2,436	23.3%
Stratford	\$213	\$234,300	\$164,010	28.8600	\$4,733	\$1,559	\$1,953	25.3%
Monroe	\$222	\$244,200	\$170,940	26.0800	\$4,458	\$1,625	\$1,996	22.9%
Town of Fairfield	\$330	\$363,000	\$254,100	16.6700	\$4,236	\$2,415	\$2,768	14.6%
Trumbull	\$245	\$269,500	\$188,650	21.6500	\$4,084	\$1,793	\$2,133	19.0%
Shelton	\$206	\$226,600	\$158,620	24.3100	\$3,856	\$1,508	\$1,829	21.3%

Source: State of Connecticut (<http://www.opm.state.ct.us/igp/DATARESC/mr.htm>)

*Stamford has six different regions, with varying mil rates.

**Assumes 7% fixed rate, 30 yr loan.

Assets to Housing Demand in Bridgeport

Several factors were listed as assets to housing demand in the City of Bridgeport, including:

- **Affordability.** Bridgeport offers the most affordable purchase prices in the Fairfield County area and increasingly in surrounding states. This makes the area attractive to first-time homebuyers and persons starting families. It was noted that young families may purchase in Bridgeport to start building some equity, but when their children reach school age that these families often move out of Bridgeport to find higher quality schools.
- **Diversity of housing stock.** Bridgeport offers an array of property types including condominiums, multi-family units and single-family homes. Many neighboring communities are limited by unit types (e.g., offer only single-family homes on large lots). The variety of products also provides a variety of price points for different household needs. It was also noted that often households that cannot afford to purchase a single-

family home are able to qualify for mortgages on multi-family units given the rent income from the property.

- Bridgeport is home to two of Fairfield County's most prestigious hospitals; Bridgeport Hospital and St. Vincent's Hospital.
- **Neighborhoods and a sense of place.** It was felt that many areas offer very livable neighborhoods, which are currently under-marketed by the City. It was noted in particular that Black Rock and Lake Forest have great neighborhoods and the recently cleaned up Seaside Park is a strong asset. The North End has been a major attraction for households for many years, with primarily single-family homes, that offers better and safer schools than much of the rest of Bridgeport.
- **Good investment.** In recent years the perception of Bridgeport as only an "affordable" place to live has been changing, where realtors and lenders noted that increasingly homebuyers are interested in Bridgeport for its investment potential – that many purchasers have the impression that property values will only rise, not fall. As a result, Bridgeport has been becoming more attractive to homeowners.

Local and Out-of-Area Homebuyer Trends

- Realtors and lenders generally observed that many households that live and work in Bridgeport cannot afford to buy homes in the City. It was stated that local worker households looking to buy typically go to Waterbury, Ansonia and Naugatuck to find housing they can afford, as well as lower taxes.
- The most significant shift in the homebuyer market noted over the past 5 years has been an increase in out-of-area and out-of-state purchasers. It was noted that these persons are typically the working class – often households with workers holding multiple jobs – but that cannot afford housing closer to their place of employment. The easy access via train to New York (and in particular the Bronx) has been discovered and is attracting more workers from this area that are looking to purchase homes. Demand from lower Fairfield County, New York and New Jersey were particularly noted to have increased in recent years. One realtor in particular estimated that about 50 to 60 percent of persons he shows residential properties to in Bridgeport are people from New York. The out-of-area buyers are most frequently first-time home purchasers.



Appendix B - Needs Assessment

Housing Market Observations and Trends

Regarding the performance of certain areas of the housing market, realtors and lenders noted that:

- All segments of the housing market have done well over the past 10 years, with a particular rise in interest in multi-family units over the past 5 years (for both first-time buyers and rental property investment).
- Single-family homes and the entry-level housing spectrum have been continually strong.
- The areas most in demand recently include Black Rock and North Bridgeport. The north end of Bridgeport has also seen the most new construction. The more distressed areas are still a challenge; however it was noted that many inner-city properties have increased substantially in value over the past 5 to 6 years (e.g., units purchased for \$60K to \$70K are now valued for \$300K to \$350K).
- There has been increased development activity in Bridgeport over the last 5 years, as well as increased investment from developers buying lots in the City. However, large-scale (multi-unit) development is lacking, but generally felt to be needed. Many were hopeful that some of the current proposals (e.g., Steel Point) would be realized.

Realtors and lenders also had many observations about the demographics and desires of current buyers, including:

- There has been increased interest by singles and young couples to be within walking distance of transportation. The Lofts at Lafayette were noted to be rather successful and helping to fill this niche and many buyers were young professionals from the suburbs. Also, the transportation center has been a large attraction for households coming from and employed in New York.
- There has been increased interest by lower-end buyers/first-time home purchasers as other areas around Bridgeport have become less affordable to residents and employees. Bridgeport has become the point of affordable ownership housing for persons employed in other parts of Fairfield County, New York and New Jersey. It is perceived that the affordability of Bridgeport has been the primary driver of Bridgeport's housing market in recent years, where a \$500K or \$600K home in Stamford can be bought for \$250K in the East Side of Bridgeport.
- Homes are being purchased more by homeowners/occupants rather than investors. The increase in owner-occupied units has resulted in improved property care and better neighborhoods

Gaps in the Housing Market (Where Supply Falls Short of Demand)

- When asked where the current gaps in housing supply compared to demand seem to be most prevalent, realtors and lenders generally felt that households earning between about \$60,000 and \$80,000 per year had the most difficult time finding suitable housing in Bridgeport and particularly families. These would be 4-person households earning between about 80 and 100 percent AMI. It was stated that those earning less than 60 percent AMI have subsidies available to help them with housing (tax credits, etc.) and those earning over 100 percent of the AMI can generally find housing they can afford.
- Regarding Bridgeport's future, it was stated and generally agreed that "Bridgeport is going to improve because the market forces are there." However, this improvement will make it more difficult to preserve the affordability of the area. For example, Stamford and Norwalk went through similar booms and have no affordable housing. Realtors and lenders felt that Bridgeport needs to preserve its affordability to locals and the workforce while the city improves, which will at the very least be challenging and take significant political will to achieve.



SECTION 6 – HOUSING NEED AND DEMAND

This section of the report identifies the price points and amount of housing needed in Bridgeport to serve local need for housing (or housing that is presently not being supplied by the market in sufficient quantities to provide affordable and adequate housing for local residents and employees) and to accommodate future workforce demand for housing (or housing provided by the market that will be demanded by local and out-of-area workers as jobs in the region increase and as Bridgeport’s potential to house more affluent worker households is realized).

Housing “need” is first examined. Housing “need” is generally defined as housing that is presently not being supplied by the market in sufficient quantities to provide affordable and adequate housing for local residents and employees. This includes an evaluation of current households with “housing problems” (either overcrowded (with more than 1 person per room), cost-burdened (paying 30 percent or more of their household income for rent or mortgage) and/or lacking complete plumbing or kitchen facilities) and an estimate of current renter households that would like to purchase homes in Bridgeport if affordable and adequate housing was available. These components would address “catch-up” need – or the number of housing units needed to address current deficiencies in housing – and often require housing be offered for sale or for rent at below-market prices to serve these households in need.

Future “demand” for housing is also estimated. This includes evaluating potential demand for housing in Bridgeport as related to projected job growth in Bridgeport, other parts of Fairfield County and increased interest in housing in Bridgeport from persons employed out of state (and in New York in particular). The potential opportunities available to Bridgeport to attract more affluent households that currently choose to live outside of Bridgeport is also examined. Some, but not all, of this housing demand will likely be met by market-rate housing products.

Bridgeport Residents With “Housing Problems” (Catch-Up)

Catch-up housing is generally defined as the number of housing units needed to address current deficiencies in housing, whether from an affordability standpoint or from an availability standpoint.

The 2000 US Census CHAS (Comprehensive Housing Affordability Strategy) tabulations report households with housing problems by household area median income (AMI). Housing problems are defined as households that are lacking complete plumbing or kitchen facilities, with 1.01 or more persons per room (i.e. overcrowded) and/or cost burdened (paying more than 30 percent of household income for rent/mortgage). Residents and employees residing in substandard housing, overcrowded conditions or unaffordable units often leave their jobs and the community.

It is important to note that constructing new units to serve Bridgeport residents who report housing problems causes the units presently occupied by these households to become available to address needs from other residents, in-commuters or new employees. For this reason, existing housing problems can help define gaps in current town housing, but do not necessarily reflect the numerical increase in units needed within the community.

Renter Households: About 70 percent of Bridgeport renter households earning less than 60 percent AMI report housing problems, totaling about 11,564 households. Renter households earning less than 50 percent of the AMI are particularly likely to report problems, accounting for 10,678 households. Of renter households earning between 60 and 80 percent AMI, a much lower 27.3 percent report problems. Renters earning over 80 percent of the AMI are typically looking to purchase homes and can generally afford available market rental units in Bridgeport. A comparatively low 11.7 percent of households in the 80 percent or higher AMI range report housing problems.

Need From Renter Households With “Housing Problems”: Bridgeport 2006

AMI Range	Renter Households	With “Housing Problems”	With “Housing Problems”
	#	%	#
Total Households	27,183	49.1%	13,358
<=30% AMI	9,388	72.6%	6,817
30.1 to 50%	5,351	72.1%	3,856
50.1 to 60% AMI	1,828	48.7%	890
60.1 to 80% AMI	3,556	27.3%	971
80.1% or more	7,060	11.7%	824
Total under 60% AMI	16,567	69.8%	11,564

Source: 2000 Census (CHAS); ESRI Business Analyst; RRC Associates, Inc.
*Shaded region indicates primary areas of need.

Owner Households: About 40.3 percent of owners earning between 50 and 100 percent AMI reported housing problems, totaling about 3,490 households. Often owners of households earning higher incomes (e.g. over 140 percent AMI) are cost-burdened by choice, where these households can often afford to pay more than 30 percent of their income for rent or mortgage without sacrificing other important expenditures such as health care, food, electricity, etc. It should be further noted that producing ownership units for households earning less than 50 percent AMI (e.g. 2- and 3-bedroom homes priced below about \$100,000 for the average 3-person household) can be difficult. Further, many owner households in this low income range are typically retired and not necessarily in need of assistance due to the fact that retired owner households often have substantial assets aside from earned income.¹⁴

Need From Owner Households With “Housing Problems”: Bridgeport 2006

AMI Range	Owner Households	With “Housing Problems”	With “Housing Problems”
	#	%	#
Total Households	23,949	36.8%	8,812
<=50% AMI	5,757	74.3%	4,276
50.1 to 60% AMI	1,442	42.7%	616
60.1 to 80% AMI	3,600	49.1%	1,767
80.1 to 100% AMI	3,611	30.6%	1,106
100.1 to 120% AMI	2,725	18.6%	506
120.1 to 140% AMI	2,053	12.6%	259
>140% AMI	4,761	5.9%	281
Total 50.1 to 100% AMI	8,653	40.3%	3,490

Source: 2000 Census (CHAS); ESRI Business Analyst; RRC Associates, Inc.
*Shaded region indicates primary areas of need.

¹⁴ In Bridgeport, about 60 percent of owner households earning less than 50 percent of the AMI are headed by a person age 62 or older.



Appendix B - Needs Assessment

Bridgeport Renters That Are Looking to Buy (Catch-Up)

A random phone survey was conducted with about 320 residents in the City of Bridgeport. Among the questions asked of renters in the city was whether they are looking to purchase a home within the next two years. About 30.8 percent of renters indicated they are looking to purchase a home. Extrapolated to all households in Bridgeport, this means that about 8,300 of current renter households in the city would be looking to purchase a home.

Renter Households Looking to Purchase a Home: Bridgeport, 2006

	2006
Total renter households	27,183
Looking to purchase a home (%)	30.8%
Looking to purchase a home (#)	8,300

Source: 2006 Resident Phone Survey; RRC Associates, Inc.

The survey also asked households to report their total yearly household income and household size. Although sample sizes were relatively small, this showed that:

- About 30 percent of renter households looking to purchase a home earn less than \$25,000, which could afford a home priced under about \$70,000.
- Another 33 percent of renters looking to purchase a home earn between \$25,001 and \$50,000 per year and could afford homes priced under about \$140,000.
- About 33 percent earn between \$50,001 and \$75,000 and could afford homes priced below about \$210,000.
- Only about 4 percent earn between \$75,001 and \$100,000 and could afford a home priced below about \$280,000. About 63.5 percent of units presently available for sale on the Multiple Listing Service in Bridgeport would be affordable to these households.

Renters Looking to Purchase a Home by Income: Bridgeport, 2006

Income range:	#	%	Maximum purchase price
Less than \$25,000	2,459	29.6%	\$79,079
\$25,001 to \$50,000	2,767	33.3%	\$158,158
\$50,001 to \$75,000	2,767	33.3%	\$237,237
\$75,001 to \$100,000	307	3.7%	\$316,316
More than \$100,000	0	0.0%	Over \$316,316
TOTAL	8,300	100.0%	-

Source: 2006 Resident Phone Survey; RRC Associates, Inc.

New Jobs in Bridgeport

New employees demand new housing units. Currently, about 41 percent of Bridgeport workers also live in the city. Assuming that about 41 percent of new workers will also live in Bridgeport, this will create demand for about another 540 housing units over the next five years (between 2006 and 2011).

Demand for Housing: New Bridgeport Workers, 2006 to 2011

	2006	2011
Bridgeport Jobs	45,251	47,240
Jobs per Employee (est.)	1.04	1.04
Total Employees	43,511	45,423
New employees (2006 to 2011)		1,913
Employees that would live in Bridgeport (41%)		784
Employees per household		1.45
New households (2011)		540

Source: Connecticut Department of Labor (QCEW); 2000 US Census; RRC Associates, Inc.

The 2000 Census worker flow files provides information on the earning capacity of households that live and work within the City of Bridgeport. Based on this information, the AMI distribution of local worker households (households with at least one employed person in Bridgeport) was estimated. Assuming new worker households that choose to live in Bridgeport will be of a similar income mix as existing households, it is estimated that about 38.5 percent of housing units will need to be priced affordable to households earning under 80 percent AMI; 28.6 percent for households earning between 80 and 120 percent AMI; and 32.9 percent for new worker households earning over 120 percent AMI.

Income Distribution of New Worker Households That Would Live in Bridgeport: 2006 est.

	Maximum income 2006	New worker households (%)	New worker households (#)
Under 30% AMI	\$21,550	9.6%	52
30 to 50%	\$35,950	11.5%	62
50 to 60%	\$43,140	6.5%	35
60 to 80%	\$53,650	11.0%	59
80 to 100%	\$71,900	17.4%	94
100 to 120%	\$86,280	11.2%	61
120 to 140%	\$100,660	8.5%	46
140%+	Over \$100,660	24.4%	132
TOTAL	-	100%	540

Source: US Census 2000, Place-to-Place Worker Flows; Dept. of Housing and Urban Development (HUD); RRC Associates

*Maximum income based on a 3-person household.

Finally, estimates from the resident phone surveys conducted as part of this study show that Bridgeport workers that also live in the city are slightly more likely to rent their homes than the population as a whole. As shown in the following table, it is estimated that about 47.3 percent of households in Bridgeport own their home. Based on survey results, a slightly lower 46.1 percent of locally employed households are estimated to own their residence. Assuming future housing demand from new workers that will choose to live in Bridgeport follows this pattern, this means that, of the 540 housing units demanded by new workers, about 250 will be looking to purchase a home and about 290 will most likely be in the market for rentals.



New Worker Households That Would Live in Bridgeport by Tenure: 2006 est.

	Own	Rent	TOTAL
All households (ESRI 2006)	47.3%	52.7%	100%
Live and work in Bridgeport (est.)	46.1%	53.9%	100%
TOTAL # of new worker households (2011)	250	290	540

Source: ESRI Business Analyst; 2006 Resident Phone Surveys; RRC Associates, Inc.

Regional Housing Demand

Of current Bridgeport households with at least one employed person, about 34.6 percent work within Bridgeport. The other 65.4 percent of employed households work outside of the City. Assuming this ratio remains consistent, this means that if 540 new worker households will demand housing in the City in 2011, then about 1,020 out-commuting households will demand housing by 2011. It is expected that the number of out-commuting households is conservative given that increased demand for housing in the City of Bridgeport from persons employed in the state of New York has been observed by realtors in the area and is supported by resident phone survey results conducted as part of this study.

Demand for Housing: Out-Commuting Workers, 2006 to 2011

	2011
New local worker households (2011)	540
Ratio of out-commuting households to local workers households (2000)	1.89
New out-commuting households (2011)	1,020

Source: Connecticut Department of Labor (QCEW); 2000 US Census; RRC Associates, Inc.

Again using the 2000 Census worker flow files to estimate the AMI range of out-commuter demand for housing in Bridgeport, the AMI distribution of out-commuting worker households (households with at least one person that works outside of Bridgeport) was estimated. Assuming new out-commuting worker households that choose to live in Bridgeport will be of a similar income mix as existing households, it is estimated that about 36.3 percent of housing units will need to be priced affordable to households earning under 80 percent AMI; 27.3 percent for households earning between 80 and 120 percent AMI; and 36.4 percent for new worker households earning over 120 percent AMI.

Income Distribution of New Out-Commuting Worker Households That Would Live in Bridgeport: 2006 est.

	Maximum income 2006	New worker households (%)	New worker households (#)
Under 30% AMI	\$21,550	8.6%	88
30 to 50%	\$35,950	10.3%	105
50 to 60%	\$43,140	6.5%	66
60 to 80%	\$53,650	10.9%	111
80 to 100%	\$71,900	16.2%	165
100 to 120%	\$86,280	11.1%	113
120 to 140%	\$100,660	9.1%	93
140%+	Over \$100,660	27.3%	278
TOTAL	-	100%	1,020

Source: US Census 2000, Place-to-Place Worker Flows; Dept. of Housing and Urban Development (HUD); RRC Associates

*Maximum income based on a 3-person household.

Finally, estimates from the resident phone surveys conducted as part of this study show that residents of Bridgeport that commute to other areas for work are slightly more likely to own their homes than the population as a whole. As shown in the following table, it is estimated that about 47.3 percent of households in Bridgeport own their home. Based on survey results, a slightly higher 48.2 percent of residents that out-commute for work are estimated to own their residence. Assuming future housing demand from new out-commuting worker households follows this pattern, this means that, of the 1,020 housing units demanded by new workers, about 490 will be looking to purchase a home and about 530 will most likely be in the market for rentals.

New Worker Households That Would Live in Bridgeport by Tenure: 2006 est.

	Own	Rent	TOTAL
All households (ESRI 2006)	47.3%	52.7%	100%
Live in Bridgeport, work elsewhere (est.)	48.2%	51.8%	100%
TOTAL # of new out-commuting households (2011)	490	530	1,020

Source: ESRI Business Analyst; 2006 Resident Phone Surveys; RRC Associates, Inc.

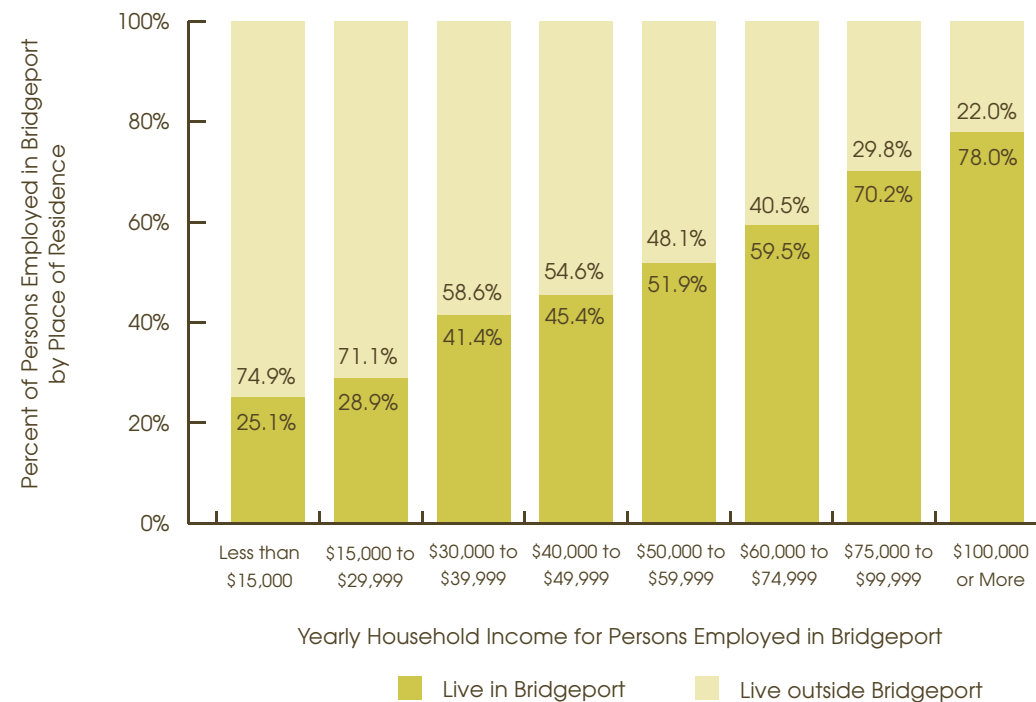


Appendix B - Needs Assessment

Untapped Demand

The percentage of workers employed in Bridgeport that also live in Bridgeport declines as household incomes rise, as shown in the following graph. About 63 percent of Bridgeport workers in households earning less than \$50,000 per year reside in Bridgeport. Only about 32 percent of Bridgeport workers in households earning \$50,000 or more per year reside in Bridgeport. This percentage drops significantly as worker households reach \$75,000 or more per year. In line with this, only about 18 percent of Bridgeport households earn over 120 percent of the AMI for the region (\$100,660 for a 3-person household), whereas between 24 and 57 percent of households in neighboring communities earn within this higher AMI range.

Where Bridgeport Workers Live by Household Income: 2000



Source: US Census 2000, Place-to-Place Worker Flows: RRC Associates

There are several reasons why these higher-income households choose to live elsewhere, as identified in “Section 5 – Housing Sales” in this report, including the quality of schools, quality of neighborhoods, available housing product and competition with neighboring communities. Further, not all of these households would choose to live in Bridgeport even if adequate product and attractive neighborhoods were available given the instance of “multiple worker households” – households with more than one worker, one of which may be employed in Bridgeport and the other in a different community (e.g. households living central to their employment opportunities), as well as family considerations and many other factors.

The below table indicates the current number of Bridgeport worker households that reside outside of Bridgeport by income level in 2006 (estimated) and the potential additional worker households that would be commuting into Bridgeport for work in 2011, provided current live:work ratios are maintained (e.g. 41 percent of workers living in the city and 59 percent living in other areas). This is a potential additional pool of housing demand within the City of Bridgeport as the city works toward redevelopment initiatives, attracts new development into the City (e.g., see the “Pending Development” section of “Section 4 – Housing Inventory” in this report), addresses school quality, neighborhood safety and other issues and “perceptions” of the city. For purposes of this analysis, it is assumed that between 20 and 40 percent of current and future in-commuters would choose to live in Bridgeport if suitable housing was provided.

Bridgeport Employee Households: 2006 and 2011

	2006	2011
Bridgeport Jobs	45,251	47,240
Jobs per Employee (est.)	1.04	1.04
Total Employees	43,511	45,423
Employees per household	1.45	1.45
Total Employee Households	30,008	31,326
Bridgeport employee households living in Bridgeport (41%)	12,303	12,844
Bridgeport employee households living elsewhere (59%)	17,704	18,482
New in-commuting employee households (2006 to 2011)	-	778
Potential in-commuters that would move to Bridgeport (estimated 20% to 40%)	3,540 to 7,080	155 to 310

It is estimated in the below table that over half of the households that commute into Bridgeport for work earn over 140 percent of the AMI (or about \$100,660 annual household income for a 3-person household). These households could likely afford homes priced over \$280,000. These are households that in 2006 would not choose to live in Bridgeport, but could be a potential market for the city in the future depending on development and renewed city initiatives. These households would generally demand ownership units rather than rentals.



Appendix B - Needs Assessment

In-Commuting Employee Households by Income: 2006 to 2011

	Maximum income 2006*	In-commuting worker households (%)	2006 worker households** (#)	New 2011 worker households** (#)
Under 30% AMI	\$21,550	2.4%	84 to 168	4 to 7
30 to 50%	\$35,950	3.3%	117 to 233	5 to 10
50 to 60%	\$43,140	2.9%	104 to 207	5 to 9
60 to 80%	\$53,650	5.8%	206 to 412	9 to 18
80 to 100%	\$71,900	11.6%	411 to 822	18 to 35
100 to 120%	\$86,280	10.8%	381 to 762	17 to 33
120 to 140%	\$100,660	10.4%	368 to 735	15 to 32
140%+	Over \$100,660	52.8%	1,870 to 3,740	82 to 164
TOTAL	-	100%	3,540 to 7,080	155 to 310

Source: US Census 2000, Place-to-Place Worker Flows; Dept. of Housing and Urban Development (HUD); RRC Associates

*Maximum income based on a 3-person household.

**Figures represent the number of potential in-commuting worker households that may choose to live in Bridgeport that presently live elsewhere – estimated to be between 20 and 40% of in-commuting households.

NOTE: shaded area represents the primary segment that is not choosing to live in Bridgeport.

Presently about 30 percent of households earning over 120 percent AMI in Bridgeport rent their homes. However, it is anticipated that over 70 percent of the higher-income in-commuting households that live outside of Bridgeport will need to be presented with desirable home purchase opportunities to attract them to the city. This study did not include primary research regarding the housing and community preferences of in-commuting households to Bridgeport and publicly available data does not provide this level of detail. If this market segment is pursued, it is recommended that additional analysis be conducted to understand the types, sizes and price points of units and amenities that will be needed to attract these households to Bridgeport, including the mix of ownership and rental units required and locations of those units.

Summary of Housing Needs and Demand

Resident and keep-up housing needs, as well as potential untapped demand from in-commuters are summarized in this section.¹⁵

- Resident housing needs have been defined for households with housing problems (as estimated from the 2000 Census) and local renters that are looking to purchase a home. These would be a mix of ownership and rental units that would typically need to be supplied at below-market rates to accommodate the needs of these households. It should be noted that additional needs in this category would include current owners in the city that are looking to purchase a new or different home. These are typically referred to as move-up buyers and would demand different products and price points than first-time homebuyers.

Summary of Resident Housing Needs ("Catch-Up"): Bridgeport, 2006

	Current residents with "housing problems"	Renters that want to buy	Total "catch-up" need (1/3 of households in need)*
Under 30% AMI	6,817	NA	2,272
30 to 50%	3,856	2,459	2,105
50 to 60%	1,507	1,044	850
60 to 80%	1,767	2,030	1,266
80 to 100%	1,106	1,582	896
100 to 120%	253	877	377
120 to 140%	NA	307	102
140%+	NA	NA	NA
TOTAL	15,307	8,300	7,869

* The actual number of units needed to accommodate resident housing needs will be substantially less than the total sum of housing needs. For example, a renter presently experiencing cost-burden that moves into a new affordable unit would then free-up their existing unit that could in turn serve another household in need. Also, there is some overlap between households with housing problems and renters looking to purchase a home. Therefore, the total number of units needed is conservatively estimated to be a 3-to-1 ratio – for every new unit provided, the needs of three households are met.

¹⁵ It should be noted that additional sources of demand not related to job growth in the area are not quantified in this section. This would include retired households, investment property purchasers/speculation and others.



Appendix B - Needs Assessment

- Keep-up housing needs are based on anticipated need from the number of new Bridgeport workers needed to maintain the current ratio of workers living in the city (about 41 percent). An estimate of housing demanded by growth in out-commuting households is also provided, for which it was assumed that the ratio of out-commuting households to local worker households in Bridgeport will remain the same as in 2000 (1.89 out-commuters for each local worker household). Information received through focus groups and the resident phone survey conducted as part of this study indicates that this assumption may be conservative given that there has been increased interest from out-of-area households looking to purchase in Bridgeport in recent years.

New Housing Demand through 2011: Based on New Job Growth, Current Conditions Maintained

	Resident Bridgeport worker households ¹	Out-commuting worker households ²	TOTAL keep-up (current conditions maintained)
Under 30% AMI	52	88	140
30 to 50%	62	105	167
50 to 60%	35	66	101
60 to 80%	59	111	170
80 to 100%	94	165	259
100 to 120%	61	113	174
120 to 140%	46	93	139
140%+	132	278	410
TOTAL	540	1,020	1,560

¹ Assumes 41 percent of workers will continue to reside in Bridgeport in 2011.

² Assumes out-commuting households will retain a 1.89 to 1 ratio of out-commuting households to resident workers (year 2000 ratio). Expected to be conservative given recent increased interest from out-of-area workers.

- Untapped housing demand has been identified for 20 to 40 percent of all current in-commuters that earn 100 percent AMI or higher and for the estimated increase in higher-wage in-commuters through 2011. This is a market segment that largely does not choose to live in Bridgeport and would be a potential market for higher-priced housing in the future. The majority of these households (particularly the higher-income households) will be looking to purchase homes. This study did not include primary research regarding the housing and community preferences of in-commuting households to Bridgeport and publicly available data does not provide this level of detail. If this market segment is pursued, it is recommended that additional analysis be conducted to understand the types, sizes, location and price points of units and amenities that will be needed to attract these households to Bridgeport, including the mix of ownership and rental units.

Potential Untapped Housing Demand through 2011: Capturing 20 to 40 percent of In-Commuters to the City

	Untapped demand: Workers commuting into Bridgeport for work (2006) ¹	Untapped demand: New workers commuting into Bridgeport for work (2011) ²
Under 30% AMI	84 to 168	4 to 7
30 to 50%	117 to 233	5 to 10
50 to 60%	104 to 207	5 to 9
60 to 80%	206 to 412	9 to 18
80 to 100%	411 to 822	18 to 35
100 to 120%	381 to 762	17 to 33
120 to 140%	368 to 735	15 to 32
140%+	1,870 to 3,740	82 to 164
TOTAL	3,540 to 7,080	155 to 310

¹ Represents 20 to 40 percent of total in-commuting worker households to Bridgeport in 2006.

² Represents 20 to 40 percent of potential new in-commuting worker households to Bridgeport by 2011 (the increase in in-commuting households between 2006 and 2011).

NOTE: shading represents the primary segment that is not choosing to live in Bridgeport.



Appendix B - Needs Assessment

The estimated number of units by tenure that will be needed to serve resident and keep-up housing needs, as well as potential untapped demand, is summarized below. These estimates are largely based on maintaining existing owner/renter ratios within Bridgeport for each identified market segment.

Housing Need and Demand by Tenure: Bridgeport 2006 to 2011

	TOTAL Housing Units Needed	Ownership Units	Rental Units
Resident needs (2006):			
Current residents:			
With housing problems (1/3 of total)	5,102	1,248	3,855
Renters that want to buy (1/3 of total)	2,767	2,767	0
Keep-up need (2010 and 2015):			
New jobs in 2011 (Maintain 41% of workers in Bridgeport)	540	250	290
New out-commuting worker households in 2011			
(Maintain 1.89 out-commuting per each locally employed household)	1,020	490	530
Untapped demand (2006 and 2011):			
In-commuters (20 to 40% will move):			
Current In-commuters earning 100%+ AMI (2006)	2,619 to 5,237	At least 70%	Few
New in-commuters earning 100%+ AMI (2011)	114 to 229	At least 70%	Few

*Each unit that addresses current resident needs will serve more than one household given that the unit vacated by the current resident in need can then be occupied by another household. Also, there is some overlap between households with housing problems and renters looking to purchase a home. Therefore, the total number of units needed by residents is conservatively estimated to be a 3-to-1 ratio – for every new unit provided, the needs of three households are met.



Appendix B - Needs Assessment

SECTION 7 - GAPS IN HOUSING

This section estimates where the current housing stock may be deficient in meeting needs of resident households, in-commuters and future workers needed to fill new jobs in Bridgeport, as calculated in the previous section (Section 6 - Housing Need and Demand). Need is identified in terms of affordability by different AMI ranges and by tenure. This information can, therefore, be used to estimate where local housing programs should be focused to improve the affordability of housing to Bridgeport residents and employees.

Rental Housing

The rental market in Bridgeport is currently very tight. As of the 2000 Census, a vacancy rate of about 5.6 percent for rental units was reported. Based on property management interviews conducted in November and December of 2006, only about 2.7 percent of units were found to be vacant (11 of 425 total units). Typically, vacancy rates around 5 percent suggest some equilibrium in the market, meaning that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate under-supply, whereas rates above this level suggest over-supply of housing.

Subsidized apartments were also interviewed, where all section 8 properties available to seniors and persons with disabilities reported waitlists ranging from 6-months to 3-years. Only 3 of the 765 units represented were vacant; however all three were already rented (just not yet occupied). The Bridgeport Housing Authority also reports an average vacancy rate of only 3.9 percent as of November 2006 for their 2,422 units and as of July 28, 2006, they reported a wait list of over 5,500 applicants.

Regarding the price of rentals in Bridgeport, data from the Department of Housing and Urban Development (HUD) show that Fair Market Rents¹⁶ in Bridgeport have increased an estimated 27 percent since the year 2000, or an average of about 4.1 percent per year. In comparison, median household incomes have increased an average of about 3.0 percent per year during this time and average wages paid in Bridgeport have increased only about 1.9 percent per year. In other words, rising rents are outpacing increases in local wages and household incomes, resulting in decreased affordability for locals.

As shown below, the Fair Market Rent for a 2-bedroom apartment is \$966, meaning that about 40 percent of renter-occupied units in the Bridgeport area fall below this gross rent rate (price of rent plus utilities, excluding telephone).

¹⁶ Yearly published Fair Market Rent (FMR) rates by the Department of Housing and Urban Development (HUD) are gross rent estimates that include shelter rent and the cost of utilities, except telephone. The level at which FMRs are set in Bridgeport is expressed as the 40th percentile rent, the dollar amount below which 40 percent of standard quality rental housing units rent. Newly built units less than two years old are excluded from rent estimates, and adjustments have been made to correct for the below market rents of public housing units included in the data base.

Fair Market Rents: Bridgeport Metro Area*, 2000 to 2006

Year	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
2006	\$627	\$810	\$966	\$1,154	\$1,402

*For the Bridgeport HUD Metro FMR Area, which includes Bridgeport and several surrounding communities in Fairfield County and New Haven County (Easton, Fairfield, Monroe, Shelton, Stratford, Trumbull, Ansonia, Beacon Falls, Derby, Milford, Oxford and Seymour).

A three-person household in Bridgeport earning less than 50 percent of the AMI could afford to pay about \$900 per month for rent. This size household would require a two- or three-bedroom unit to meet their housing needs. The FMR for a 2-bedroom unit in Bridgeport is about \$966 and for a 3-bedroom unit is \$1,154. About 40 percent of units in the city fall below these price points, whereas about 54 percent of current renters in the city earn less than 50 percent of the AMI. Based on comparative affordability of units and the lack of available units in the city for these households, this low income renter income group appears to be the most in need of additional housing. The estimated current resident need and future workforce need for rental units by AMI range is summarized below:

- The current gap in the market that would most benefit current residents are for units priced under 50 percent AMI (Under \$900 per month for a 3-person household) and units priced between 50 and 60 percent AMI (between \$900 and \$1,079 per month for a 3-person household). About 148 apartment units affordable to households earning under 60 percent of the AMI are currently pending approval; however, this will accommodate less than 5 percent of the current households in need in the city. More assistance will come from responses to a current request for proposals to replace some of about 2,500 affordable rental units lost with the recent demolition of Father Panik Village and Marina Apartments.
- Of the 820 total units needed by future local and out-commuting worker households, about 290 (35 percent) would be needed by new local resident worker households and the remaining 530 (65 percent) would be demanded by out-commuting households. About 36 percent will need to be priced for households earning less than 60 percent of the AMI (294 total).
- Although households earning over 50 percent of the AMI and particularly over 80 percent of the AMI can generally afford market-rate rents in Bridgeport, there is very low rental availability in the city (about 2.7 percent vacant). This offers little choice for housing for these households. There are several apartment projects in the pipeline that will help serve these households, comprising just over 400 units pending development, or about one-third of the estimated demand for these units from current residents and new households through 2011.



Appendix B - Needs Assessment

Estimated Resident (Catch-Up) and New Worker (Keep-Up) Need for Rental Units in Bridgeport: 2006 to 2011

AMI Range	Maximum affordable rent (3-person household)*	Estimated resident need	New Resident Worker and Out-Commuting Households (2011)
<=30% AMI	\$539	2,272	112
30.1 to 50%	\$899	1,285	118
50.1 to 60% AMI	\$1,079	297	63
60.1 to 80% AMI	\$1,341	324	98
80.1% or more	Over \$1,341	275	429
TOTAL	-	4,453	820
TOTAL Under 60% AMI	-	3,855	294

Shaded area indicates where the market is expected to be deficient in meeting needs.

*Assumes no more than 30 percent of household income is used for rent.

Pending Development: Bridgeport Apartments, 2006

Name	Units
Market rentals:	
Arcade Hotel	23 residential apartments
Housatonic Community College Expansion	Lafayette Circle Apartments: 15 stories; 156 Residential Units
333 State Street	65 market rate apartments
Lafayette Center Apartments	15 story building, 156 residential units (15% workforce housing)
Ostermoor Mattress Factory apartments	40 apartments
Affordable Rentals:	
Park City Hospital	
(Bridgeport Housing Authority)	110 1& 2 bedroom units of senior (62) and disabled/supportive (48) housing
East Main Mews	20 Affordable apartments (6 1-bed, 6 2-bed, 8 3-bed), 2 market rate units and 18 serving specified range up to 60% AMI

Ownership Housing

For purposes of understanding current gaps present in ownership housing provided by the Bridgeport market, resident needs within different AMI affordability ranges were compared to the properties currently listed on the MLS (November 19, 2006) and known pending development with price points within the 50 to 120 percent AMI range.¹⁷ As shown on the following table, the distribution of condominium and single family sales that occurred over the past year (January through November 2006) shows that property availability over the span of last year was more diverse in price ranges affordable to 100 percent AMI households or below than available on the current MLS. Sales over the past year show a much higher percentage of units priced under about \$200,000 (45 percent) than currently available on the market (32 percent). Conversely, about 37 percent of units on the MLS are priced over about \$280,000, compared to about 24 percent of properties that were sold last year.

Single Family and Condominium Sales in 2006 Vs. 11/19/2006 MLS Listings by AMI Affordability: Bridgeport



* Dollar amount in the legend represents the maximum affordable purchase price for a 3-person household earning within each respective AMI range
Source: Eagle County Assessors Data (2006); Eagle County MLS; RRC Associates, Inc.

¹⁷ Pending development is summarized in the housing inventory section of this report.



Appendix B - Needs Assessment

Comparing current resident needs for housing (includes resident owners with housing problems and renters looking to buy) to available units shows that:

- The largest deficiency in the provision of housing occurs for entry-level homeownership units priced between \$120,000 and \$200,000 (50 to 100 percent AMI), with about 2,400 units needed which are not currently supplied. The market is not providing enough units in this price range to meet resident needs and, in particular, single-family homes (7 percent of single family homes on the MLS are priced below \$200,000).
- Resident need for housing also appears to exceed supply in the 100 to 120 percent AMI range, or units priced between about \$200,000 and \$240,000. It should be noted that price points for a couple thousand pending residential units are not known and it is expected that these developments will supply at least some (if not all) of the units needed in this price range. Given the housing market in Bridgeport, if the market is undersupplying units for households earning between 100 and 120 percent AMI, any units produced that carry deed restrictions or other limits within this price range would need to be single-family homes to be somewhat competitive in the local market.
- There is also a potential gap for renters that are looking to purchase and that earn less than 50 percent of the AMI. However, producing housing for this income group for ownership can be quite difficult and not probable in many communities. These households may be best addressed through alternative programs, such as Habitat for Humanity sweat-equity development, Mutual Housing Association of Southwestern Connecticut, Inc. (MHA) and other non-profit programs or government assistance.

Resident Ownership Housing Needs vs. MLS (11/19/2006) and Pending Development: Bridgeport

AMI Range	Max Affordable Purchase Price ¹	Need Total Resident Need	Supply		Catch-Up Need ⁴
			11/19/06 MLS ²	Pending Development ³	
50% AMI or below	\$99,525	820	87	-	NA
50.1 to 60% AMI	\$119,430	553	16	9	-528
60.1 to 80% AMI	\$148,526	1,266	69	9	-1,188
80.1 to 100% AMI	\$199,049	896	126	53	-717
100.1 to 120% AMI	\$238,859	377	139	110	-128
120.1% to 140 AMI	\$278,669	102	204	91	193
140% AMI or more	Over \$278,670	0	775	327	1,102
TOTAL	-	4,015	1,416	599	-
TOTAL 50 to 100% AMI		2,715	211	71	-2,433

Shaded area represents primary need.

¹ Maximum purchase price for a three-person household earning within each income range. Assumes 5% down, 7.0% interest for 30 years and 30% of monthly payment for property taxes, insurance and HOA fees, with no more than 30% of household income used for housing payments

² Includes all units available (single-family, multi-family and condominiums).

³ Pending development includes only residential units for which estimated price points were known. This excludes many developments including Steel Point (over 2,000 units), City Trust Block (118 units), Downtown North Historic Rehabilitation (500 units), Conti's Block (104 units), Brewster Street Condos (77 units), Federal Arms Condos (57 units) and Columbia Towers (65 units).

⁴ A negative value indicates that the supply of units is less than (or deficient in meeting) the number of units needed.



Keep-Up Ownership Housing: Keep-up ownership needs, as determined from future job growth and local and regional employment requirements, indicate an additional 740 units will be needed to meet demand for housing from both resident employees (about 250 units) and out-commuting employees (about 490 units) by 2011. Of these, about 31 percent will need to be priced for households earning between 50 and 100 percent of the AMI (about 231 units). This rate of housing provision will allow Bridgeport to keep-up with the current ratio of workers that are presently housed in Town (about 41 percent) and out-commuting households (about 1.89 out-commuters per locally employed household) as job opportunities increase in the area.

Keep-Up Ownership Housing Needs: 2010 and 2015

AMI Range	Max Affordable Purchase Price	New Resident Worker and Out-Commuting Households (2011)
50% AMI or below	\$99,525	77
50.1 to 60% AMI	\$119,430	38
60.1 to 80% AMI	\$148,526	72
80.1 to 100% AMI	\$199,049	121
100.1 to 120% AMI	\$238,859	92
120.1% to 140 AMI	\$278,669	80
140% AMI or more	Over \$278,670	260
TOTAL	-	740
TOTAL 50 to 100% AMI	-	231

Shaded area represents primary need.

*Maximum purchase price for a three-person household earning within each income range. Assumes 5% down, 7.0% interest for 30 years and 30% of monthly payment for property taxes, insurance and HOA fees, with no more than 30% of household income used for housing payments

SECTION 8 – SPECIAL NEEDS POPULATIONS

This section of the report focuses on the special needs population in Bridgeport, specifically the HUD subsidized housing program participants, the elderly, the disabled and single parent households. Special needs housing addresses a critical and growing need within all communities. Supporting an environment where such housing can be produced and expanding housing options and choices will help to allow seniors and persons with special needs to remain in their communities. HUD Subsidized Housing

The Department of Housing and Urban Development (HUD) provides a picture of HUD-subsidized households in Bridgeport in 2000. According to HUD, about 12,500 people in Bridgeport (9.0 percent), living in 5,281 households (10.5 percent), participate in HUD-subsidized housing programs. The average rent for these programs is \$346 per month, which is 42.4 percent of the average family income (\$12,500). Of individuals participating in Bridgeport HUD-subsidized housing programs, 78 percent make less than 30 percent AMI (extremely low income).

HUD Subsidized Housing: Bridgeport 2000

HUD Subsidized	
Units Reported	5,281
People in Units	12,500
Rent per Month	\$346
Average Household Income	\$12,500
Average Individual Income	\$5,300
% Extremely Low Income (<30 percent AMI)	78%

As demonstrated below, the demographic of individuals participating in Bridgeport HUD-subsidized housing programs is largely minority (82 percent). Of households with children under 18, 45 percent are female headed. About 34 percent of all households are headed by seniors and 11 percent report at least one disability.

Demographics of HUD Subsidized Housing: Bridgeport 2000

HUD Subsidized	
Spouses with Children	10%
Households with Children Headed by a Female	45%
Disabled	11%
Age 62 and Over	34%
Age 85 and Over	4%
Minority	82%
Black	40%
Hispanic	40%
Total	12,500
Months Since Moved in	75
Months Waiting	55

Source: HUD "A picture of subsidized households 2000."

Seniors



Appendix B - Needs Assessment

Senior householders (persons 65 and over) are estimated by ESRI Business Analyst to make up approximately 10.9 percent of Bridgeport's population in 2006. The following table shows that the population that is age 65 and over is projected to increase by only about 1 percent (204 persons) between 2006 and 2011. In comparison, between 2006 and 2011, the senior population is projected to increase by 9.4 percent the in State of Connecticut as a whole, and by 18.8 percent in the United States as a whole. This indicates that many households are not expected to "age-in-place" in Bridgeport and may be related to the loss of families with school-age children in recent years in response to the poor quality of the public schools.

Population Growth for Persons 65 and Older; 2000 thru 2011

	Total Population (All Ages)	Persons 65 and Over	
		#	%
2000	139,529	16,046	11.5%
2006	142,923	15,579	10.9%
2011	146,136	15,783	10.8%
% Change (2006 to 2011)	2.2%	1.0%	-0.1%

Source: 2000 US Census; ESRI Business Analyst

The median household income of senior headed households (\$26,443 age 65 to 74 and \$19,706 age 75 and over) is much lower than the median income for all Bridgeport households (\$34,658). As demonstrated in the table below, the median income for households in Bridgeport increases until the householder reaches the 55 to 64 age group. At this point, household incomes begin declining as the age of the householder increases. Household incomes reach their peak for householders between 45 and 54 years (\$45,331) and household incomes are lowest for householders over 74 years (\$19,706). This same trend holds true for Fairfield County as a whole, except that households overall earn about 88 percent more than those in Bridgeport alone, with households headed by persons over 75 years of age earning about 37 percent more than Bridgeport households.

Median Household Income by Age of Householder: Fairfield County and Bridgeport, 2000

	Fairfield County	Bridgeport
Total	\$65,249	\$34,658
Householder 25 to 34 years	\$62,145	\$36,027
Householder 35 to 44 years	\$77,842	\$40,406
Householder 45 to 54 years	\$85,158	\$45,331
Householder 55 to 64 years	\$77,136	\$37,213
Householder 65 to 74 years	\$46,337	\$26,443
Householder 75 years and over	\$27,080	\$19,706

Source: 2000 US Census

In total, about 21.1 percent of Bridgeport households are headed by someone age 65 or over (29.0 percent of owner households and 15.1 percent of renter households). Of all senior households, about 59 percent own and 41 percent rent their homes. About 78 percent of seniors headed households in Fairfield County as a whole own their homes.

Tenure by Age of Householder; 2000

Senior Households	Owner	Renter	Total
Householder 65 to 74 years	2,970	2,081	5,051
Householder 75 to 84 years	2,714	1,740	4,454
Householder 85 years and over	765	632	1,397
Total Senior Householders	6,449	4,453	10,902
% of All Households in Bridgeport	29.6%	15.6%	21.7%

Source: 2000 US Census

Persons with Disabilities

As of the 2000 US Census, 22.5 percent of Bridgeport's population reported at least one disability. Of those reporting disabilities, 11.2 percent were 20 years or younger, 66.4 percent were between 21 and 64 years and 22.4 percent were seniors.

Persons Reporting Disabilities: Bridgeport, 2000

	With Disability	% of Total Population
Total #	32,377	139,529
5 to 15 years	5.3%	1.2%
16 to 20 years	5.8%	0.6%
21 to 64 years	66.4%	15.4%
65 to 74 years	9.5%	2.2%
75 years and over	12.9%	3.0%
	100.0%	22.5%

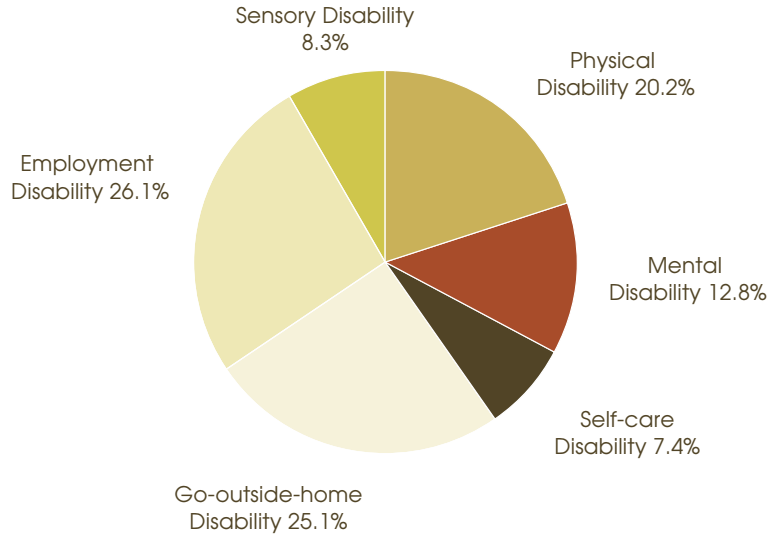
Source: 2000 US Census

Of persons with disabilities, 26.1 percent reported an employment disability. All of the individuals reporting employment disability were between the ages of 16 to 64 years. The number of cases reported for disabilities which impede a person's ability to go outside the home alone (25.1 percent) are the second largest category, followed by physical disability cases (20.2 percent). Of the disabilities reported, 8.3 percent were sensory, meaning blindness, deafness, or a severe vision or hearing impairment.



Appendix B - Needs Assessment

Type of Disability for Persons With Disabilities: Bridgeport 2006



Of the total disabilities tallied in Bridgeport, 3.8 percent affect persons 15 or younger, 70.7 percent affect persons age 16 to 64 and 25.5 percent affect persons age 65 and older (91.3 percent of all seniors in Bridgeport).

Total Disabilities Reported by Age: Bridgeport, 2000

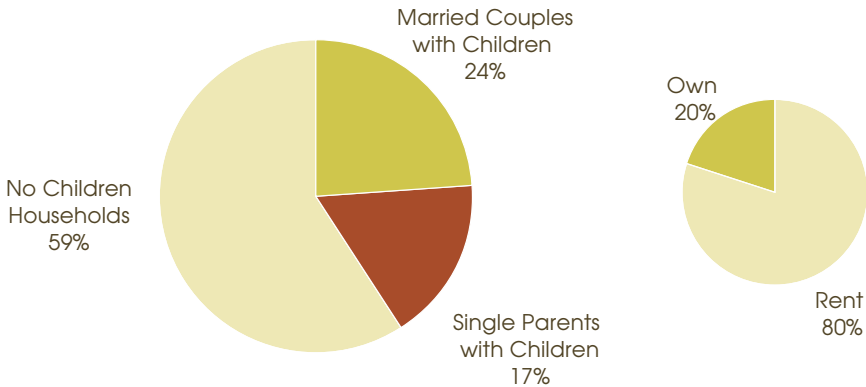
	#	%
Total disabilities tallied	57,406	100.0%
Total disabilities tallied for people 5 to 15 years	2,186	3.8%
Total disabilities tallied for people 16 to 64 years	40,573	70.7%
Total disabilities tallied for people 65 years and over	14,647	25.5%

Source: 2000 US Census

Single Parent Households

Single parent households with their own children¹⁸ under 18 years make up 17 percent of Bridgeport’s household population. Of these households, 80 percent rent and 20 percent own their home. The majority of the single parent households are female (83.7 percent), with 90.1 percent of these single parent female headed households earning incomes below poverty level. Of interest is that, of households with their own children (35 percent of total households in Bridgeport), about half (50.2 percent) are single-parent households.

Households with Children Under 18 Years Old Present; 2000



Source: 2000 US Census

The median family income for married couples with children (\$51,036) is significantly higher than for single males with children (\$28,214) and for single females with children (\$19,128).

Median Family Income; Bridgeport 2000

Median Income	
Married Couple with Children	\$51,036
Single Male With own children under 18 years	\$28,214
Single Female With own children under 18 years	\$19,128

Source: 2000 US Census

¹⁸ “Own child” is a never-married child under 18 years who is a son or daughter of the householder by birth, marriage (a stepchild), or adoption (2000 US Census definition).



Appendix C - Survey Results

Protocols and Results from Surveys and Focus Groups Bridgeport, CT

Housing Market Survey of Bridgeport Connecticut Residents Protocol

The Survey Research Institute was contracted to conduct a telephone survey of residents of Bridgeport, Connecticut in order to assess the city's housing market, their neighborhood's quality and characteristics, their past housing decisions, and their future housing needs and investments. A listed sample of Bridgeport residents was provided by Genesys Sampling Systems. All interviews were conducted using a Computer Assisted Telephone Interviewing (CATI) software system. Data collection began on November 15, 2006. Data collection ended December 4, 2006. In total, 321 surveys were completed.

Response Outcome

Outcome	Total
Completed survey	321
Bad #	517
Too Ill/Dead	1
Language problem	75
Ineligible (under 18)	0
Refused	52
Pending	1034
Total	2000

Key Points from Focus Groups and Survey of Residents

Focus Groups

1. In the pre focus group survey, respondents gave the city very low scores on safety (2.6 out of 5), family friendliness (2.6), entertainment (2.5), good governance (2.1), and fair taxation (1.4).
2. Respondents are generally optimistic about the future of the Bridgeport market, owing to exiting developments and ongoing city efforts to attract new developments. However,
3. This activity is prompting concerns about continued affordability in the Bridgeport market, and that City Hall lacks a coherent plan to effectively manage developments to benefit the city.
4. On the topic of affordability some key excerpts from the focus group analysis are:
 - The recent run up in housing values has increased pressures on the local housing stock
 - The theme of Bridgeport's mixed-income housing stock being an advantage also resonated in some focus group discussions. This provides the area with a competitive advantage over other communities.
 - However, participants worried about the future of affordable housing in the area. First, very little new construction is available for low and moderate income families. As one developer noted "We can't construct houses for what we would deem an affordable sales price."
 - Others worried that a lack of housing could undermine the local labor market, as employees are priced out of the city.
 - There was consensus that the network of city programs, state agencies, nonprofit organizations and other avenues for creating affordable housing is not as effective as it could be. Local nonprofits lack capacity and are generally too fragmented to reach any scale. Various government agencies and programs are not cooperative or easy to work with. The process is slow and results in small levels of housing production.
5. The quality of Bridgeport public schools came out as one of the biggest issues for the Bridgeport housing market. As one real estate agent said, "I've got to tell you, the biggest obstacle we've ever had as REALTORS has been when the people come in with families, and they're concerned about what schools their kids are going to go do." Real estate professionals told many stories of homes they have sold due to a family leaving primarily to find better schools. The following comment was typical: "[Families] are leaving because they have children, they want a better school system and the better quality of life for their kids." This issue obviously discourages families from moving into Bridgeport, as well. One real estate broker said "education is the number one people ask about when they come into town; they want to know about the schools."
6. Governance and red-tape were also key issues discussed by participants. The perception that for a long time Bridgeport was rife with corrupt or ineffective public officials is holding back Bridgeport. Participants believe large external developers are less inclined to work in Bridgeport due to this perception. Moreover, when developers do come to the city, they are confronted with a bureaucratic nightmare regarding the helpfulness of city departments, the levels of red-tape and poor cooperation across agencies.

Survey of Residents

7. Over the last 5 years the location from which people moved to their current residence has shifted from mainly within Bridgeport to half from within Bridgeport, and approximately a quarter from each of within CT and outside CT within the US.
8. People tended to rate things related to their homes or neighborhoods as "Good," with that response alone generally garnering at least 50 percent. The glaring exception to this was school quality, where 45 percent of respondents rated them as "fair" or "poor".
9. Homes and neighborhoods appeared to be doing at least as well, if not better than when respondents originally moved in. This was especially true of the respondents' homes and neighborhood homes, which were seen as being of much higher quality than when the respondent moved in. However, safety and school quality are perceived to have remained mostly the same since the respondent moved into the neighborhood.
10. **One extremely telling response was that 53 percent of respondents would move out of their neighborhood if they could, and 62 percent would move out of Bridgeport if they could.**
11. This was despite nearly 75 percent of respondents perceiving housing in Bridgeport as a very good investment or a somewhat good investment.
12. Moreover, only 35 percent of respondents reported they were certain or likely to move from their current home in the next two years.
13. **Of those likely to move, high taxes was the most common reason, followed by the home being too small.**
14. Inducing homeowners to invest in their property may be difficult. Over 60 percent do not plan to invest in their home in the next two years. Moreover, 75 percent said that their neighbors taking better care of their property would not induce investment. Lack of money to make needed repairs was not seen as a major reason for not investing.
15. In terms of renters, 30 percent plan to buy a home in the next two years. Affordability and credit problems were the main barriers to home ownership among renters, with 14 percent citing problems coming up with the down payment, 14 percent citing the homes that are affordable being too small or of low quality, and 12 percent citing inability to qualify for a loan.



Focus Group Survey Results

Session Number

	Frequency	%	Valid %	Cumulative %
Valid 1	5	22.7	22.7	22.7
2	5	22.7	22.7	45.5
3	7	31.8	31.8	77.3
4	5	22.7	22.7	100.0
Total	22	100.0	100.0	

How long have you lived in Bridgeport?

	Frequency	%	Valid %	Cumulative %
Valid Currently do not live here, but used to	6	27.3	27.3	27.3
Have never lived here	9	40.9	40.9	68.2
2-5 years	1	4.5	4.5	72.7
6-10 years	1	4.5	4.5	77.3
11-20 years	1	4.5	4.5	81.8
More than 20 years	4	18.2	18.2	100.0
Total	22	100.0	100.0	

How worried are you about: Lack of affordable housing

	Frequency	%	Valid %	Cumulative %
Valid Very Worried	15	68.2	68.2	68.2
Somewhat Worried	6	27.3	27.3	95.5
Not at all Worried	1	4.5	4.5	100.0
Total	22	100.0	100.0	

How worried are you about: Lack of jobs

	Frequency	%	Valid %	Cumulative %
Valid Very Worried	13	59.1	59.1	59.1
Somewhat Worried	5	22.7	22.7	81.8
Not at all Worried	2	9.1	9.1	90.9
No response	2	9.1	9.1	100.0
Total	22	100.0	100.0	



Appendix C - Survey Results

How worried are you about: Decreasing demand for housing

	Frequency	%	Valid %	Cumulative %
Valid Very Worried	3	13.6	13.6	13.6
Somewhat Worried	4	18.2	18.2	31.8
Not at all Worried	11	50.0	50.0	81.8
No response	4	18.2	18.2	100.0
Total	22	100.0	100.0	

How worried are you about: An oversupply of housing

	Frequency	%	Valid %	Cumulative %
Valid Very Worried	1	4.5	4.5	4.5
Somewhat Worried	5	22.7	22.7	27.3
Not at all Worried	11	50.0	50.0	77.3
No response	5	22.7	22.7	100.0
Total	22	100.0	100.0	

Knowledge of: Single Family Home Ownership

	Frequency	%	Valid %	Cumulative %
Valid I know a lot	18	81.8	81.8	81.8
I know a little	4	18.2	18.2	100.0
Total	22	100.0	100.0	

Knowledge of: Affordable Housing

	Frequency	%	Valid %	Cumulative %
Valid I know a lot	15	68.2	68.2	68.2
I know a little	5	22.7	22.7	90.9
No response	2	9.1	9.1	100.0
Total	22	100.0	100.0	

Knowledge of: Commercial Real Estate

	Frequency	%	Valid %	Cumulative %
Valid I know a lot	10	45.5	45.5	45.5
I know a little	8	36.4	36.4	81.8
I don't know much	2	9.1	9.1	90.9
No response	2	9.1	9.1	100.0
Total	22	100.0	100.0	



Appendix C - Survey Results

Knowledge of: Housing Redevelopment

	Frequency	%	Valid %	Cumulative %
Valid I know a lot	11	50.0	50.0	50.0
I know a little	7	31.8	31.8	81.8
I don't know much	2	9.1	9.1	90.9
No response	2	9.1	9.1	100.0
Total	22	100.0	100.0	

Knowledge of: Mortgage Finance

	Frequency	%	Valid %	Cumulative %
Valid I know a lot	14	63.6	63.6	63.6
I know a little	7	31.8	31.8	95.5
No response	1	4.5	4.5	100.0
Total	22	100.0	100.0	

Knowledge of: Construction and Development

	Frequency	%	Valid %	Cumulative %
Valid I know a lot	14	63.6	63.6	63.6
I know a little	5	22.7	22.7	86.4
I don't know much	2	9.1	9.1	95.5
No response	1	4.5	4.5	100.0
Total	22	100.0	100.0	

How do you grade Bridgeport's: Public Services

	Frequency	%	Valid %	Cumulative %
Valid Poor	1	4.5	4.5	4.5
Fair	7	31.8	31.8	36.4
Okay	9	40.9	40.9	77.3
Good	5	22.7	22.7	100.0
Total	22	100.0	100.0	

How do you grade Bridgeport's: Safety

	Frequency	%	Valid %	Cumulative %
Valid Poor	3	13.6	13.6	13.6
Fair	7	31.8	31.8	45.5
Okay	8	36.4	36.4	81.8
Good	4	18.2	18.2	100.0
Total	22	100.0	100.0	

How do you grade Bridgeport's: Culture

	Frequency	%	Valid %	Cumulative %
Valid Poor	2	9.1	9.1	9.1
Fair	6	27.3	27.3	36.4
Okay	6	27.3	27.3	63.6
Good	8	36.4	36.4	100.0
Total	22	100.0	100.0	



Appendix C - Survey Results

How do you grade Bridgeport's: Family-friendly

		Frequency	%	Valid %	Cumulative %
Valid	Poor	2	9.1	9.1	9.1
	Fair	7	31.8	31.8	40.9
	Okay	9	40.9	40.9	81.8
	Good	3	13.6	13.6	95.5
	No Response	1	4.5	4.5	100.0
	Total	22	100.0	100.0	

How do you grade Bridgeport's: Entertainment

		Frequency	%	Valid %	Cumulative %
Valid	Poor	4	18.2	18.2	18.2
	Fair	6	27.3	27.3	45.5
	Okay	9	40.9	40.9	86.4
	Good	3	13.6	13.6	100.0
	Total	22	100.0	100.0	

How do you grade Bridgeport's: Recreation/Sports

		Frequency	%	Valid %	Cumulative %
Valid	Fair	7	31.8	31.8	31.8
	Okay	8	36.4	36.4	68.2
	Good	7	31.8	31.8	100.0
	Total	22	100.0	100.0	

How do you grade Bridgeport's: Housing Stock

		Frequency	%	Valid %	Cumulative %
Valid	Poor	3	13.6	13.6	13.6
	Fair	6	27.3	27.3	40.9
	Okay	7	31.8	31.8	72.7
	Good	6	27.3	27.3	100.0
	Total	22	100.0	100.0	



Appendix C - Survey Results

How do you grade Bridgeport's: Parks

	Frequency	%	Valid %	Cumulative %
Valid Poor	1	4.5	4.5	4.5
Fair	3	13.6	13.6	18.2
Okay	6	27.3	27.3	45.5
Good	9	40.9	40.9	86.4
Excellent	3	13.6	13.6	100.0
Total	22	100.0	100.0	

How do you grade Bridgeport's: Good governance

	Frequency	%	Valid %	Cumulative %
Valid Poor	7	31.8	31.8	31.8
Fair	8	36.4	36.4	68.2
Okay	3	13.6	13.6	81.8
Good	3	13.6	13.6	95.5
No Response	1	4.5	4.5	100.0
Total	22	100.0	100.0	

How do you grade Bridgeport's: Fair Taxes

	Frequency	%	Valid %	Cumulative %
Valid Poor	14	63.6	63.6	63.6
Fair	6	27.3	27.3	90.9
Okay	1	4.5	4.5	95.5
No Response	1	4.5	4.5	100.0
Total	22	100.0	100.0	

What is your job title or role?

	Frequency	%	Valid %	Cumulative %
Valid Broker	6	27.3	27.3	27.3
CEO Housing Finance Company	1	4.5	4.5	31.8
Commercial lender	1	4.5	4.5	36.4
CRA	3	13.6	13.6	50.0
Executive director	1	4.5	4.5	54.5
Executive officer	1	4.5	4.5	59.1
Loan officer	1	4.5	4.5	63.6
Mortgage officer	1	4.5	4.5	68.2
Realtor	4	18.2	18.2	86.4
Senior sales manager	1	4.5	4.5	90.9
VP Bank Mortgage Dept	1	4.5	4.5	95.5
VP Construction lender	1	4.5	4.5	100.0
Total	22	100.0	100.0	



Appendix C - Survey Results

Q1. How long have you lived in your current home?

	N	Minimum	Maximum	Mean	Std. Deviation
Years living in current home	320	0	85	15.10	16.840
Valid N (listwise)	320				

On average, survey respondents had lived in their current home for just over 15 years, with the range of answers going from a minimum of 0 years to a maximum of 85 years.

Q2. Where did you move from when you moved into this home?

	Frequency	%	Valid %	Cumulative %
Valid Within Bridgeport, CT	189	58.9	59.2	59.2
Elsewhere in Connecticut (please specify city)	84	26.2	26.3	85.6
Outside of Connecticut but within the United States (please specify state)	38	11.8	11.9	97.5
Outside of the United States (please specify country)	2	.6	.6	98.1
Always lived here	6	1.9	1.9	100.0
Total	319	99.4	100.0	
Missing Do not know	1	.3		
Refused	1	.3		
Total	2	.6		
Total	321	100.0		

Approximately sixty percent of respondents moved into their current home from within Bridgeport, followed by 26 percent who moved to Bridgeport from elsewhere in Connecticut. Just under 12 percent of respondents moved to Bridgeport from outside of Connecticut, 2 percent have always lived in Bridgeport, and less than 1 percent moved to Bridgeport from outside the United States.

Q3. Why did you move into your current home?

	Frequency	%	Valid %	Cumulative %
Valid It was the best I could afford	49	15.3	16.0	16.0
Family change (divorce, marriage, other)	52	16.2	17.0	33.0
Job change/Retirement	29	9.0	9.5	42.5
Cost of living in previous area was too expensive	24	7.5	7.8	50.3
Decreasing neighborhood quality in previous location	10	3.1	3.3	53.6
School quality in previous location was poor	2	.6	.7	54.2
New home was a better size	38	11.8	12.4	69.0
Previous home was too much to maintain	3	.9	1.0	69.9
New neighborhood was a better fit for myself and/or my family	42	13.1	13.7	83.7
Other reason	50	15.6	16.3	100.0
Total	306	95.3	100.0	
Missing Do not know	4	1.2		
Refused	3	.9		
System	8	2.5		
Total	15	4.7		
Total	321	100.0		



Appendix C - Survey Results

The most popular reasons given for moving into their current home were due to a family change at 17 percent, followed by it was the best they could afford at 16 percent, the new home was a better size at 12.4 percent, or the new neighborhood was a better fit for the family at 13.7 percent.

Q4. Which neighborhood do you live in?

	Frequency	%	Valid %	Cumulative %
Valid North End	151	47.0	50.8	50.8
Lake Forest	1	.3	.3	51.2
Reservoir	2	.6	.7	51.9
Whiskey Hill	1	.3	.3	52.2
North Bridgeport	8	2.5	2.7	54.9
Success Park/ Boston Avenue	10	3.1	3.4	58.2
East End	20	6.2	6.7	65.0
East Side	20	6.2	6.7	71.7
Downtown	7	2.2	2.4	74.1
South End	11	3.4	3.7	77.8
Black Rock	34	10.6	11.4	89.2
West End/ West Side	17	5.3	5.7	94.9
Hollow	4	1.2	1.3	96.3
Brooklawn	11	3.4	3.7	100.0
Total	297	92.5	100.0	
Missing Do not know	23	7.2		
Refused	1	.3		
Total	24	7.5		
Total	321	100.0		

Just over 50 percent of respondents lived in the North End neighborhood with the second most, at 11.4 percent, residing in Black Rock. East End, East Side, West End/ West side follow with approximately 19 percent. The rest of the neighborhoods listed received 1-3 percent each. Less than 1 percent of respondents reside in the neighborhoods of Lake Forest, Reservoir, and Whiskey Hill.

Q5. Please rate the overall quality of your home or apartment – Current quality.

	Frequency	%	Valid %	Cumulative %
Valid Excellent	112	34.9	35.1	35.1
Good	155	48.3	48.6	83.7
Fair	41	12.8	12.9	96.6
Poor	11	3.4	3.4	100.0
Total	319	99.4	100.0	
Missing Do not know	1	.3		
Refused	1	.3		
Total	2	.6		
Total	321	100.0		



Appendix C - Survey Results

Almost 50 percent of respondents rated the current quality of their home as 'Good' followed by 35 percent rating their home as 'Excellent'. Only about 16 percent rated their home as 'Fair' or 'Poor'.

Q6. Rate the overall quality of your neighborhood - Current quality.

	Frequency	%	Valid %	Cumulative %
Valid Excellent	67	20.9	20.9	20.9
Good	167	52.0	52.0	72.9
Fair	64	19.9	19.9	92.8
Poor	23	7.2	7.2	100.0
Total	321	100.0	100.0	

Just over 50 percent of respondents rated the current quality of their neighborhood as 'Good', while the responses 'Excellent' and 'Fair' each received around 20 percent each. Only 7 percent gave 'Poor' as their answer.

Q7. Rate the condition of most houses in your neighborhood - Current quality.

	Frequency	%	Valid %	Cumulative %
Valid Excellent	66	20.6	20.6	20.6
Good	184	57.3	57.3	77.9
Fair	52	16.2	16.2	94.1
Poor	18	5.6	5.6	99.7
Not Applicable	1	.3	.3	100.0
Total	321	100.0	100.0	

The majority of respondents (57 percent) rated the condition of most houses in their neighborhood as being 'Good'. Here a rating of 'Excellent', at 21 percent, was somewhat more common than a rating 'Fair', which received 16 percent. Only 6 percent of respondents rated the condition of the homes in their neighborhood as 'Poor'.

Q8. Rate the safety of your neighborhood - Current quality.

	Frequency	%	Valid %	Cumulative %
Valid Excellent	67	20.9	21.3	21.3
Good	154	48.0	48.9	70.2
Fair	71	22.1	22.5	92.7
Poor	22	6.9	7.0	99.7
Not applicable	1	.3	.3	100.0
Total	315	98.1	100.0	
Missing Do not know	5	1.6		
Refused	1	.3		
Total	6	1.9		
Total	321	100.0		



Neighborhood safety appears to be of limited concern to respondents, with almost 50 percent of people rating neighborhood safety as 'Good', and an additional 21 percent rating safety as 'Excellent'. Only 7 percent of respondents rated neighborhood safety as 'Poor'.

Q9. Rate the quality of schools in your neighborhood - Current quality.

		Frequency	%	Valid %	Cumulative %
Valid	Excellent	26	8.1	10.0	10.0
	Good	93	29.0	35.6	45.6
	Fair	68	21.2	26.1	71.6
	Poor	47	14.6	18.0	89.7
	Not applicable	27	8.4	10.3	100.0
	Total	261	81.3	100.0	
Missing	Do not know	60	18.7		
	Total	321	100.0		

School quality appears to be of some concern to residents. When rating the quality of schools in their neighborhood, about 60 percent of respondents answered 'Good' or 'Fair'. Only 10 percent answered 'Excellent', while a full 18 percent answered 'Poor'.

Q10. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed – The overall quality of your home or apartment.

		Frequency	%	Valid %	Cumulative %
Valid	Much better	93	29.0	29.1	29.1
	Somewhat better	68	21.2	21.3	50.3
	About the same	134	41.7	41.9	92.2
	Somewhat worse	21	6.5	6.6	98.8
	Much worse	4	1.2	1.3	100.0
	Total	320	99.7	100.0	
Missing	Refused	1	.3		
	Total	321	100.0		

The quality of respondents' homes appears to be remaining either constant or improving. When respondents rated how the quality of their home or apartment had changed since they first moved in, just over 40 percent answered 'About the same'. Approximately 50 percent answered 'somewhat better' or 'much better'. A mere 8 percent reported that their home was 'Somewhat worse' or 'Much worse'.

Q11. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed - The overall quality of your neighborhood.

		Frequency	%	Valid %	Cumulative %
Valid	Much better	36	11.2	11.3	11.3
	Somewhat better	55	17.1	17.3	28.6
	About the same	176	54.8	55.3	84.0
	Somewhat worse	42	13.1	13.2	97.2
	Much worse	9	2.8	2.8	100.0
	Total	318	99.1	100.0	
Missing	Do Not Know	3	.9		
	Total	321	100.0		



Appendix C - Survey Results

Neighborhood quality as a whole appears to be remaining constant or improving as well. When rating how the quality of their neighborhood had changed since they moved in, 55 percent of respondents rated it 'About the same'. A full 28 percent of people rated the quality 'Much better' or 'Somewhat better' while 16 percent answered that the quality was 'Somewhat worse' to 'Much worse'.

Q12. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed - The condition of most houses in your neighborhood.

	Frequency	%	Valid %	Cumulative %
Valid Much better	47	14.6	14.8	14.8
Somewhat better	95	29.6	29.9	44.7
About the same	149	46.4	46.9	91.5
Somewhat worse	21	6.5	6.6	98.1
Much worse	6	1.9	1.9	100.0
Total	318	99.1	100.0	
Missing Do Not Know	3	.9		
Total	321	100.0		

The condition of most houses in the neighborhood appears to be the area where respondents are seeing the most improvement. When comparing the condition of the houses in their neighborhood from when they first moved in, approximately 46 percent of respondents rated it 'About the same', while 45 percent rated it as 'Much better' or 'Somewhat better'. Only 8.5 percent of people felt the quality of homes was 'Somewhat worse' or 'Much worse'.

Q13. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed - The safety of your neighborhood.

	Frequency	%	Valid %	Cumulative %
Valid Much better	29	9.0	9.2	9.2
Somewhat better	53	16.5	16.8	26.0
About the same	186	57.9	59.0	85.1
Somewhat worse	36	11.2	11.4	96.5
Much worse	11	3.4	3.5	100.0
Total	315	98.1	100.0	
Missing Do Not Know	6	1.9		
Total	321	100.0		



Safety in Bridgeport is mainly perceived to be either remaining constant or improving. Almost 60 percent of respondents felt that the safety of their neighborhood was 'About the same' as when they moved in. An additional 26 percent felt that safety was 'Somewhat better' or 'Much better' while about 15 percent felt safety was 'somewhat' or 'much' worse.

Q14. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed - The quality of schools in your neighborhood.

	Frequency	%	Valid %	Cumulative %
Valid Much better	15	4.7	7.1	7.1
Somewhat better	31	9.7	14.7	21.8
About the same	125	38.9	59.2	81.0
Somewhat worse	29	9.0	13.7	94.8
Much worse	11	3.4	5.2	100.0
Total	211	65.7	100.0	
Missing Do Not Know	110	34.3		
Total	321	100.0		

There appears to have been no improvement in respondents' perceptions of school quality. Almost 60 percent of people felt that the quality of schools remained 'About the same' from the time they moved in until now. The rest of respondents seemed equally divided between improvement and worsening with about 22 percent responding to 'Somewhat' or 'Much' better and about 19 percent responding to 'Somewhat' or 'Much' worse.

Q15. Would you move out of your neighborhood if you could?

	Frequency	%	Valid %	Cumulative %
Valid Yes	166	51.7	52.9	52.9
No	148	46.1	47.1	100.0
Total	314	97.8	100.0	
Missing Do not know	7	2.2		
Total	321	100.0		

One finding of major concern is that a majority of respondents would move out of their neighborhood if they could. When asked if they would move out of their neighborhood if they could, respondents were almost equally divided with 53 percent answering yes they would move and 47 percent answering no they would not.

Q16. Would you move out of Bridgeport if you could?

	Frequency	%	Valid %	Cumulative %
Valid Yes	191	59.5	61.6	61.6
No	119	37.1	38.4	100.0
Total	310	96.6	100.0	
Missing Do not know	11	3.4		
Total	321	100.0		



Appendix C - Survey Results

Of even greater concern is that nearly two-thirds of respondents would leave Bridgeport if they could. When asked if they would move out of Bridgeport if they could, just over 62 percent of people responded 'yes' while 38 percent answered 'no'.

Q17. Compared with nearby cities, is Bridgeport a much better, somewhat better, somewhat worse, or much worse place to live?

	Frequency	%	Valid %	Cumulative %
Valid Much better	28	8.7	10.4	10.4
Somewhat better	104	32.4	38.5	48.9
Somewhat worse	97	30.2	35.9	84.8
Much worse	41	12.8	15.2	100.0
Total	270	84.1	100.0	
Missing Do not know	49	15.3		
Refused	2	.6		
Total	51	15.9		
Total	321	100.0		

When asked to compare Bridgeport to nearby cities, respondents were divided with 38.5 percent responding that Bridgeport was 'somewhat better' and 35.9 percent responding that Bridgeport was 'somewhat worse'. When combining 'somewhat worse' and 'much worse', just over 51 percent felt that Bridgeport was worse while 49 percent felt that Bridgeport was 'somewhat' or 'much' better.

Q18. In terms of a long-term investment how do you view buying residential property in Bridgeport?

	Frequency	%	Valid %	Cumulative %
Valid Very good investment	76	23.7	25.7	25.7
Somewhat good investment	141	43.9	47.6	73.3
Somewhat poor investment	50	15.6	16.9	90.2
Very poor investment	29	9.0	9.8	100.0
Total	296	92.2	100.0	
Missing Do not know	23	7.2		
Refused	2	.6		
Total	25	7.8		
Total	321	100.0		



Appendix C - Survey Results

When asked how they viewed Bridgeport as a long-term investment most responded that it was a good investment with about 47 percent answering 'somewhat good' and 25 percent answering 'very good'. Approximately 27 percent of people felt it was a 'somewhat poor' or a 'very poor' investment.

Q19. Which of the following best describes how likely you are to stay in your current home for the next TWO years? Would you say you are certain to stay, likely to stay, likely to move or certain to move from your current home in the next two years?

		Frequency	%	Valid %	Cumulative %
Valid	Certain to stay	124	38.6	39.4	39.4
	Likely to stay	84	26.2	26.7	66.0
	Likely to move	78	24.3	24.8	90.8
	Certain to move	29	9.0	9.2	100.0
	Total	315	98.1	100.0	
Missing	Do not know	5	1.6		
	Refused	1	.3		
	Total	6	1.9		
Total		321	100.0		

When asked if they were planning on staying in their current home approximately 66 percent responded that they were 'likely' or 'certain' to stay. Approximately 25 percent said they were 'likely to move' while only 9 percent said they were 'certain to move'.

Q20. What is the primary reason you expect to leave your current home in the next two years?

		Frequency	%	Valid %	Cumulative %	
Valid	Mortgage/Rent payments are too expensive	6	1.9	5.7	5.7	
	Cost of living in area is too expensive	7	2.2	6.6	12.3	
	Taxes are too high	19	5.9	17.9	30.2	
	Schools are of low-quality	3	.9	2.8	33.0	
	Fed up with lack of city services	3	.9	2.8	35.8	
	Leaving the state	3	.9	2.8	38.7	
	Size of home is too small	13	4.0	12.3	50.9	
	Size of home is too large	4	1.2	3.8	54.7	
	Home is too much to maintain	3	.9	2.8	57.5	
	Retirement	5	1.6	4.7	62.3	
	Job change	3	.9	2.8	65.1	
	Family change (divorce, marriage, other)	4	1.2	3.8	68.9	
	Decreasing neighborhood quality	9	2.8	8.5	77.4	
	Other reason	24	7.5	22.6	100.0	
	Total	106	33.0	100.0		
	Missing	Refused	1	.3		
		System	214	66.7		
Total		215	67.0			
Total		321	100.0			



Appendix C - Survey Results

Of those who were planning on moving out of their neighborhood in the next two years the most common answers were because taxes were too high (17.9 percent) and because the size of their home was too small (12.3 percent). With 8.5 percent, the third most common answer was due to 'decreasing neighborhood quality'.

Q21. Do you own your home, rent, or live rent-free?

	Frequency	%	Valid %	Cumulative %
Valid Own	193	60.1	60.5	60.5
Rent	119	37.1	37.3	97.8
Live rent-free	7	2.2	2.2	100.0
Total	319	99.4	100.0	
Missing Refused	2	.6		
Total	321	100.0		

Approximately 60 percent of respondents own their own home while slightly less than 40 percent rent. Only about 2 percent are living rent-free.

Homeowners

Q22a. (Home-owners) Have you remodeled or improved your home in the last two years?

	Frequency	%	Valid %	Cumulative %
Valid Yes	126	39.3	65.3	65.3
No	67	20.9	34.7	100.0
Total	193	60.1	100.0	
Missing System	128	39.9		
Total	321	100.0		

Bridgeport homeowners appear to be doing a significant home investment, which is reflected in the improving perception of the condition of their own and their neighbors homes. Of homeowners, 65 percent have remodeled or improved their home in the last two years while approximately 35 percent have not.



Appendix C - Survey Results

Q23a. If so, did you spend more than \$10,000 for that purpose?

Moreover, the size of the home investment appears to be fairly substantial. Of those that improved their home, approximately 60 percent of them spent more than \$10,000 to that end. Slightly less than 40 percent spent less than \$10,000 on improvements.

	Frequency	%	Valid %	Cumulative %
Valid Yes	76	23.7	61.8	61.8
No	47	14.6	38.2	100.0
Total	123	38.3	100.0	
Missing Do not know	2	.6		
Refused	1	.3		
System	195	60.7		
Total	198	61.7		
Total	321	100.0		

Q24a. Did you interact with the city to get a permit or approvals at that time?

	Frequency	%	Valid %	Cumulative %
Valid Yes	28	8.7	22.4	22.4
No	97	30.2	77.6	100.0
Total	125	38.9	100.0	
Missing Do not know	1	.3		
System	195	60.7		
Total	196	61.1		
Total	321	100.0		



Appendix C - Survey Results

Only 22 percent of those remodeling interacted with the city to get a permit for the improvements or renovations.

Q25a. How easy or difficult was the process?

		Frequency	%	Valid %	Cumulative %
Valid	Very easy	8	2.5	33.3	33.3
	Somewhat easy	12	3.7	50.0	83.3
	Somewhat difficult	1	.3	4.2	87.5
	Very difficult	3	.9	12.5	100.0
	Total	24	7.5	100.0	
Missing	Do not know	3	.9		
	Refused	1	.3		
	System	293	91.3		
	Total	297	92.5		
	Total	321	100.0		

Of those that got a permit or approvals, approximately 83 percent found that it was 'somewhat' to 'very' easy. Only 17 percent found it 'somewhat' or 'very' difficult.

Q26a. Please rate your level of agreement with the following statement – I plan to make substantial investments in my current home in the next two years.

		Frequency	%	Valid %	Cumulative %
Valid	Strongly agree	36	11.2	19.6	19.6
	Somewhat agree	38	11.8	20.7	40.2
	Somewhat disagree	42	13.1	22.8	63.0
	Strongly disagree	68	21.2	37.0	100.0
	Total	184	57.3	100.0	
Missing	Do not know	7	2.2		
	Refused	2	.6		
	System	128	39.9		
	Total	137	42.7		
	Total	321	100.0		



Appendix C - Survey Results

Despite the high number of respondents who had recently invested in their homes, a further 40 percent planned to make substantial investments in their homes and the next two years. Of homeowners, when asked if they planned to make investments in their home in the next two years 21 percent answered 'somewhat agree, and 20 percent answered 'strongly agree', 37 percent answered 'strongly disagree', and 23 percent answered 'somewhat disagree'.

Q27a. Please rate your level of agreement with the following statement – I am unable to make needed repairs to my home because of lack of money.

	Frequency	%	Valid %	Cumulative %
Valid Strongly agree	32	10.0	17.8	17.8
Somewhat agree	33	10.3	18.3	36.1
Somewhat disagree	45	14.0	25.0	61.1
Strongly disagree	70	21.8	38.9	100.0
Total	180	56.1	100.0	
Missing Do not know	11	3.4		
Refused	2	.6		
System	128	39.9		
Total	141	43.9		
Total	321	100.0		

Lack of money does not appear to be significantly impeding Bridgeport residents from investing in their homes. When asked if they would not be making investments due to lack of money almost 40 percent 'Strongly' disagreed, while another 25 percent 'Somewhat' disagreed. Only 18 percent reported that they 'Strongly' agreed with the statement that money was preventing them from making needed repairs.

Q28a. Please rate your level of agreement with the following statement – I would invest more in my home if my neighbors took better care of their homes and property.

	Frequency	%	Valid %	Cumulative %
Valid Strongly agree	20	6.2	11.1	11.1
Somewhat agree	25	7.8	13.9	25.0
Somewhat disagree	45	14.0	25.0	50.0
Strongly disagree	90	28.0	50.0	100.0
Total	180	56.1	100.0	
Missing Do not know	8	2.5		
Refused	5	1.6		
System	128	39.9		
Total	141	43.9		
Total	321	100.0		



Appendix C - Survey Results

The investment of neighbors in their homes does not appear to be a source of leverage for inducing others to invest in their homes. When asked if they would invest more in their homes if their neighbors took better care of their homes and property, 75 percent of homeowners 'somewhat' to 'strongly' disagreed.

Q29a. Price of home when originally purchased

	N	Minimum	Maximum	Mean	Std. Deviation
Price of home when originally purchased	142	0	2500000	138364.08	237946.996
Valid N (listwise)	142				

The original purchase price of homes varied from \$0 to \$2,500,000, with an average purchase price of \$138,364.

Q30a. Estimated Current Value of Home

	N	Minimum	Maximum	Mean	Std. Deviation
Estimated current sale price of home	148	22000	3500000	328364.19	370488.425
Valid N (listwise)	148				

Bridgeport homes appear to have appreciated considerably since the time the owner originally purchased the home, with the estimated current value of our respondents' homes varying from \$22,000 to \$3,500,000. The average estimated value of \$328,364 is nearly \$200,000 more than the average original purchase price.

Renters

Q22b. How much was your monthly rent when you moved into your home?

	N	Minimum	Maximum	Mean	Std. Deviation
Monthly rent when moved into home	110	0	2700	690.11	404.380
Valid N (listwise)	110				

On average, renters in Bridgeport paid \$690 per month when they first moved into their current home. The range of rents went from those paying no rent to \$2,700 per month.

Q23b. What is your current monthly rent?

	N	Minimum	Maximum	Mean	Std. Deviation
Current monthly rent	111	0	2700	741.83	407.245
Valid N (listwise)	111				



Appendix C - Survey Results

Renters' current monthly payments appear to have increased only slightly from when they first moved in, going from an average \$690 to \$742. Again the range of rents runs from a low of no rent to \$2,700 per month.

Q24b. (Renters) Within the next two years, do you plan to:

	Frequency	%	Valid %	Cumulative %
Valid Continue to rent this unit	57	17.8	48.7	48.7
Continue to rent a different unit	24	7.5	20.5	69.2
Buy a home	36	11.2	30.8	100.0
Total	117	36.4	100.0	
Missing Do not know	9	2.8		
System	195	60.7		
Total	204	63.6		
Total	321	100.0		

There appears to be significant latent demand for homeownership among Bridgeport renters. Of the renters surveyed, almost 50 percent planned to stay in their current rental unit while 30 percent planned to buy a home within the next two years.

Q25b. What is the main reason you haven't purchased a home yet?

	Frequency	%	Valid %	Cumulative %
Valid Prefer renting a home - Not having the responsibilities	23	7.2	18.4	18.4
Not planning on staying in the area over the long term	7	2.2	5.6	24.0
High down payment requirement	17	5.3	13.6	37.6
Lack of housing choice available where I want to live	3	.9	2.4	40.0
Homes I can afford are poor quality or too small	17	5.3	13.6	53.6
Can't qualify for a loan (credit, work history, etc.)	15	4.7	12.0	65.6
Cheaper to rent	18	5.6	14.4	80.0
Other	25	7.8	20.0	100.0
Total	125	38.9	100.0	
Missing	88	1	.3	
System	195	60.7		
Total	196	61.1		
Total	321	100.0		



Appendix C - Survey Results

Financial concerns appeared to be the primary impediments to renters purchasing a home. When asked the main reason for not purchasing a home 18 percent answered that they prefer renting, while approximately 13 percent refrained because of the high down payment required and another 13 percent felt that the homes they were able to purchase were of poor quality or too small.

Q26b. Do you know who your landlord is?

	Frequency	%	Valid %	Cumulative %
Valid Yes	107	33.3	86.3	86.3
No	17	5.3	13.7	100.0
Total	124	38.6	100.0	
Missing Do not know	2	.6		
System	195	60.7		
Total	197	61.4		
Total	321	100.0		

Renters appear to be familiar with their landlords. Of the renters surveyed 86 percent knew who their landlord was and only 14 percent did not.

Q27b. Does the Landlord live in the Bridgeport area?

	Frequency	%	Valid %	Cumulative %
Valid Yes	57	17.8	59.4	59.4
No	39	12.1	40.6	100.0
Total	96	29.9	100.0	
Missing Do not know	11	3.4		
System	214	66.7		
Total	225	70.1		
Total	321	100.0		

The majority of landlords also appear to be local. Approximately 59 percent of the landlords of the renters live in the Bridgeport area while 40 percent do not.

Homeowners and Renters

Q32. How many people live in your household?

	Frequency	%	Valid %	Cumulative %
Valid 1	90	28.0	29.0	29.0
2	100	31.2	32.3	61.3
3	44	13.7	14.2	75.5
4	46	14.3	14.8	90.3
5	12	3.7	3.9	94.2
6	10	3.1	3.2	97.4
7	3	.9	1.0	98.4
8	1	.3	.3	98.7
9	1	.3	.3	99.0
10	1	.3	.3	99.4
12	1	.3	.3	99.7
17	1	.3	.3	100.0
Total	310	96.6	100.0	
Missing Do not know	2	.6		
Refused	9	2.8		
Total	11	3.4		
Total	321	100.0		



Appendix C - Survey Results

Approximately 61 percent of respondents have 1-2 people residing in their home. Another 30 percent have 3-4 people in a residence. Less than 10 percent of homes surveyed have more than 4 people living in them.

Q33. How many people under the age of 18 live in your household?

	Frequency	%	Valid %	Cumulative %
Valid				
0	206	64.2	65.6	65.6
1	51	15.9	16.2	81.8
2	34	10.6	10.8	92.7
3	14	4.4	4.5	97.1
4	5	1.6	1.6	98.7
6	3	.9	1.0	99.7
12	1	.3	.3	100.0
Total	314	97.8	100.0	
Missing				
Refused	7	2.2		
Total	321	100.0		

Approximately 35 percent of homes surveyed have 1 or more person under the age of 18 living in them. 65 percent of homes surveyed contain only adults over the age of 18.

Q34. What is your total annual household income before taxes?

	Frequency	%	Valid %	Cumulative %
Valid				
Less than \$25,000	71	22.1	33.3	33.3
\$25,001 to \$50,000	55	17.1	25.8	59.2
\$50,001 to \$75,000	39	12.1	18.3	77.5
\$75,001 to \$100,000	17	5.3	8.0	85.4
\$100,001 to \$150,000	20	6.2	9.4	94.8
More than \$150,000	11	3.4	5.2	100.0
Total	213	66.4	100.0	
Missing				
Do not know	38	11.8		
Refused	70	21.8		
Total	108	33.6		
Total	321	100.0		



Appendix C - Survey Results

Almost 60 percent of respondents report their total annual household income is \$50,000 or less. Only 40 percent bring in more than \$50,000 and only about half of those make more than \$75,000. As expected with a sensitive financial question, approximately a third of respondents either “did not know” or ‘refused’ to provide their annual income.

Q35. What best describes the work status of the primary earner in your household?

	Frequency	%	Valid %	Cumulative %
Valid				
Full time	163	50.8	52.4	52.4
Part time	22	6.9	7.1	59.5
Retired	83	25.9	26.7	86.2
Student (May also be employed)	6	1.9	1.9	88.1
Looking for employment	6	1.9	1.9	90.0
Homemaker	4	1.2	1.3	91.3
Disabled/unable to work	21	6.5	6.8	98.1
Other	6	1.9	1.9	100.0
Total	311	96.9	100.0	
Missing				
Do not know	2	.6		
Refused	8	2.5		
Total	10	3.1		
Total	321	100.0		

The majority of respondents described the work status of the primary earner as being full-time (52.4 percent), followed by 26 percent who reported that the primary earner was retired. Only 7 percent of respondent reported that the primary earner worked part time, while 7 percent reported that the primary earner was disabled.

Q36. How would you classify the job of the primary earner in your household?

	Frequency	%	Valid %	Cumulative %
Valid				
Construction	25	7.8	14.0	14.0
Manufacturing or wholesale trade	5	1.6	2.8	16.8
Transportation	10	3.1	5.6	22.3
Accommodations/lodging	2	.6	1.1	23.5
Bar/restaurant/Travel/Leisure	5	1.6	2.8	26.3
Retail trade	11	3.4	6.1	32.4
Arts, entertainment, recreation (include ski area, amusement	4	1.2	2.2	34.6
Finance, Banking, Insurance	16	5.0	8.9	43.6
Real estate/ property management	4	1.2	2.2	45.8
Educational services (including public and private schools,	22	6.9	12.3	58.1
Health care/social assistance	20	6.2	11.2	69.3
Professional, scientific, technical services (legal, account	18	5.6	10.1	79.3
Media	1	.3	.6	79.9
Personal services	4	1.2	2.2	82.1
Government/Non-profits	15	4.7	8.4	90.5
Other	17	5.3	9.5	100.0
Total	179	55.8	100.0	
Missing				
Do not know	2	.6		
Refused	4	1.2		
System	136	42.4		
Total	142	44.2		
Total	321	100.0		



Appendix C - Survey Results

The top classifications for the job of the primary income earner were as follows: Construction (14 percent), Educational services (12.3 percent), Health care/social assistance (11.2 percent), and Professional/scientific/technical services (10.1 percent).

Q37. Where does the primary earner in your household work?

	Frequency	%	Valid %	Cumulative %
Valid				
Bridgeport	78	24.3	43.1	43.1
Stamford	8	2.5	4.4	47.5
Stratford	7	2.2	3.9	51.4
Trumbull	12	3.7	6.6	58.0
Shelton	4	1.2	2.2	60.2
Waterbury	1	.3	.6	60.8
Other Fairfield County	29	9.0	16.0	76.8
Other Connecticut	8	2.5	4.4	81.2
New York City	8	2.5	4.4	85.6
Other (please specify)	26	8.1	14.4	100.0
Total	181	56.4	100.0	
Missing				
Do not know	1	.3		
Refused	3	.9		
System	136	42.4		
Total	140	43.6		
Total	321	100.0		

Nearly 60 percent of the primary income earners work in either Bridgeport or elsewhere in Fairfield County. The largest share of respondents, 43 percent, stated that the primary income earner works within Bridgeport. Another 16 percent work elsewhere in Fairfield County. The work location of the remaining primary earners is roughly equally spread over various other areas. Only 4 percent of respondents reported that the primary earner works in New York City.

Q38. What is the one-way commute time of the primary earner?

	N	Minimum	Maximum	Mean	Std. Deviation
One-way commute time of primary earner	172	0	120	25.80	23.448
Valid N (listwise)	172				



Appendix C - Survey Results

When asked how long the one way commute to work of the primary earner was, respondents reported that travel times ranged from 0 to 120 minutes, with an average of 26 minutes. This is consistent with most primary earners working in either Bridgeport or elsewhere in Fairfield County.

Q39. When commuting to work, what is the primary earner in your household's mode of travel?

	Frequency	%	Valid %	Cumulative %
Valid Car (One person)	147	45.8	80.8	80.8
Bus	7	2.2	3.8	84.6
Carpool/Vanpool (2+ people)	9	2.8	4.9	89.6
Train	10	3.1	5.5	95.1
Bike/Walk	4	1.2	2.2	97.3
Telecommute	1	.3	.5	97.8
Other	4	1.2	2.2	100.0
Total	182	56.7	100.0	
Missing Do not know	2	.6		
Refused	1	.3		
System	136	42.4		
Total	139	43.3		
Total	321	100.0		

In terms of the mode of travel to work, 80 percent of primary earners use a car by themselves. Another 15 percent either carpool, or take the train or bus.



Q1. How long have you lived in your current home?

On average, survey respondents had lived in their current home for just over 15 years, with the range of answers going from a minimum of 0 years to a maximum of 85 years.

Q2. Where did you move from when you moved into this home?

Approximately sixty percent of respondents moved into their current home from within Bridgeport, followed by 26 percent who moved to Bridgeport from elsewhere in Connecticut. Just under 12 percent of respondents moved to Bridgeport from outside of Connecticut, 2 percent have always lived in Bridgeport, and less than 1 percent moved to Bridgeport from outside the United States.

Q3. Why did you move into your current home?

The most popular reasons given for moving into their current home were due to a family change at 17 percent, followed by it was the best they could afford at 16 percent, the new home was a better size at 12.4 percent, or the new neighborhood was a better fit for the family at 13.7 percent.

Q4. Which neighborhood do you live in?

Just over 50 percent of respondents lived in the North End neighborhood with the second most, at 11.4 percent, residing in Black Rock. East End, East Side, West End/ West side follow with approximately 19 percent. The rest of the neighborhoods listed received 1-3 percent each. Less than 1 percent of respondents reside in the neighborhoods of Lake Forest, Reservoir, and Whiskey Hill.

Q5. Please rate the overall quality of your home or apartment – Current quality.

Almost 50 percent of respondents rated the current quality of their home as ‘Good’ followed by 35 percent rating their home as ‘Excellent’. Only about 16 percent rated their home as ‘Fair’ or ‘Poor’.

Q6. Rate the overall quality of your neighborhood - Current quality.

Just over 50 percent of respondents rated the current quality of their neighborhood as ‘Good’, while the responses ‘Excellent’ and ‘Fair’ each received around 20 percent each. Only 7 percent gave ‘Poor’ as their answer.

Q7. Rate the condition of most houses in your neighborhood - Current quality.

The majority of respondents (57 percent) rated the condition of most houses in their neighborhood as being ‘Good’. Here a rating of ‘Excellent’, at 21 percent, was somewhat more common than a rating ‘Fair’, which received 16 percent. Only 6 percent of respondents rated the condition of the homes in their neighborhood as ‘Poor’.

Q8. Rate the safety of your neighborhood - Current quality.

Neighborhood safety appears to be of limited concern to respondents, with almost 50 percent of people rating neighborhood safety as ‘Good’, and an additional 21 percent rating safety as ‘Excellent’. Only 7 percent of respondents rated neighborhood safety as ‘Poor’.

Q9. Rate the quality of schools in your neighborhood - Current quality.

School quality appears to be of some concern to residents. When rating the quality of schools in their neighborhood, about 60 percent of respondents answered ‘Good’ or ‘Fair’. Only 10 percent answered ‘Excellent’, while a full 18 percent answered ‘Poor’.

Q10. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed – The overall quality of your home or apartment.

The quality of respondents’ homes appears to be remaining either constant or improving. When respondents rated how the quality of their home or apartment had changed since they first moved in, just over 40 percent answered ‘About the same’. Approximately 50 percent answered ‘somewhat better’ or ‘much better’. A mere 8 percent reported that their home was ‘Somewhat worse’ or ‘Much worse’.

Q11. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed - The overall quality of your neighborhood.

Neighborhood quality as a whole appears to be remaining constant or improving as well. When rating how the quality of their neighborhood had changed since they moved in, 55 percent of respondents rated it ‘About the same’. A full 28 percent of people rated the quality ‘Much better’ or ‘Somewhat better’ while 16 percent answered that the quality was ‘Somewhat worse’ to ‘Much worse’.

Q12. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed - The condition of most houses in your neighborhood.

The condition of most houses in the neighborhood appears to be the area where respondents are seeing the most improvement. When comparing the condition of the houses in their neighborhood from when they first moved in, approximately 46 percent of respondents rated it ‘About the same’, while 45 percent rated it as ‘Much better’ or ‘Somewhat better’. Only 8.5 percent of people felt the quality of homes was ‘Somewhat worse’ or ‘Much worse’.

Q13. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed – The safety of your neighborhood.

Safety in Bridgeport is mainly perceived to be either remaining constant or improving. Almost 60 percent of respondents felt that the safety of their neighborhood was ‘About the same’ as when they moved in. An additional 26 percent felt that safety was ‘Somewhat better’ or ‘Much better’ while about 15 percent felt safety was ‘somewhat’ or ‘much’ worse.

Q14. Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed - The quality of schools in your neighborhood.

There appears to have been no improvement in respondents’ perceptions of school quality. Almost 60 percent of people felt that the quality of schools remained ‘About the same’ from the time they moved in until now. The rest of respondents seemed equally divided between improvement and worsening with about 22 percent responding to ‘Somewhat’ or ‘Much’ better and about 19 percent responding to ‘Somewhat’ or ‘Much’ worse.

Q15. Would you move out of your neighborhood if you could?

One finding of major concern is that a majority of respondents would move out of their neighborhood if they could. When asked if they would move out of their neighborhood if they could, respondents were almost equally divided with 53 percent answering yes they would move and 47 percent answering no they would not.

Q16. Would you move out of Bridgeport if you could?

Of even greater concern is that nearly two-thirds of respondents would leave Bridgeport if they could. When asked if they would move out of Bridgeport if they could, just over 62 percent of people responded ‘yes’ while 38 percent answered ‘no’.

Q17. Compared with nearby cities, is Bridgeport a much better, somewhat better, somewhat worse, or much worse place to live?

When asked to compare Bridgeport to nearby cities, respondents were divided with 38.5 percent responding that Bridgeport was ‘somewhat better’ and 35.9 percent responding that Bridgeport was ‘somewhat worse’. When combining ‘somewhat worse’ and ‘much worse’, just over 51 percent felt that Bridgeport was worse while 49 percent felt that Bridgeport was ‘somewhat’ or ‘much’ better.

Q18. In terms of a long-term investment how do you view buying residential property in Bridgeport?

When asked how they viewed Bridgeport as a long-term investment most responded that it was a good investment with about 47 percent answering ‘somewhat good’ and 25 percent answering ‘very good’. Approximately 27 percent of people felt it was a ‘somewhat poor’ or a ‘very poor’ investment.



Appendix C - Survey Results

Q19. Which of the following best describes how likely you are to stay in your current home for the next TWO years? Would you say you are certain to stay, likely to stay, likely to move or certain to move from your current home in the next two years?

When asked if they were planning on staying in their current home approximately 66 percent responded that they were 'likely' or 'certain' to stay. Approximately 25 percent said they were 'likely to move' while only 9 percent said they were 'certain to move'.

Q20. What is the primary reason you expect to leave your current home in the next two years?

Of those who were planning on moving out of their neighborhood in the next two years the most common answers were because taxes were too high (17.9 percent) and because the size of their home was too small (12.3 percent). With 8.5 percent, the third most common answer was due to 'decreasing neighborhood quality'.

Q21. Do you own your home, rent, or live rent-free?

Approximately 60 percent of respondents own their own home while slightly less than 40 percent rent. Only about 2 percent are living rent-free.

Homeowners

Q22a. (Home-owners) Have you remodeled or improved your home in the last two years?

Bridgeport homeowners appear to be doing a significant home investment, which is reflected in the improving perception of the condition of their own and their neighbors homes. Of homeowners, 65 percent have remodeled or improved their home in the last two years while approximately 35 percent have not.

Q23a. If so, did you spend more than \$10,000 for that purpose?

Moreover, the size of the home investment appears to be fairly substantial. Of those that improved their home, approximately 60 percent of them spent more than \$10,000 to that end. Slightly less than 40 percent spent less than \$10,000 on improvements.

Q24a. Did you interact with the city to get a permit or approvals at that time?

Only 22 percent of those remodeling interacted with the city to get a permit for the improvements or renovations.

Q25a. How easy or difficult was the process?

Of those that got a permit or approvals, approximately 83 percent found that it was 'somewhat' to 'very' easy. Only 17 percent found it 'somewhat' or 'very' difficult.

Q26a. Please rate your level of agreement with the following statement – I plan to make substantial investments in my current home in the next two years.

Despite the high number of respondents who had recently invested in their homes, a further 40 percent planned to make substantial investments in their homes and the next two years. Of homeowners, when asked if they planned to make investments in their home in the next two years 21 percent answered 'somewhat agree, and 20 percent answered 'strongly agree', 37 percent answered 'strongly disagree', and 23 percent answered 'somewhat disagree'.

Q27a. Please rate your level of agreement with the following statement – I am unable to make needed repairs to my home because of lack of money.

Lack of money does not appear to be significantly impeding Bridgeport residents from investing in their homes. When asked if they would not be making investments due to lack of money almost 40 percent 'Strongly' disagreed, while another 25 percent 'Somewhat' disagreed. Only 18 percent reported that they 'Strongly' agreed with the statement that money was preventing them from making needed repairs.

Q28a. Please rate your level of agreement with the following statement – I would invest more in my home if my neighbors took better care of their homes and property.

The investment of neighbors in their homes does not appear to be a source of leverage for inducing others to invest in their homes. When asked if they would invest more in their homes if their neighbors took better care of their homes and property, 75 percent of homeowners 'somewhat' to 'strongly' disagreed.

Q29a. Price of home when originally purchased.

The original purchase price of homes varied from \$0 to \$2,500,000, with an average purchase price of \$138,364.

Q30a. Estimated Current Value of Home

Bridgeport homes appear to have appreciated considerably since the time the owner originally purchased the home, with the estimated current value of our respondents' homes varying from \$22,000 to \$3,500,000. The average estimated value of \$328,364 is nearly \$200,000 more than the average original purchase price.

Renters

Q22b. How much was your monthly rent when you moved into your home?

On average, renters in Bridgeport paid \$690 per month when they first moved into their current home. The range of rents went from those paying no rent to \$2,700 per month.

Q23b. What is your current monthly rent?

Renters' current monthly payments appear to have increased only slightly from when they first moved in, going from an average \$690 to \$742. Again the range of rents runs from a low of no rent to \$2,700 per month.

Q24b. (Renters) Within the next two years, do you plan to:

There appears to be significant latent demand for homeownership among Bridgeport renters. Of the renters surveyed, almost 50 percent planned to stay in their current rental unit while 30 percent planned to buy a home within the next two years.

Q25b. What is the main reason you haven't purchased a home yet?

Financial concerns appeared to be the primary impediments to renters purchasing a home. When asked the main reason for not purchasing a home 18 percent answered that they prefer renting, while approximately 13 percent refrained because of the high down payment required and another 13 percent felt that the homes they were able to purchase were of poor quality or too small.

Q26b. Do you know who your landlord is?

Renters appear to be familiar with their landlords. Of the renters surveyed 86 percent knew who their landlord was and only 14 percent did not.

Q27b. Does the Landlord live in the Bridgeport area?

The majority of landlords also appear to be local. Approximately 59 percent of the landlords of the renters live in the Bridgeport area while 40 percent do not.

Homeowners and Renters

Q32. How many people live in your household?

Approximately 61 percent of respondents have 1-2 people residing in their home. Another 30 percent have 3-4 people in a residence. Less than 10 percent of homes surveyed have more than 4 people living in them.

Q33. How many people under the age of 18 live in your household?

Approximately 35 percent of homes surveyed have 1 or more person under the age of 18 living in them. 65 percent of homes surveyed contain only adults over the age of 18.



Q34. What is your total annual household income before taxes?

Almost 60 percent of respondents report their total annual household income is \$50,000 or less. Only 40 percent bring in more than \$50,000 and only about half of those make more than \$75,000. As expected with a sensitive financial question, approximately a third of respondents either “did not know” or “refused” to provide their annual income.

Q35. What best describes the work status of the primary earner in your household?

The majority of respondents described the work status of the primary earner as being full-time (52.4 percent), followed by 26 percent who reported that the primary earner was retired. Only 7 percent of respondent reported that the primary earner worked part time, while 7 percent reported that the primary earner was disabled.

Q36. How would you classify the job of the primary earner in your household?

The top classifications for the job of the primary income earner were as follows: Construction (14 percent), Educational services (12.3 percent), Health care/social assistance (11.2 percent), and Professional/scientific/technical services (10.1 percent).

Q37. Where does the primary earner in your household work?

Nearly 60 percent of the primary income earners work in either Bridgeport or elsewhere in Fairfield County. The largest share of respondents, 43 percent, stated that the primary income earner works within Bridgeport. Another 16 percent work elsewhere in Fairfield County. The work location of the remaining primary earners is roughly equally spread over various other areas. Only 4 percent of respondents reported that the primary earner works in New York City.

Q38. What is the one-way commute time of the primary earner?

When asked how long the one way commute to work of the primary earner was, respondents reported that travel times ranged from 0 to 120 minutes, with an average of 26 minutes. This is consistent with most primary earners working in either Bridgeport or elsewhere in Fairfield County.

Q39. When commuting to work, what is the primary earner in your household’s mode of travel?

In terms of the mode of travel to work, 80 percent of primary earners use a car by themselves. Another 15 percent either carpool, or take the train or bus.



Appendix C - Survey Results

Bridgeport, CT RESIDENT SURVEY Final Version 11/14/2006 MDS

Introduction:

- Commissioned by City of Bridgeport to assess housing strategies

PART ONE – GENERAL INFORMATION

Q1. First, how long have you lived in your current home? _____ Years

Q2. Where did you move from when you moved into this home?

1. Within Bridgeport, CT
2. Elsewhere in Connecticut (Please specify (City): _____)
3. Outside of Connecticut but within the United States (Please specify (City, State): _____)
4. Outside of the United States (Please specify (Country): _____)
5. Always lived here
6. Not sure (Volunteered)
7. Refused (Volunteered)

Q3. (If answer to Q2 is not #5) Why did you move into your current home?

1. It was the best I could afford
2. Family change (divorce, marriage, other)
3. Job change/Retirement
4. Cost of living in previous area was too expensive
5. Decreasing neighborhood quality in previous location
6. School quality in previous location was poor
7. Services and amenities of building/property were desirable
8. New home was a better size
9. Previous home was too much to maintain
10. New neighborhood was a better fit for myself and/or my family
11. Other reason (Volunteered)
12. not sure (Volunteered)
13. refused (Volunteered)

PART TWO – NEIGHBORHOOD RATING AND EXPECTATIONS

Q4. Which neighborhood do you live in?

1. North End
2. Lake Forest
3. Reservoir
4. Whiskey Hill
5. North Bridgeport
6. Success Park / Boston Avenue
7. Mill Hill
8. East End
9. East Side
10. Enterprise Zone
11. Downtown
12. South End
13. Black Rock
14. West End / West Side
15. Hollow
16. Brooklawn
17. St. Vincent

Please rate the current quality of the following aspects of life in your neighborhood. For each question please rate the aspect of your neighborhood as excellent, good, fair or poor.

	Excellent	Good	Fair	Poor	Not Sure	Refused	NA
Q5. The overall quality of your home or apartment	1	2	3	4	8	9	
Q6. The overall quality of your neighborhood	1	2	3	4	8	9	
Q7. The condition of most houses in your neighborhood.	1	2	3	4	8	9	
Q8. The safety of your neighborhood.	1	2	3	4	8	9	
Q9. The quality of schools in your neighborhood.	1	2	3	4	8	9	



Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed. For each question please rate the change in each aspect of your neighborhood as much better, somewhat better, about the same, somewhat worse, or much worse.

	Much better	Somewhat better	About the Same	Somewhat Worse	Much Worse	Not Sure	Refused
Q10. The overall quality of your home or apartment	1	2	3	4	5	8	9
Q11. The overall quality of your neighborhood	1	2	3	4	5	8	9
Q12. The condition of most houses in your neighborhood.	1	2	3	4	5	8	9
Q13. The safety of your neighborhood.	1	2	3	4	5	8	9
Q14. The quality of schools in your neighborhood.	1	2	3	4	5	8	9

Q15. Would you move out of your neighborhood if you could?

1. Yes
2. No
3. Not Sure (Volunteered)
4. Refused (Volunteered)

Q16. Would you move out of Bridgeport if you could?

1. Yes
2. No
3. Not Sure (Volunteered)
4. Refused (Volunteered)

Q17. Compared with nearby cities, is Bridgeport a much better, somewhat better, somewhat worse, or much worse place to live?

1. Much better
2. Somewhat better
3. Somewhat worse
4. Much worse
5. Not sure (Volunteered)
6. Refused (Volunteered)

Q18. In terms of a long-term investment how do you view buying residential property in Bridgeport?

1. Very good investment
2. Somewhat good investment
3. Somewhat poor investment
4. Very poor investment
5. Not sure
6. Refused

PART THREE – MOBILITY DECISION

Q19. Which of the following best describes how likely you are to stay in your current home for the next TWO years. Would you say you are certain to stay, likely to stay, likely to move, or certain to move from your current home in the next two years?

1. Certain to stay
2. Likely to stay
3. Likely to move
4. Certain to move
5. not sure (Volunteered)
6. Refused (Volunteered)

Q20. (If Planning to Move Only – Answer #3 or# 4 to Q19) What is the primary reason you expect to leave your current home in the next two years? (Read List)

1. Mortgage/Rent payments are too expensive
2. Cost of living in area is too expensive
3. Taxes are too high
4. Schools are of low-quality
5. Fed up with lack of city services
6. Leaving the state
7. Size of home is too small
8. Size of home is too large
9. Home is too much to maintain
10. Retirement
11. Job change
12. Family change (divorce, marriage, other)
13. Decreasing neighborhood quality
14. Other reason (Volunteered)
15. not sure (Volunteered)
16. refused (Volunteered)



Appendix C - Survey Results

Q21. Do you own your home or rent?

1. Own
2. Rent
3. No Cash Rent – Staying with someone
4. not sure
5. refused

PART FOUR A – HOMEOWNERS (If they own their home only – Answer #1 to Q21)

Q22a. Have you remodeled or improved your home in last two years?

1. Yes
2. No
3. Not Sure
4. Refuse

Q23a. (If Yes to Q22a) If so, did you spend more than \$10,000 for that purpose?

1. Yes
2. No
3. Not Sure
4. Refuse

Q24a. (If yes to Q22a) Did you interact with the city to get a permit or approvals at that time?

1. Yes
2. No
3. Not Sure
4. Refuse

Q25a. (If yes to Q24a) How easy or difficult was the process?

1. Very easy
2. Somewhat easy
3. Somewhat difficult
4. Very difficult
5. Not Sure (Volunteered)
6. Refused (Volunteered)

Please rate your level of agreement with the following statements. For each statement that I read please tell me if you strongly agree, somewhat agree, somewhat disagree or strongly disagree with the statement.

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Not Sure	Refused
Q26a. I plan to make substantial investments in my current home in the next two years.	1	2	3	4	5	6
Q27a. I am unable to make needed repairs to my home because of lack of money.	1	2	3	4	5	6
Q28a. I would invest more in my home if my neighbors took better care of their homes and property.	1	2	3	4	5	6

Q29a. How much did you purchase your home for? \$ _____

Q30a. How much would you estimate your home could sell for if you placed in on the real estate market today? \$ _____

PART FOUR B – RENTERS (If they rent or are staying with someone only)

Q22b. How much was your monthly rent when you moved to your current home?

Q23b. How much is your monthly rent now? _____

Q24b. Within the next two years, do you plan to:

1. Continue to rent this unit
2. Continue to rent a different unit
3. Buy a home

Q25b. What is the main reason you haven't purchased a home yet?

1. Prefer renting a home – Not having the responsibilities
2. Not planning on staying in the area over the long term
3. High down payment requirement
4. Lack of housing choice available where I want to live (e.g., no condos, no single-family homes, etc.)
5. Homes I can afford are poor quality or too small



- 6. Can't qualify for a loan (credit, work history, etc.)
- 7. Cheaper to rent
- 8. Other (Volunteered)
- 9. Not Sure (Volunteered)
- 10. Refused (Volunteered)

Q26b. Do you know who your landlord is?

- 1. Yes
- 2. No
- 3. Not Sure
- 4. Refuse

Q27b. (If yes to 26b) Does the landlord live in the Bridgeport area?

- 1. Yes
- 2. No
- 3. Not Sure
- 4. Refuse

PART FIVE – SOCIO-ECONOMIC INFORMATION

Q31. In what year were you born? _____

Q32. How many people live in your household? _____

Q33. How many people under the age of 18 live in your household? _____

Q34. What is your total annual household income before taxes?

- 1. Less than \$25,000
- 2. \$25,000 to \$50,000
- 3. \$50,000 to \$75,000
- 4. \$75,000 to \$100,000
- 5. \$100,000 to \$150,000
- 6. \$150,000 or more

Q35. What best describes the work status of the primary earner in your household?

- 1. Full time
- 2. Part time
- 3. Retired
- 4. Student (May also be employed)
- 5. Looking for employment
- 6. Homemaker
- 7. Disabled/unable to work
- 8. other (Volunteered)
- 9. not sure (Volunteered)
- 10. refused (Volunteered)

Q36. (If Currently Employed Only – Answer #1 or #2 to Q35) How would you classify the job of the primary earner in your household?

- 1. Construction
- 2. Manufacturing or wholesale trade
- 3. Transportation
- 4. Accommodations/ lodging
- 5. Bar/restaurant/Travel/Leisure
- 6. Retail trade
- 7. Arts, entertainment, recreation
- 8. Finance, Banking, Insurance
- 9. Real estate/ property management
- 10. Educational services
- 11. Health care/social assistance
- 12. Professional, scientific, technical services
- 13. Media
- 14. Personal services
- 15. Government/Non-profits
- 16. Other

Q37. (If Currently Employed Only - Answer #1 or #2 to Q35) Where does the primary earner in your household work?

- 1. Bridgeport
- 2. Stamford
- 3. Stratford
- 4. Trumbull
- 5. Shelton
Waterbury
- 6. Other Fairfield County
- 7. Other Connecticut
- 8. New York City
- 9. Other _____

Q38. (If Currently Employed Only - Answer #1 or #2 to Q35) How long does it take the primary earner in your household to commute one way to their job on a typical morning? _____ Minutes

Q39. (If Currently Employed Only - Answer #1 or #2 to Q35) When commuting to work, what is the primary earner in your household's mode of travel?

- 1. Car (One person)
- 2. Bus
- 3. Carpool/Vanpool (2+ people)
- 4. Train
- 5. Bike/Walk
- 6. Telecommute
- 7. other (Volunteered)
- 8. not sure (Volunteered)
- 9. refused (Volunteered)

Thank You.



Housing Market Survey of Bridgeport Connecticut Residents 321 Cases

December 6, 2006

Prepared by:

Survey Research Institute (SRI) at Cornell
391 Pine Tree Rd, Room 118
Ithaca, NY 14850
Tel (607) 255-3786
Fax (607) 255-7118
www.sri.cornell.edu

for czbLLC

INTRODUCTION

The Survey Research Institute was contracted to conduct a telephone survey of residents of Bridgeport, Connecticut in order to assess the city's housing market, their neighborhood's quality and characteristics, their past housing decisions, and their future housing needs and investments. A listed sample of Bridgeport residents was provided by Genesys Sampling Systems. All interviews were conducted using a Computer Assisted Telephone Interviewing (CATI) software system. Data collection began on November 15, 2006. Data collection ended December 4, 2006. In total, 321 surveys were completed.

N = 307
filename = alldata.dat
file type = fixed-format ASCII
logical record length = 230

DEFINITIONS:

INPUT LOCATION = Location of variable within data set. In card-image format, this would be "card/column" location.

VALUE = Numeric value given to each discrete response category. May also reflect the quantitative value of a continuous variable.

NUMBER (N) = Frequency of response.

PERCENT (PCT) = Percentage of response.

MISSING DATA (MD) = Code value given to any question which was unanswered or refused by the respondent.

VALUE = -1 or blank = The variable field is blank in the data set because the question does not apply. Typically, these are questions embedded within a skip pattern.



CONTENTS

Item		Item	Page
Page AREA	Phone area code (input sample from Genesys)	Q12	Condition of houses in neighborhood-Change in quality
PRFX	Phone prefix (input sample from Genesys).	Q13	Safety of neighborhood-Change in quality
SUFIX	Phone suffix (input sample from Genesys)	Q14	Schools in neighborhood-Change in quality.
CITY	City (input sample from Genesys)	Q15	Would move out of neighborhood if possible
STATE	State (input sample from Genesys).	Q16	Would move out of Bridgeport if possible
FIPS	2000 Census FIPS (input sample from Genesys)	Q17	Bridgeport quality of life compared to nearby cities
ADI	Area of Dominant Influence (input sample from Genesys)	Q18	Bridgeport property as long-term investment
ADIRANK	ADI Rank (input sample from Genesys)	Q19	Likelihood of staying for next two years
DMA	Designated Market Area (input sample from Genesys).	Q20	Primary reason to leave in next two years
DMARANK	DMA Rank (input sample from Genesys)	Q21	Own or rent home
MSA	Metropolitan Statistical Area (input sample from Genesys)	Q22a	Remodeled or improved home in last two years
MSC	Metropolitan Status Code (input sample from Genesys)	Q23a	Spent over \$10,000 on remodeling home.
NIELSEN	Nielsen Size (input sample from Genesys)	Q24a	Interacted with city to get permit for remodeling home
CENSUS	Census Region	Q25a	Ease of getting permit from city for remodeling home
TIMEZONE	Timezone (input sample from Genesys).	Q26a	Plan to invest substantially in home in next two years
ZIP	Zip Code (input sample from Genesys)	Q27a	Unable to make home repairs due to lack of money
REPLIC	Sample Replicant (input sample from Genesys)	Q28a	Would invest more in home if neighbors took care of their homes
LNAME	Last Name (input sample from Genesys)	Q29a	Price of home when originally purchased
FNAME	First Name (input sample from Genesys)	Q30a	Estimated current sale price of home
MNAME	Middle Name (input sample from Genesys)	Q22b	Monthly rent when moved into home
ADDR1	Address Line 1 (input sample from Genesys).	Q23b	Current monthly rent.
CBSA	CBSA code (input sample from Genesys)	Q24b	Plans to rent or buy home in next two years.
CBSADIV	CBSA division (input sample from Genesys).	Q25b	Main reason for not buying home yet.
CBSAMSA	CBSA MSA Met status code (input sample from Genesys)	Q26b	Know who landlord is
CBSAMCSA	CBSA MCSA Met status code (input sample from Genesys)	Q27b	Landlord lives in Bridgeport area
Q1	Years living in current home	Q31	Year of birth
Q2	Where moved from.	Q32	Number of people in household
Q2a	Elsewhere in CT-Where moved from	Q33	Number of people under 18 in household
Q2b	Outside CT but inside US-Where moved from	Q34	Total annual household income before taxes.
Q2c	Outside US-Where moved from.	Q35	Primary earner work status
Q3	Reason moved into current home	Q36	Job of primary earner
Q4	Neighborhood	Q37	Where primary earner works
Q5	Home or apartment-Current quality.	Q38	One-way commute time of primary earner.
Q6	Neighborhood-Current quality.	Q39	Commute mode of travel of primary earner
Q7	Condition of houses in neighborhood-Current quality		
Q8	Safety of neighborhood-Current quality		
Q9	Schools in neighborhood-Current quality.		
Q10	Home or apartment-Change in quality.		
Q11	Neighborhood-Change in quality		



Codebook

AREA Phone area code (input sample from Genesys)

PCT	N	VALUE	LABEL
100.0	321	203	

—

321 cases

Type: character Width: 3

Input location: 1/6-8

PRFX Phone prefix (input sample from Genesys)

PCT	N	VALUE	LABEL
2.2	7	330	
5.0	16	331	
0.9	3	332	
5.0	17	333	
7.2	23	334	
4.4	14	335	
7.2	23	336	
0.3	1	337	
1.6	5	338	
5.0	16	362	
0.9	3	365	
5.3	17	366	
4.7	15	367	
4.0	13	368	
5.9	19	371	
10.9	35	372	
4.0	13	373	
11.8	38	374	
2.8	9	382	
1.2	4	384	
0.3	1	385	
0.9	3	396	
0.3	1	416	
0.3	1	549	
2.8	9	576	
1.9	6	579	
0.3	1	612	
0.3	1	683	
2.2	7	696	

—

321 cases

Type: character Width: 3

Input location: 1/9-11

SUFX Phone suffix (input sample from Genesys)

321 cases

Type: character Width: 4

Input location: 1/12-15

CITY City (input sample from Genesys)

PCT	N	VALUE	LABEL
100.0	321	BRIDGEPORT	

—

321 cases

Type: character Width: 20

Input location: 1/16-35

STATE State (input sample from Genesys)

PCT	N	VALUE	LABEL
100.0	321	CT	

—

321 cases

Type: character Width: 2

Input location: 1/36-37

FIPS 2000 Census FIPS (input sample from Genesys)

The 2000 Census FIPS is a unique 5 digit code comprised of a 2 digit state code and a 3 digit county code that is assigned to every county (and county equivalent) in the U.S. Federal Information Processing System (FIPS) codes are assigned and managed by the Federal Government. There are 3,144 counties (and county equivalents) in the U.S.

PCT	N	VALUE	LABEL
100.0	321	09001	

—

321 cases

Type: character Width: 5

Input location: 1/38-42

ADI Area of Dominant Influence (input sample from Genesys)

An Area of Dominant Influence is a geographic area that represents individual television markets as defined by Arbitron.

PCT	N	VALUE	LABEL
100.0	321	009	

—

321 cases

Type: character Width: 3

Input location: 1/43-45

ADIRANK ADI Rank (input sample from Genesys)

PCT	N	VALUE	LABEL
100.0	321	001	

—

321 cases

Type: character Width: 3

Input location: 1/46-48

DMA Designated Market Area (input sample from Genesys)

A Designated Market Area is geographic area that represents individual television markets as defined by Nielsen Media Research. DMA's are typically defined by county and the market definitions are updated each fall by NMR. Due to topography, television signals may not reach all parts of a county resulting in some counties being split and assigned to multiple DMA's. There are 210 DMA markets in the U.S.

PCT	N	VALUE	LABEL
100.0	321	501	

—

321 cases

Type: character Width: 3

Input location: 1/49-51



DMARANK DMA Rank (input sample from Genesys)

PCT	N	VALUE	LABEL
100.0	321	001	
—			
321 cases			
Type: character Width: 3			
Input location: 1/52-54			

MSA Metropolitan Statistical Area (input sample from Genesys)

A Metropolitan Statistical Area is comprised of the central county or counties containing the core urban area, plus adjacent/outlying counties that have a high degree of social and economic integration with the central county, as measured by commutation patterns. As of June 6, 2003, the OMB has defined a total of 362 Metropolitan Statistical Areas that incorporate 1,090 counties, containing approximately 83% of the US population. While 78% of the counties now classified as “metropolitan” are the same as before, many Metropolitan areas have changed in some way, either by name or geographic composition.

PCT	N	VALUE	LABEL
100.0	321	5483	
—			
321 cases			
Type: character Width: 4			
Input location: 1/55-58			

MSC Metropolitan Status Code (input sample from Genesys)

Metropolitan Status Code is a one-digit code developed by MSG that sub-classifies an MSA or MCSA.

PCT	N	VALUE	LABEL
99.7	320	1	
0.3	1	2	
—			
321 cases			
Type: character Width: 1			
Input location: 1/59			

NIELSEN Nielsen Size (input sample from Genesys)

Nielsen Size is a one character code developed and assigned to each county by Nielsen Media Research.

PCT	N	VALUE	LABEL
100.0	321	A	
—			
321 cases			
Type: character Width: 1			
Input location: 1/60			

CENSUS Census Region

Census Region is a geographic area consisting of several States defined by the U.S. Department of Commerce, Bureau of the Census. The States are grouped into four regions.

PCT	N	VALUE	LABEL
100.0	321	1	
—			
321 cases			
Type: character Width: 1			
Input location: 1/61			

TIMEZONE Timezone (input sample from Genesys)

PCT	N	VALUE	LABEL
100.0	321	E	
—			
321 cases			
Type: character Width: 1			
Input location: 1/62			

ZIP Zip Code (input sample from Genesys)

PCT	N	VALUE	LABEL
0.3	1	06601	
23.7	76	06604	
16.8	54	06605	
38.3	123	06606	
2.8	9	06607	
3.4	11	06608	
14.6	47	06610	
—			
321 cases			
Type: character Width: 5			
Input location: 1/63-67			

REPLIC Sample Replicant (input sample from Genesys)

PCT	N	VALUE	LABEL
100.0	321		
—			
321 cases			
Type: character Width: 3			
Input location: 1/68-70			

LNAME Last Name (input sample from Genesys)

321 cases			
Type: character Width: 15			
Input location: 1/71-85			

FNAME First Name (input sample from Genesys)

321 cases			
Type: character Width: 9			
Input location: 1/86-94			



MNAME Middle Name (input sample from Genesys)

PCT	N	VALUE	LABEL
27.1	87		
8.1	26	A	
2.5	8	B	
3.1	10	C	
3.4	11	D	
4.7	15	E	
3.4	11	F	
1.9	6	G	
1.9	6	H	
1.2	4	I	
6.9	22	J	
0.6	2	K	
6.9	22	L	
10.0	32	M	
1.2	4	N	
1.6	5	O	
2.5	8	P	
2.8	9	R	
4.4	14	S	
2.5	8	T	
0.3	1	U	
1.2	4	V	
1.9	6	W	
—			
321 cases			
Type: character Width: 1			
Input location: 1/95			

ADDR1 Address Line 1 (input sample from Genesys)

321 cases
 Type: character Width: 40
 Input location: 1/96-135

CBSA CBSA code (input sample from Genesys)

Core Based Statistical Areas (CBSA). CBSAs incorporate a new 5-digit coding scheme that is unique across both Micropolitan and Metropolitan Statistical Areas.

PCT	N	VALUE	LABEL
100.0	321	14860	
—			
321 cases			
Type: character Width: 5			
Input location: 1/136-140			

CBSADIV CBSA division (input sample from Genesys)

CBSAs are divided into two categories – Metropolitan Statistical Areas and Micropolitan Statistical Areas. All CBSAs are comprised of one or more counties, except in the six (6) New England states where the OMB has developed a similar set of metropolitan areas known as New England City and Town Areas (NECTAs), comprised of cities and towns.

PCT	N	VALUE	LABEL
100.0	321	00000	
—			
321 cases			
Type: character Width: 5			
Input location: 1/141-145			

CBSAMSA CBSA MSA Met status code (input sample from Genesys)

A Core Based Statistical Area (CBSA) associated with at least one urbanized area with a population of at least 50,000, based on the 2000 Census. A Metropolitan Statistical Area is comprised of the Central County or counties containing the core urban area, plus adjacent/outlying counties that have a high degree of social and economic integration with the Central County, as measured by commutation patterns. As of June 6, 2003, the OMB has defined a total of 362 Metropolitan Statistical Areas that incorporate 1,090 counties, containing approximately 83% of the US population. While 78% of the counties now classified as “metropolitan” are the same as before, many Metropolitan areas have changed in some way, either by name or geographic composition.

PCT	N	VALUE	LABEL
100.0	321	1	
—			
321 cases			
Type: character Width: 1			
Input location: 1/146			

CBSAMCSA CBSA MCSA Met status code (input sample from Genesys)

A Core Based Statistical Area with at least one urban cluster containing between 10,000 to 50,000 people, based on the 2000 Census. A Micropolitan Statistical Area is comprised of the Central County or counties containing the core urban area, plus any adjacent/outlying counties with a high degree of social and economic integration as determined again by commutation patterns. As of June 6, 2003, there are 560 Micropolitan Statistical Areas (all new) comprising 674 counties and containing 10% of the US population.

PCT	N	VALUE	LABEL
100.0	321	5	
—			
321 cases			
Type: character Width: 1			
Input location: 1/147			



Q1 Years living in current home

First, how long have you lived in your current home?

321 cases

Type: numeric Min: 0 MD Codes: 888,999

Decimals: 0 Max: 85

Input location: 1/148-150

Q2 Where moved from

Where did you move from when you moved into this home?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
59.2	58.9	189	1	Within Bridgeport, CT
26.3	26.2	84	2	Elsewhere in Connecticut (please specify city)
11.9	11.8	38	3	Outside of Connecticut but within the United States (please specify city)
0.6	0.6	2	4	Outside of the United States (please specify country)
1.9	1.9	6	5	Always lived here
	0.3	1	8	Do not know
	0.3	1	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 5

Input location: 1/151

Q2a Elsewhere in CT-Where moved from

Where did you move from when you moved into this home?

Elsewhere in Connecticut

Please specify the city:

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
100.0	25.9	83	1	Answered
	73.8	237	-1	
	0.0	0	8	Do not know
	0.3	1	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 1

Input location: 1/152

Q2b Outside CT but inside US-Where moved from

Where did you move from when you moved into this home?

Outside of Connecticut but within the United States

Please specify the city and state:

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
100.0	11.8	38	1	Answered
88.2	283	-1		
	0.0	0	8	Do not know
	0.0	0	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 1

Input location: 1/153

Q2c Outside US-Where moved from

Where did you move from when you moved into this home?

Outside of the United States

Please specify the county:

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
100.0	0.6	2	1	Answered
99.4	319	-1		
	0.0	0	8	Do not know
	0.0	0	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 1

Input location: 1/154

Q3 Reason moved into current home

Why did you move into your current home?

INVWR: Read entire list.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
16.0	15.3	49	1	It was the best I could afford
17.0	16.2	52	2	Family change (divorce, marriage, other)
9.5	9.0	29	3	Job change/Retirement
7.8	7.5	24	4	Cost of living in previous area was too expensive
3.3	3.1	10	5	Decreasing neighborhood quality in previous location
0.7	0.6	2	6	School quality in previous location was poor
2.3	2.2	7	7	Services and amenities of building/property were desirable
12.4	11.8	38	8	New home was a better size
1.0	0.9	3	9	Previous home was too much to maintain
13.7	13.1	42	10	New neighborhood was a better fit for myself and/or my family
16.3	15.6	50	11	Other reason
2.5	8	-1		
	1.2	4	88	Do not know
	0.9	3	99	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 88,99

Decimals: 0 Max: 11

Input location: 1/155-156



Q4 Neighborhood

Which neighborhood do you live in?

INVWR: Do NOT read list unless asked to do so by R.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
50.8	47.0	151	1	North End
0.3	0.3	1	2	Lake Forest
0.7	0.6	2	3	Reservoir
0.3	0.3	1	4	Whiskey Hill
2.7	2.5	8	5	North Bridgeport
3.4	3.1	10	6	Success Park / Boston Avenue
0.0	0.0	0	7	Mill Hill
6.7	6.2	20	8	East End
6.7	6.2	20	9	East Side
0.0	0.0	0	10	Enterprise Zone
2.4	2.2	7	11	Downtown
3.7	3.4	11	12	South End
11.4	10.6	34	13	Black Rock
5.7	5.3	17	14	West End / West Side
1.3	1.2	4	15	Hollow
3.7	3.4	11	16	Brooklawn
0.0	0.0	0	17	St. Vincent
	7.2	23	88	Do not know
	0.3	1	99	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 88,99
Decimals: 0 Max: 16
Input location: 1/157-158

Q5 Home or apartment-Current quality

Please rate the current quality of the following aspects of life in your neighborhood. For each question please rate the aspect of your neighborhood as excellent, good, fair or poor.

The overall quality of your home or apartment.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
35.1	34.9	112	1	Excellent
48.6	48.3	155	2	Good
12.9	12.8	41	3	Fair
3.4	3.4	11	4	Poor
0.0	0.0	0	7	Not applicable
	0.3	1	8	Do not know
	0.3	1	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 4
Input location: 1/159

Q6 Neighborhood-Current quality

Please rate the current quality of the following aspects of life in your neighborhood. For each question please rate the aspect of your neighborhood as excellent, good, fair or poor.

The overall quality of your neighborhood.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
20.9	20.9	67	1	Excellent
52.0	52.0	167	2	Good
19.9	19.9	64	3	Fair
7.2	7.2	23	4	Poor
0.0	0.0	0	7	Not applicable
	0.0	0	8	Do not know
	0.0	0	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 4
Input location: 1/160

Q7 Condition of houses in neighborhood-Current quality

Please rate the current quality of the following aspects of life in your neighborhood. For each question please rate the aspect of your neighborhood as excellent, good, fair or poor.

The condition of most houses in your neighborhood.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
20.6	20.6	66	1	Excellent
57.3	57.3	184	2	Good
16.2	16.2	52	3	Fair
5.6	5.6	18	4	Poor
0.3	0.3	1	7	Not applicable
	0.0	0	8	Do not know
	0.0	0	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 7
Input location: 1/161

Q8 Safety of neighborhood-Current quality

Please rate the current quality of the following aspects of life in your neighborhood. For each question please rate the aspect of your neighborhood as excellent, good, fair or poor.

The safety of your neighborhood.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
21.3	20.9	67	1	Excellent
48.9	48.0	154	2	Good
22.5	22.1	71	3	Fair
7.0	6.9	22	4	Poor
0.3	0.3	1	7	Not applicable
	1.6	5	8	Do not know
	0.3	1	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 7
Input location: 1/162



Q9 Schools in neighborhood-Current quality

Please rate the current quality of the following aspects of life in your neighborhood. For each question please rate the aspect of your neighborhood as excellent, good, fair or poor.

The quality of schools in your neighborhood.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
10.0	8.1	26	1	Excellent
35.6	29.0	93	2	Good
26.1	21.2	68	3	Fair
18.0	14.6	47	4	Poor
10.3	8.4	27	7	Not applicable
	18.7	60	8	Do not know
	0.0	0	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 7

Input location: 1/163

Q10 Home or apartment-Change in quality

Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed. For each question please rate the change in each aspect of your neighborhood as much better, somewhat better, about the same, somewhat worse, or much worse.

The overall quality of your home or apartment.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
29.1	29.0	93	1	Much better
21.3	21.2	68	2	Somewhat better
41.9	41.7	134	3	About the same
6.6	6.5	21	4	Somewhat worse
1.3	1.2	4	5	Much worse
	0.0	0	8	Do not know
	0.3	1	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 5

Input location: 1/164

Q11 Neighborhood-Change in quality

Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed. For each question please rate the change in each aspect of your neighborhood as much better, somewhat better, about the same, somewhat worse, or much worse.

The overall quality of your neighborhood.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
11.3	11.2	36	1	Much better
17.3	17.1	55	2	Somewhat better
55.3	54.8	176	3	About the same
13.2	13.1	42	4	Somewhat worse
2.8	2.8	9	5	Much worse
	0.9	3	8	Do not know
	0.0	0	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 5

Input location: 1/165

Q12 Condition of houses in neighborhood-Change in quality

Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed. For each question please rate the change in each aspect of your neighborhood as much better, somewhat better, about the same, somewhat worse, or much worse.

The condition of most houses in your neighborhood.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
14.8	14.6	47	1	Much better
29.9	29.6	95	2	Somewhat better
46.9	46.4	149	3	About the same
6.6	6.5	21	4	Somewhat worse
1.9	1.9	6	5	Much worse
	0.9	3	8	Do not know
	0.0	0	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 5

Input location: 1/166

Q13 Safety of neighborhood-Change in quality

Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed. For each question please rate the change in each aspect of your neighborhood as much better, somewhat better, about the same, somewhat worse, or much worse.

The safety of your neighborhood.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
9.2	9.0	29	1	Much better
16.8	16.5	53	2	Somewhat better
59.0	57.9	186	3	About the same
11.4	11.2	36	4	Somewhat worse
3.5	3.4	11	5	Much worse
1.9	6		8	Do not know
0.0	0		9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 5

Input location: 1/167

Q14 Schools in neighborhood-Change in quality

Thinking back to when you first moved to your current home, please rate how the quality of the following aspects of life in your neighborhood have changed. For each question please rate the change in each aspect of your neighborhood as much better, somewhat better, about the same, somewhat worse, or much worse.

The quality of schools in your neighborhood.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
7.1	4.7	15	1	Much better
14.7	9.7	31	2	Somewhat better
59.2	38.9	125	3	About the same
13.7	9.0	29	4	Somewhat worse
5.2	3.4	11	5	Much worse
	34.3	110	8	Do not know
	0.0	0	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 5

Input location: 1/168



Q15 Would move out of neighborhood if possible

Would you move out of your neighborhood if you could?

INVWR: Read "yes or no".

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
52.9	51.7	166	1	Yes
47.1	46.1	148	2	No
2.2	7		8	Do not know
0.0	0		9	Refused

—
321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 2

Input location: 1/169

Q16 Would move out of Bridgeport if possible

Would you move out of Bridgeport if you could?

INVWR: Read "yes or no".

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
61.6	59.5	191	1	Yes
38.4	37.1	119	2	No
3.4	11		8	Do not know
0.0	0		9	Refused

—
321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 2

Input location: 1/170

Q17 Bridgeport quality of life compared to nearby cities

Compared with nearby cities, is Bridgeport a much better, somewhat better, somewhat worse, or much worse place to live?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
10.4	8.7	28	1	Much better
38.5	32.4	104	2	Somewhat better
35.9	30.2	97	3	Somewhat worse
15.2	12.8	41	4	Much worse
	15.3	49	8	Do not know
	0.6	2	9	Refused

—
321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 4

Input location: 1/171

Q18 Bridgeport property as long-term investment

In terms of a long-term investment how do you view buying residential property in Bridgeport?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
25.7	23.7	76	1	Very good investment
47.6	43.9	141	2	Somewhat good investment
16.9	15.6	50	3	Somewhat poor investment
9.8	9.0	29	4	Very poor investment
	7.2	23	8	Do not know
	0.6	2	9	Refused

—
321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 4

Input location: 1/172

Q19 Likelihood of staying for next two years

Which of the following best describes how likely you are to stay in your current home for the next TWO years. Would you say you are certain to stay, likely to stay, likely to move, or certain to move from your current home in the next two years?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
39.4	38.6	124	1	Certain to stay
26.7	26.2	84	2	Likely to stay
24.8	24.3	78	3	Likely to move
9.2	9.0	29	4	Certain to move
	1.6	5	8	Do not know
	0.3	1	9	Refused

—
321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 4

Input location: 1/173

Q20 Primary reason to leave in next two years

What is the primary reason you expect to leave your current home in the next two years?

INVWR: Read entire list.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
5.7	1.9	6	1	Mortgage/Rent payments are too expensive
6.6	2.2	7	2	Cost of living in area is too expensive
17.9	5.9	19	3	Taxes are too high
2.8	0.9	3	4	Schools are of low-quality
2.8	0.9	3	5	Fed up with lack of city services
2.8	0.9	3	6	Leaving the state
12.3	4.0	13	7	Size of home is too small
3.8	1.2	4	8	Size of home is too large
2.8	0.9	3	9	Home is too much to maintain
4.7	1.6	5	10	Retirement
2.8	0.9	3	11	Job change
3.8	1.2	4	12	Family change (divorce, marriage, other)
8.5	2.8	9	13	Decreasing neighborhood quality
22.6	7.5	24	14	Other reason
66.7	214	-1		
	0.0	0	88	Do not know
	0.3	1	99	Refused



—
321 cases
Type: numeric Min: 1 MD Codes: 88,99
Decimals: 0 Max: 14
Input location: 1/174-175

Q21 Own or rent home

Do you own your home, rent, or live rent-free?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
60.5	60.1	193	1	Own
37.3	37.1	119	2	Rent
2.2	2.2	7	3	Live rent-free
	0.0	0	8	Do not know
	0.6	2	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 3
Input location: 1/176

Q22a Remodeled or improved home in last two years

Have you remodeled or improved your home in last two years?

INVWR: Read "yes or no".

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
65.3	39.3	126	1	Yes
34.7	20.9	67	2	No
	39.9	128	-1	
	0.0	0	8	Do not know
	0.0	0	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 2
Input location: 1/177

Q23a Spent over \$10,000 on remodeling home

If so, did you spend more than \$10,000 for that purpose?

INVWR: Read "yes or no".

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
61.8	23.7	76	1	Yes
38.2	14.6	47	2	No
	60.7	195	-1	
	0.6	2	8	Do not know
	0.3	1	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 2
Input location: 1/178

Q24a Interacted with city to get permit for remodeling home

Did you interact with the city to get a permit or approvals at that time?

INVWR: Read "yes or no".

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
22.4	8.7	28	1	Yes
77.6	30.2	97	2	No
	60.7	195	-1	
	0.3	1	8	Do not know
	0.0	0	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 2
Input location: 1/179

Q25a Ease of getting permit from city for remodeling home

How easy or difficult was the process?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
33.3	2.5	8	1	Very easy
50.0	3.7	12	2	Somewhat easy
4.2	0.3	1	3	Somewhat difficult
12.5	0.9	3	4	Very difficult
	91.3	293	-1	
	0.9	3	8	Do not know
	0.3	1	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 4
Input location: 1/180

Q26a Plan to invest substantially in home in next two years

Please rate your level of agreement with the following statements. For each statement that I read please tell me if you strongly agree, somewhat agree, somewhat disagree or strongly disagree with the statement.

I plan to make substantial investments in my current home in the next two years.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
19.6	11.2	36	1	Strongly agree
20.7	11.8	38	2	Somewhat agree
22.8	13.1	42	3	Somewhat disagree
37.0	21.2	68	4	Strongly disagree
	39.9	128	-1	
	2.2	7	8	Do not know
	0.6	2	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 4
Input location: 1/181



Q27a Unable to make home repairs due to lack of money

Please rate your level of agreement with the following statements. For each statement that I read please tell me if you strongly agree, somewhat agree, somewhat disagree or strongly disagree with the statement.

I am unable to make needed repairs to my home because of lack of money.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
17.8	10.0	32	1	Strongly agree
18.3	10.3	33	2	Somewhat agree
25.0	14.0	45	3	Somewhat disagree
38.9	21.8	70	4	Strongly disagree
	39.9	128	-1	
	3.4	11	8	Do not know
	0.6	2	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 4
Input location: 1/182

Q28a Would invest more in home if neighbors took care of their homes

Please rate your level of agreement with the following statements. For each statement that I read please tell me if you strongly agree, somewhat agree, somewhat disagree or strongly disagree with the statement.

I would invest more in my home if my neighbors took better care of their homes and property.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
11.1	6.2	20	1	Strongly agree
13.9	7.8	25	2	Somewhat agree
25.0	14.0	45	3	Somewhat disagree
50.0	28.0	90	4	Strongly disagree
	39.9	128	-1	
	2.5	8	8	Do not know
	1.6	5	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 4
Input location: 1/183

Q29a Price of home when originally purchased

How much did you purchase your home for?

INVWR: Note that the maximum is \$8 million.

321 cases
Type: numeric Min: 0 MD Codes: 8888888,9999999
Decimals: 0 Max: 2500000
Input location: 1/184-190

Q30a Estimated current sale price of home

How much would you estimate your home could sell for if you placed it on the real estate market today?

INVWR: Note that the maximum is \$8 million.

321 cases
Type: numeric Min: 22000 MD Codes: 8888888,9999999
Decimals: 0 Max: 3500000
Input location: 1/191-197

Q22b Monthly rent when moved into home

How much was your monthly rent when you moved to your current home?

INVWR: Note that the maximum is \$8 thousand.

321 cases
Type: numeric Min: 0 MD Codes: 8888,9999
Decimals: 0 Max: 2700
Input location: 1/198-201

Q23b Current monthly rent

How much is your monthly rent now?

INVWR: Note that the maximum is \$8 thousand.

321 cases
Type: numeric Min: 0 MD Codes: 8888,9999
Decimals: 0 Max: 2700
Input location: 1/202-205

Q24b Plans to rent or buy home in next two years

Within the next two years, do you plan to:

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
48.7	17.8	57	1	Continue to rent this unit
20.5	7.5	24	2	Continue to rent a different unit
30.8	11.2	36	3	Buy a home
	60.7	195	-1	
	2.8	9	8	Do not know
	0.0	0	9	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 8,9
Decimals: 0 Max: 3
Input location: 1/206

Q25b Main reason for not buying home yet

What is the main reason you haven't purchased a home yet?

INVWR: Read entire list (in white).

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
18.4	7.2	23	1	Prefer renting a home - Not having the responsibilities
	5.6	7	2	Not planning on staying in the area over the long term
13.6	5.3	17	3	High down payment requirement
2.4	0.9	3	4	Lack of housing choice available where I want to live (e.g., no condos,
13.6	5.3	17	5	Homes I can afford are poor quality or too small
12.0	4.7	15	6	Can't qualify for a loan (credit, work history, etc.)
14.4	5.6	18	7	Cheaper to rent
20.0	7.8	25	8	Other
	60.7	195	-1	
	0.3	1	88	Do not know
	0.0	0	99	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 88,99
Decimals: 0 Max: 8
Input location: 1/207-208



Q26b Know who landlord is

Do you know who your landlord is?

INVWR: Read "yes or no".

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
86.3	33.3	107	1	Yes
13.7	5.3	17	2	No
	60.7	195	-1	
	0.6	2	8	Do not know
	0.0	0	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 2

Input location: 1/209

Q27b Landlord lives in Bridgeport area

Does the landlord live in the Bridgeport area?

INVWR: Read "yes or no".

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
59.4	17.8	57	1	Yes
40.6	12.1	39	2	No
	66.7	214	-1	
	3.4	11	8	Do not know
	0.0	0	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 2

Input location: 1/210

Q31 Year of birth

In what year were you born?

321 cases

Type: numeric Min: 1912 MD Codes: 8888,9999

Decimals: 0 Max: 1988

Input location: 1/211-214

Q32 Number of people in household

How many people live in your household?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
29.0	28.0	90	1	people
32.3	31.2	100	2	
14.2	13.7	44	3	
14.8	14.3	46	4	
3.9	3.7	12	5	
3.2	3.1	10	6	
1.0	0.9	3	7	
0.3	0.3	1	8	
0.3	0.3	1	9	
0.3	0.3	1	10	
0.3	0.3	1	12	
0.3	0.3	1	17	
0.0	0.0	0	25	people
	0.6	2	88	Do not know
	2.8	9	99	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 88,99

Decimals: 0 Max: 17

Input location: 1/215-216

Q33 Number of people under 18 in household

How many people under the age of 18 live in your household?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
65.6	64.2	206	0	people
16.2	15.9	51	1	
10.8	10.6	34	2	
4.5	4.4	14	3	
1.6	1.6	5	4	
1.0	0.9	3	6	
0.3	0.3	1	12	
0.0	0.0	0	25	people
	0.0	0	88	Do not know
	2.2	7	99	Refused

—

321 cases

Type: numeric Min: 0 MD Codes: 88,99

Decimals: 0 Max: 12

Input location: 1/217-218

Q34 Total annual household income before taxes

What is your total annual household income before taxes?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
33.3	22.1	71	1	Less than \$25,000
25.8	17.1	55	2	\$25,001 to \$50,000
18.3	12.1	39	3	\$50,001 to \$75,000
8.0	5.3	17	4	\$75,001 to \$100,000
9.4	6.2	20	5	\$100,001 to \$150,000
5.2	3.4	11	6	More than \$150,000
	11.8	38	8	Do not know
	21.8	70	9	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 8,9

Decimals: 0 Max: 6

Input location: 1/219



Codebook

Q35 Primary earner work status

What best describes the work status of the primary earner in your household?

INVWR: Read entire list.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
52.4	50.8	163	1	Full time
7.1	6.9	22	2	Part time
26.7	25.9	83	3	Retired
1.9	1.9	6	4	Student (May also be employed)
1.9	1.9	6	5	Looking for employment
1.3	1.2	4	6	Homemaker
6.8	6.5	21	7	Disabled/unable to work
1.9	1.9	6	8	Other
	0.6	2	88	Do not know
	2.5	8	99	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 88,99
Decimals: 0 Max: 8
Input location: 1/220-221

Q36 Job of primary earner

How would you classify the job of the primary earner in your household?

INVWR: Read entire list (in white).

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
14.0	7.8	25	1	Construction
2.8	1.6	5	2	Manufacturing or wholesale trade
5.6	3.1	10	3	Transportation
1.1	0.6	2	4	Accommodations/ lodging
2.8	1.6	5	5	Bar/restaurant/Travel/Leisure
6.1	3.4	11	6	Retail trade
2.2	1.2	4	7	Arts, entertainment, recreation (include ski area, amusements, etc)
8.9	5.0	16	8	Finance, Banking, Insurance
2.2	1.2	4	9	Real estate/ property management
12.3	6.9	22	10	Educational services (including public and private schools, training)
11.2	6.2	20	11	Health care/social assistance
10.1	5.6	18	12	Professional, scientific, technical services (legal, accounting,

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
0.6	0.3	1	13	Media
2.2	1.2	4	14	Personal services
8.4	4.7	15	15	Government/Non-profits
9.5	5.3	17	16	Other
	42.4	136	-1	
	0.6	2	88	Do not know
	1.2	4	99	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 88,99
Decimals: 0 Max: 16
Input location: 1/222-223

Q37 Where primary earner works

Where does the primary earner in your household work?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
43.1	24.3	78	1	Bridgeport
4.4	2.5	8	2	Stamford
3.9	2.2	7	3	Stratford
6.6	3.7	12	4	Trumbull
2.2	1.2	4	5	Shelton
0.6	0.3	1	6	Waterbury
16.0	9.0	29	7	Other Fairfield County
4.4	2.5	8	8	Other Connecticut
4.4	2.5	8	9	New York City
14.4	8.1	26	10	Other (please specify)
	42.4	136	-1	
	0.3	1	88	Do not know
	0.9	3	99	Refused

—
321 cases
Type: numeric Min: 1 MD Codes: 88,99
Decimals: 0 Max: 10
Input location: 1/224-225

Q38 One-way commute time of primary earner

How long does it take the primary earner in your household to commute one way to their job on a typical morning?

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
3.5	1.9	6	0	minutes
0.6	0.3	1	1	
0.6	0.3	1	2	
2.3	1.2	4	3	
8.1	4.4	14	5	
1.2	0.6	2	6	
1.7	0.9	3	7	
18.6	10.0	32	10	
1.2	0.6	2	12	
10.5	5.6	18	15	
12.2	6.5	21	20	
2.9	1.6	5	25	
12.2	6.5	21	30	
2.3	1.2	4	35	
2.9	1.6	5	40	
2.9	1.6	5	45	
1.2	0.6	2	50	
9.9	5.3	17	60	
0.6	0.3	1	75	
0.6	0.3	1	85	
2.3	1.2	4	90	
0.6	0.3	1	100	
0.6	0.3	1	105	
0.6	0.3	1	120	
0.0	0.0	0	180	minutes
	42.4	136	-1	
	3.7	12	888	Do not know
	0.3	1	999	Refused

—
321 cases
Type: numeric Min: 0 MD Codes: 888,999
Decimals: 0 Max: 120
Input location: 1/226-228



Q39 Commute mode of travel of primary earner

When commuting to work, what is the primary earner in your household's mode of travel?

INVWR: Read entire list.

PCT	PCT	N	VALUE	LABEL
VALID	ALL			
80.8	45.8	147	1	Car (One person)
3.8	2.2	7	2	Bus
4.9	2.8	9	3	Carpool/Vanpool (2+ people)
5.5	3.1	10	4	Train
2.2	1.2	4	5	Bike/Walk
0.5	0.3	1	6	Telecommute
2.2	1.2	4	7	Other
	42.4	136	-1	
	0.6	2	88	Do not know
	0.3	1	99	Refused

—

321 cases

Type: numeric Min: 1 MD Codes: 88,99

Decimals: 0 Max: 7

Input location: 1/229-230



