

## CONDITIONS & TRENDS

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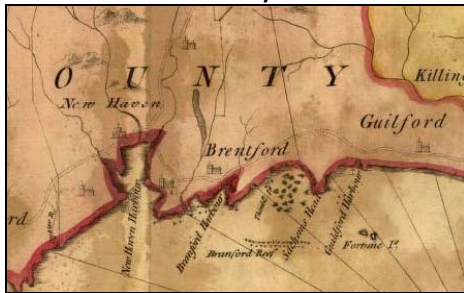
### Overview

This booklet provides a general overview of conditions and trends affecting Branford in 2017. It has been prepared as part of the process of formulating the 2018 Plan of Conservation and Development and will provide a foundation and reference for discussion of strategies for the future conservation and development of Branford.

*"If we could first  
know where we  
are and whither  
we are tending,  
we could then  
better judge  
what to do and  
how to do it."*

Abraham Lincoln,  
American President

History



People



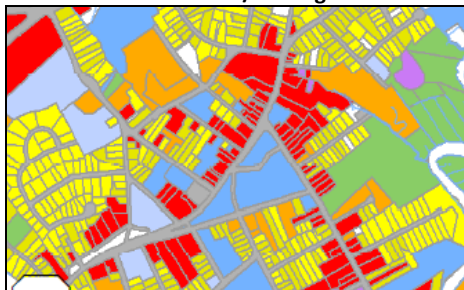
Housing



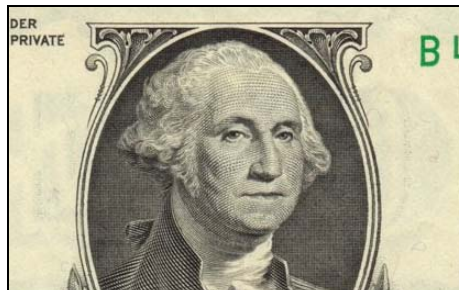
Business



Land Use / Zoning



Fiscal



## Religion And Settlement

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Interestingly, this area was first settled in 1644 by a group of people who had lived in Wethersfield but were unhappy with the religious direction of that community.

Since this area had not been settled in the six years since the “purchase” of land in 1638, the relocation of the Wethersfield settlers may have been very convenient timing for all parties.

In 1667, a number of the original settler families relocated out of Branford, again for religious reasons. Their desire for a strict approach to religion was countered by the Connecticut Colony and so they relocated westward and established what is now Newark, New Jersey.

While it has been estimated that Branford may have lost about half its population as a result of that event, new residents moved into the available homes in short order.

## History of Branford

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The landscape of the area we now know as Branford evolved over millions of years as a result of massive geologic forces. While there is no written record, Native Americans are believed to have inhabited this area for about the last 10,000 years.

Europeans are known to have “discovered” this part of the new world in 1614 when Dutch explorer Adriaen Block sailed into what we now call Long Island Sound. There may have been earlier contact by Nordic sailors but no written records exist.

European trade with Native Americans eventually led to establishment of trading posts and settlement of inland areas along the Connecticut River after 1633. Following the Pequot War of 1637, European settlement began to extend to other areas.

Land was “purchased” from Native Americans (who may not have comprehended the European concept of land ownership) in the area we now know as Branford in several transactions in 1638 and 1639 and later. While evidence suggests there may have been a few intrepid squatters and a Dutch trading post established around 1642 (Dutch Wharf – near the foot of Maple Street), the first permanent settlement occurred in 1644 (see sidebar).

In what might have been considered “wilderness” at the time, 37 families settled in the area north and west of the river. Native American camps were located in the areas south of the river (“Indian Neck”).

Since there had been conflicts with Native Americans in other areas, safety and security was a concern. As a result, the early settlement included a “palisade” (a tall fence) which surrounded their homes. Residents were required to participate in the construction and maintenance of this fence. Meadows and forests outside the palisade were allotted among the settlers for their use.

While this area may have first been called “Brentford” (for a village west of London), it became known as Branford after 1653.

Life for the early settlers was likely a challenge as the native soils were often rocky and shallow and not particularly fertile. Crop rotation was a necessary technique and it required the use of even more distant lands. As population grew and safety concerns subsided, settlement spread out into other areas.

Many of the roads in Branford (and their circuitous routes) can be traced back to colonial times. Bridges were not prevalent so roads had to meander to avoid coastal inlets and find natural crossings. Roads were configured to ease travel up and down slopes and around rock formations rather than a straight line.

Over time, the community grew and expanded. Water-powered mills were established as was a blacksmith's shop. Following the discovery of iron deposits, a "bloomery" (iron works) became the first industry in Branford around 1655 near what is now Lake Saltonstall.

Due to the protected harbor and the rich coastal resources, early subsistence agriculture was supplemented by shell-fishing and later by ship-building. Travel by horse and cart was challenging in those days and Branford's location supported the evolution of ship-building and maritime trade and commerce which lasted until the mid-1800s and the arrival of steamships and rail service.

In the mid-1800s, Branford began to experience the "industrial revolution" taking place around the world. Branford became the home of Malleable Iron Fittings Company and this was the largest employer in the community for many years. While most households still relied on subsistence agriculture, Branford was on its way to having a diversified economy where people worked in industry and commerce away from their place of residence.

The arrival of train service in 1852 connected Branford to many more parts of the country and ushered in the "resort era" for people seeking shoreline excursions. At one time, Branford had a half-dozen or so resort hotels (and a casino) to sustain its reputation as coastal resort.

Branford was served by a streetcar system between about 1910 and 1930 which extended along the entire shoreline area. Stony Creek was served by two different systems (one connecting West to Branford and New Haven and the other extending east to Guilford and Old Saybrook). Both trolley systems were driven out of business by bus service and the proliferation of the automobile.

Following World War II, people's desire for suburban living coincided with the improvement of the automobile and the road system resulted in explosive growth in Branford. Construction of the interstate highway system in the 1950s and 1960s encouraged the suburban development of residential areas and Branford was no different. Former farms were subdivided and developed and population roughly tripled between 1945 and 1990.

By the year 2000, Branford had grown to be a community of over 28,000 people and the overall pattern of the community was well established.

### **Stony Creek Granite**

Over millennia, geologic forces created a rock formation of "pink granite" in the Stony Creek area which became a renowned building material used for such structures as the pedestal for the Statue of Liberty, Grand Central Terminal in New York City, the Battle Monument at West Point, and numerous other structures.

Interest in fireproof construction and in substantial buildings created a demand for this type of material in the late-1800s. Stony Creek granite became prized by architects because of its color and the fact that its proximity to a natural harbor made it easier to transport items of great size and weight around the world.

The advent of steam (1840s) and compressed air (1870s) facilitated the process of creating these highly-prized "building blocks" and the quarry operation flourished between about 1870 and 1920 or so when concrete became favored as a building material.

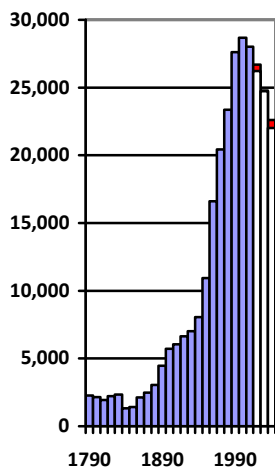
## Branford's Population

1790	2,267
1800	2,156
1810	1,932
1820	2,230
1830	2,332
1840	1,322
1850	1,423
1860	2,123
1870	2,488
1880	3,047
1890	4,460
1900	5,706
1910	6,047
1920	6,627
1930	7,022
1940	8,060
1950	10,944
1960	16,610
1970	20,444
1980	23,363
1990	27,603
2000	28,683
2010	28,026

2020	26,223	26,689
2030	24,743	24,768
2040	22,025	22,605

US Census data for 1790 to 2010.  
Projections by the Connecticut State Data Center and Planimetrics are based on a cohort survival model.

## 1790 – 2010 Population (with projections to 2040)



## People Of Branford

According to the Census, Branford had a population of 28,026 persons in 2010. This represents a **decrease** of 657 people from the 28,683 persons reported in the 2000 Census. More recent population estimates from the CT Health Department and the US Census Bureau suggest this decrease is continuing.

The table and chart in the sidebar show population growth since the 1790 Census with a range of population projections to the year 2040. The population projections prepared by the Connecticut State Data Center (2017) and by Planimetrics both extrapolate past trends (birth rates, death rates, net migration) into the future. Both projections reflect a decrease in population in the future due to:

- Lower birth rates and fewer women of child-bearing age.
- More deaths due to an aging population.
- Net out-migration in certain age groups (ages 18-25 and ages 35-50).

## Important!

Available data suggests Branford is at an “inflection point” in its history in terms of demographic trends and factors. ***If past trends continue***, Branford’s population is expected to decrease over the next few decades.

A reason for this is that the population is aging and households tend to get smaller as the residents get older. If older residents choose to “age in place” (as residents before them have done), the same housing units will house fewer people and population could decline.

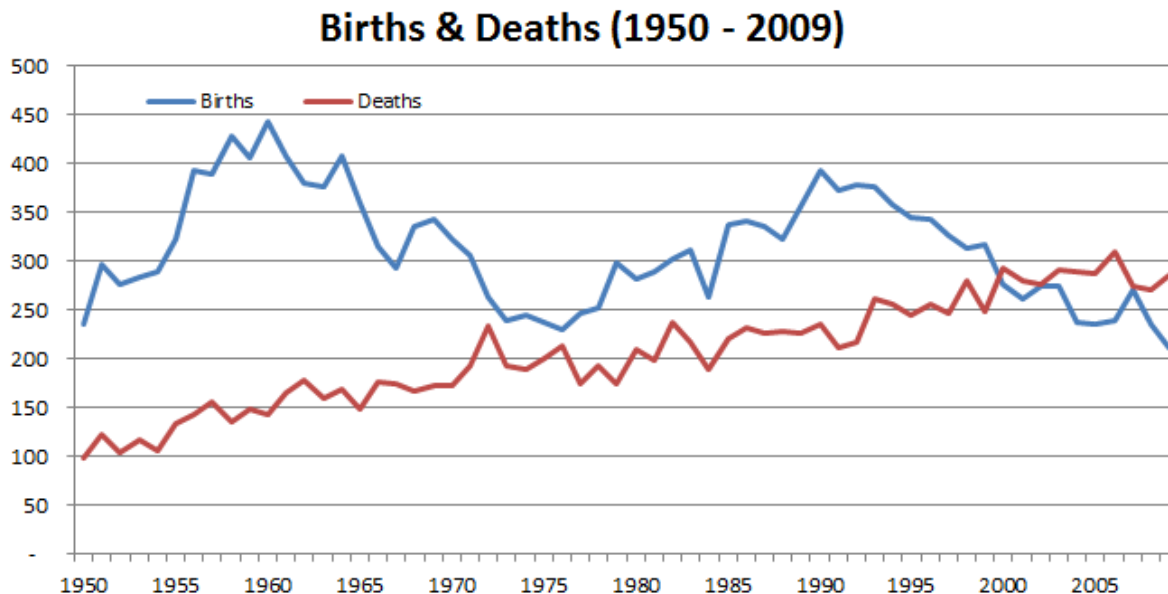
On the other hand, if older residents choose to find another housing option (in Branford or elsewhere) and a younger and/or larger household moves in, population could grow.

Over the next few decades, Branford will have an age composition which is unlike anything it has experienced in the past. As people live longer and as older residents choose to stay in Branford due to the quality of life and amenities, a population decrease may be an inevitable outcome in the short term.

Still, we do not really know what choices and decisions people will make in the future and that is why projections based on past trends need to be taken with a “grain of salt.”

## Dynamics of Population Change

As can be seen from the following chart, the number of births and deaths in Branford has fluctuated over time. Births were quite pronounced in the late 1950s during what is referred to as the “baby boom” (a nation-wide increase in births between 1945 and 1965) and in the late 1980s and early 1990s as the children of the baby boomers started their own families. Since the year 2000 or so, deaths have exceeded births so there has been a natural decrease of population.



Even though Branford experienced population increase between 1950 and 2000, fewer births and net out-migration after the turn of the century resulted in a population decrease. This decrease is expected to continue due to slower housing growth, slower economic growth, and an aging population.

**Components of Population Change**

	1950s	1960s	1970s	1980s	1990s	2000s
<b>If the Census indicates the population changed this much in this decade ...</b>	<b>+5,666</b>	<b>+3,834</b>	<b>+2,919</b>	<b>+4,240</b>	<b>+1,080</b>	<b>(657)</b>
<b>And this much “natural change” occurred as a result of births and deaths ...</b>	<b>+2,059</b>	<b>+2,010</b>	<b>+705</b>	<b>+958</b>	<b>+1,069</b>	<b>(339)</b>
Births	3,321	3,660	2,640	3,142	3,523	2,516
Deaths	(1,262)	(1,650)	(1,935)	(2,184)	(2,454)	(2,855)
<b>Then this many people moved in (or out) of Branford during that decade</b>	<b>+3,607</b>	<b>+1,824</b>	<b>+2,214</b>	<b>+3,282</b>	<b>+11</b>	<b>(318)</b>

US Census, Connecticut Health Department reports,

## Migration Patterns

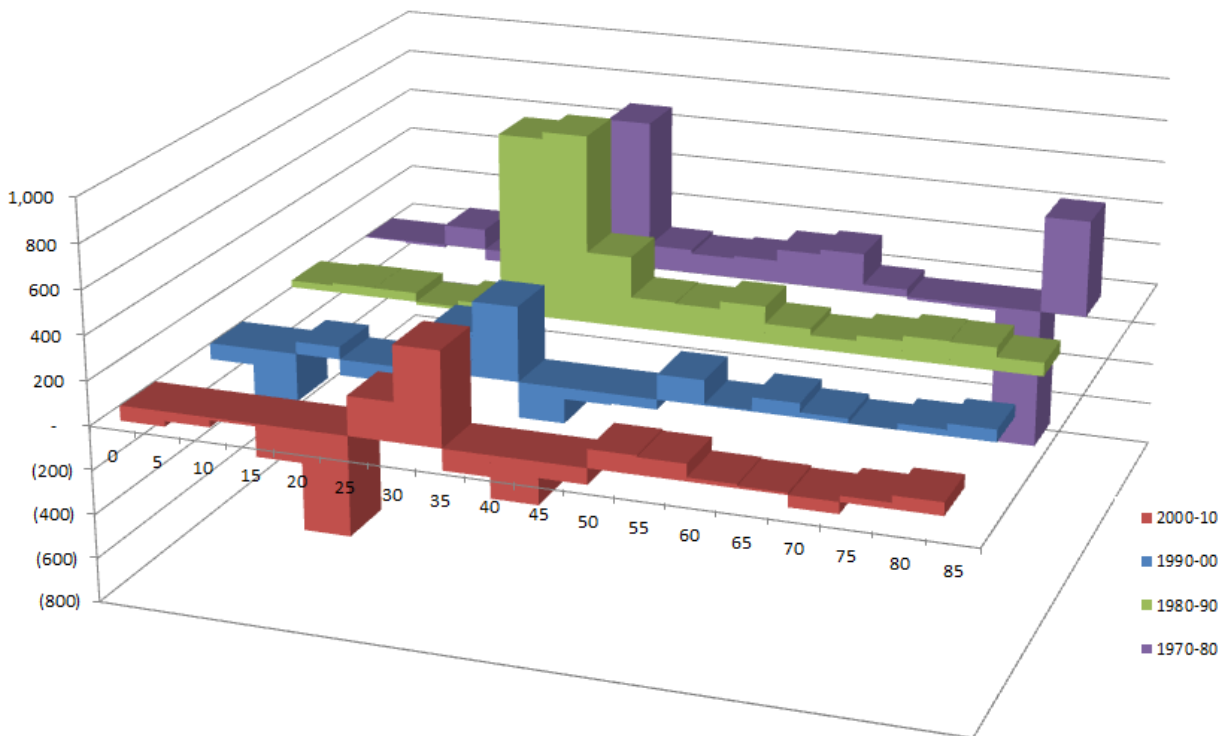
By comparing the number of people in one age group in the Census to the number of people 10 years younger in the prior Census (10 years earlier), the dynamics of migration in Branford can be evaluated.

From this analysis, it is interesting to see that:

- The pattern of net out-migration of people aged 15-25 leaving home and going out into the world is evident in the data.
- There was significant in-migration of young adults (ages 25-40) in the 1970s and 1980s as a result of the construction of apartment and condominium complexes.
- In the 1990s and 2000s, there was net out-migration of persons and families of ages 35-50.

Net migration in other age groups can fluctuate from decade to decade can (the number of people in that age group moving in is similar to the number of people moving out).

**Migration Amount By Age Group**



## Age Composition

While overall population size is important, the changing age composition of Branford may be the most significant demographic consideration. The following age composition charts show the number of people in each 5-year age group by the width of the bar. People considered part of the “baby boom” (people born between about 1945 and 1965) are shown in orange.

Between 1960 and 1980, Branford grew from 16,610 residents to 23,363 residents. The growth of the population reflects the overall trend towards suburban living which was facilitated by the construction of the interstate highway system and the “baby boom”. The construction of apartments and condominiums in the 1970s and 1980s attracted a number of young adults.

### Median Age

Guilford	48
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<b>Branford</b>	<b>48</b>
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North Branford	46
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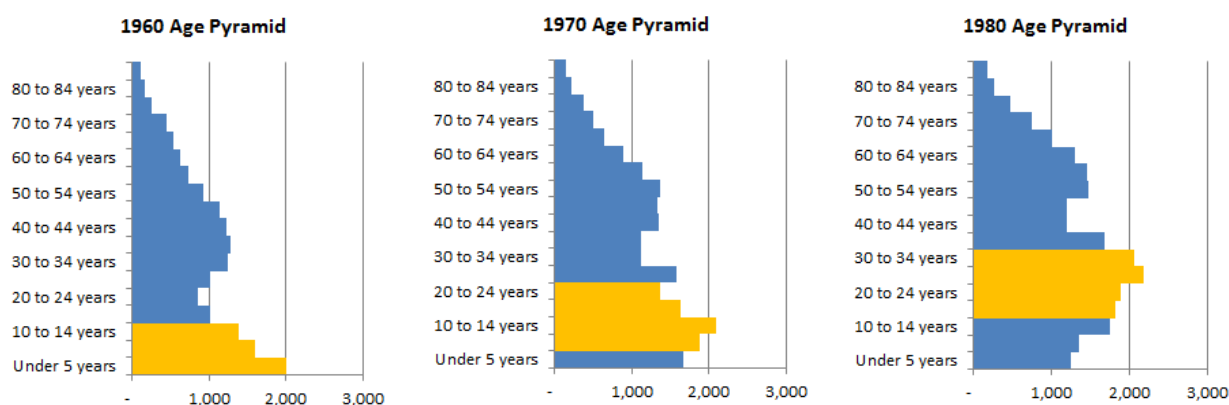
North Haven	45
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East Haven	42
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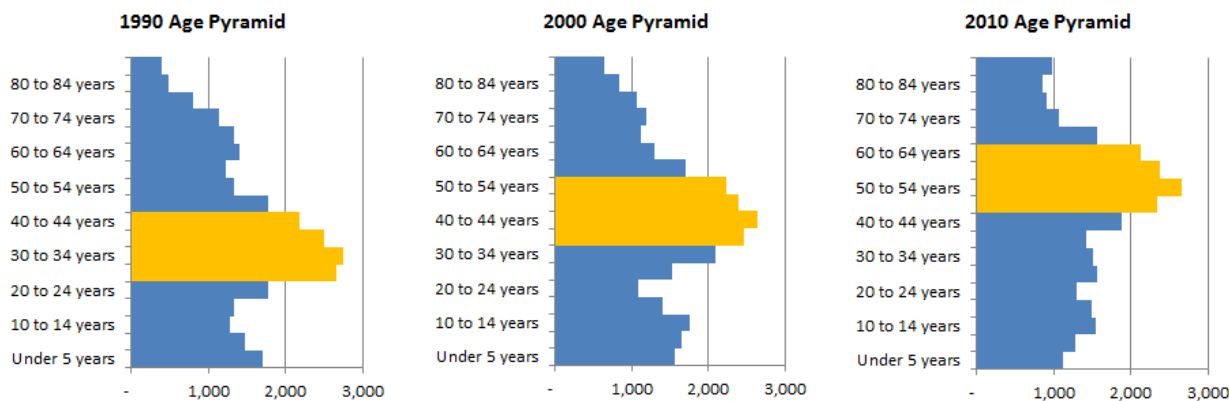
<b>State</b>	<b>40</b>
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New Haven	30
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CERC, 2017

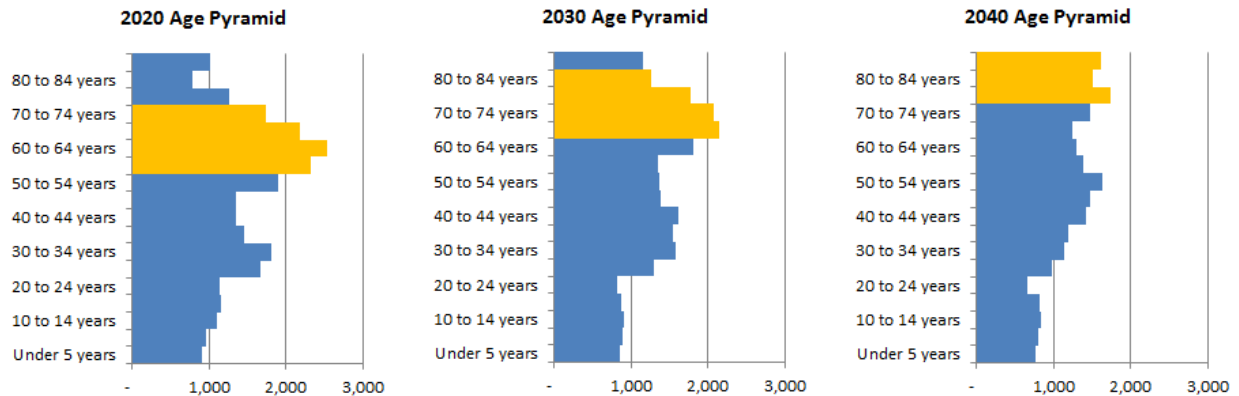


Between 1990 and 2010, Branford grew from 27,603 residents to 28,683 residents in the year 2000 before dropping back to 28,026 residents in 2010. An aging population and slower economic conditions resulted in fewer births after the year 2000. The cost of housing and other factors may have slowed immigration. The decrease in the number of women of child-bearing age after 1990 is a factor in explaining the projected population decrease.





***If past trends continue,*** Branford's population is expected to have fewer residents in the future. The population is aging and households tend to get smaller as they age. With "baby boomers" now entering the older age cohorts, the number of older residents may be a significant factor in Branford in the future if past trends continue. Of course, it must be remembered that these are projections and variations can occur, especially further into the future.



If demographic trends play out as they have in the past, this changing age composition may result in a changing demand for municipal services and housing types. The following table suggests some socio-economic needs and/or desires of different age groups.

Age Range	Potential Needs / Wants	Actual 1970	1970-2000 Trend # /Share	Actual 2000	2000-2030 Share Trend	Projected 2030
<b>Infants</b> (0 to 4)	<ul style="list-style-type: none"> <li>Child care</li> <li>Pre-school programs</li> </ul>	1,669 (8%)	↘ ↘	1,561 (5%)	↘ ↘	858 (4%)
<b>School Age</b> (5 to 19)	<ul style="list-style-type: none"> <li>School facilities</li> <li>Recreation programs and facilities</li> </ul>	5,615 (27%)	↘ ↘	4,815 (17%)	↘ ↘	2,672 (11%)
<b>Young Adults</b> (20 to 34)	<ul style="list-style-type: none"> <li>Rental housing / Starter homes</li> <li>Social destinations</li> </ul>	4,062 (20%)	↗ ↘	4,722 (16%)	↘ ↘	3,695 (15%)
<b>Middle Age</b> (35 to 54)	<ul style="list-style-type: none"> <li>Services for infants / school children</li> <li>Family programs</li> <li>Starter homes / trade-up homes</li> </ul>	5,168 (25%)	↗ ↗	9,731 (34%)	↘ ↘	5,929 (24%)
<b>Active Adults</b> (55 to 64)	<ul style="list-style-type: none"> <li>Smaller homes / Second homes</li> <li>Recreation programs and facilities</li> </ul>	2,035 (10%)	↗ →	3,011 (10%)	↗ ↗	3,153 (13%)
<b>Mature Adults</b> (65 to 75)	<ul style="list-style-type: none"> <li>Low maintenance homes</li> <li>Housing choices / travel</li> </ul>	1,150 (6%)	↗ ↗	2,305 (8%)	↗ ↗	4,228 (17%)
<b>Senior Adults</b> (75 plus)	<ul style="list-style-type: none"> <li>Assisted housing / elderly housing</li> <li>Elderly programs / tax relief</li> </ul>	745 (4%)	↗ ↗	2,538 (9%)	↗ ↗	4,209 (17%)



The anticipated growth in the number of people over the age of 55 is evident in the following charts showing the number of people (and share of the population) in four major age groupings:

- Children (infants and school age)
- Young adults
- Middle age
- Older adults (active adults, mature adults, senior adults).

#### Median Age

Guilford 48

**Branford** **48**

North Branford 46

North Haven 45

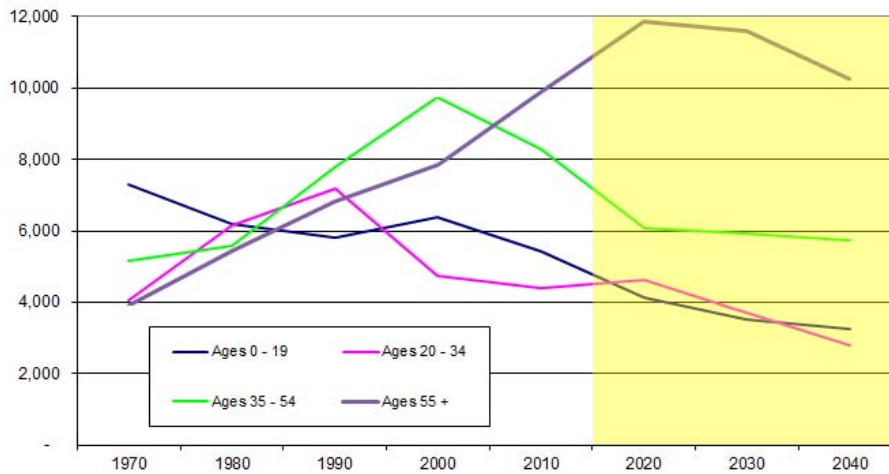
East Haven 42

**State** 40

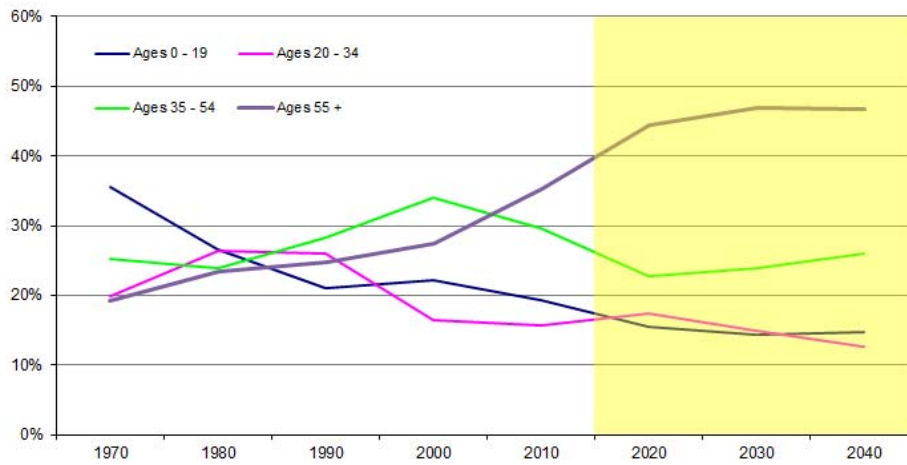
New Haven 30

CERC, 2017

Number of Branford Residents in Key Age Groups



Share of Branford Residents in Key Age Groups



### Housing Units

1960	5,092
1970	7,427
1980	9,953
1990	13,056
2000	
2010	13,972

US Census. Data for 1970 to 2010 reflects number of units. Due to data availability, data for 1960 reflects number of households (occupied housing units).

### Percent Single Family

Guilford	85%
North Haven	83%
North Branford	81%
East Haven	63%
<b>State</b>	<b>59%</b>
<b>Branford</b>	<b>51%</b>
New Haven	20%

CERC, 2017.

### Percent Owner-Occupied

North Branford	89%
Guilford	85%
North Haven	84%
East Haven	71%
<b>Branford</b>	<b>68%</b>
<b>State</b>	<b>67%</b>
New Haven	29%

CERC, 2017.

### Average Household Size

North Haven	2.81
North Branford	2.67
<b>State</b>	<b>2.66</b>
New Haven	2.62
East Haven	2.60
Guilford	2.57
<b>Branford</b>	<b>2.26</b>

CERC, 2017 reflecting 2011-15 ACS data.

## Housing In Branford

### Total Units / Pace of Growth

According to the US Census, Branford had about 13,972 housing units in 2010. From 1990 to 2010, Branford added an average of about 46 housing units per year. This is well below the growth rate in the 1960s and 1970s and 1980s when Branford was adding about 265 housing units per year.

### Type of Units / Tenure of Units

Branford's housing stock is roughly evenly divided between single-family detached homes and other types of housing (two-family, townhouse, apartment, etc.). Branford's housing stock is more diversified in terms of type of units than most nearby communities.

About two-thirds of the housing units in Branford (68%) are owner-occupied. This is lower than most surrounding communities but is similar to the State average.

### Housing Occupancy

In terms of housing occupancy, Branford has fewer residents per housing unit than the state average and a smaller average household size (number of people per occupied housing unit) compared to nearby communities.

Average household size has been decreasing over time in Branford and elsewhere due to a variety of socio-economic factors. What this means is that the same number of housing units contain fewer people and/or that many more housing units are needed to contain the same number of people.

### Average Household Size

1960	3.25
1970	3.09
1980	2.57
1990	2.34
2000	2.26
2010	2.18

US Census

Single-Family House



Multi-Family Building

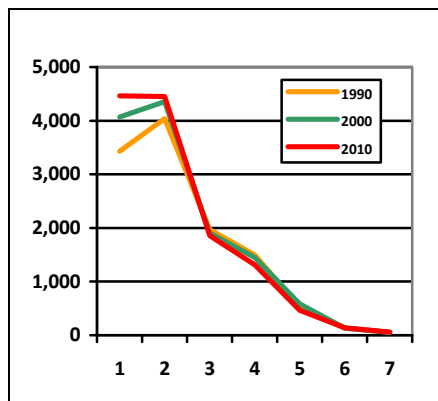


The following table and chart illustrate how household sizes changed in Branford between 1990 and 2010. People may be surprised to learn:

- about **70 percent** of all Branford housing units in 2010 were occupied by one or two people.
- the increase in housing units in Branford between 1990 and 2010 mirrored the increase in one- and two-person households.

Changing Household Size – 1990 to 2010

	1990	2000	2010
<b>1 person</b>	3,433	4,068	4,461
<b>2 people</b>	4,042	4,354	4,450
<b>3 people</b>	1,970	1,903	1,854
<b>4 people</b>	1,497	1,449	1,314
<b>5 people</b>	526	586	466
<b>6 people</b>	139	131	135
<b>7+ people</b>	56	52	59



## Housing Values / Affordability

According to data from the Connecticut Economic Resource Center (CERC) reflecting 2013 housing sales, sale prices in Branford were higher than in nearby communities with the exception of Guilford.

About 451 housing units in Branford (3.23% of the housing stock) meet the statutory definition of “affordable housing” as follows:

- 243 governmentally-assisted units,
- 63 rental units occupied by households receiving tenant rental assistance,
- 145 ownership units where the households received government-subsidized mortgages (CHFA, USDA), and
- No units subject to deed restrictions limiting the rental rate or sales price to be affordable for a family earning 80% or less of the area median income.

As provided in Section 8-30g of the Connecticut General Statutes, communities where less than 10 percent of the housing stock meets the above criteria are potentially vulnerable to the “affordable housing appeals procedure” where a qualifying affordable housing development may not need to comply with all of the zoning regulations.

Median Sales Price (2013)	
Guilford	\$382,900
<b>Branford</b>	<b>\$296,400</b>
North Haven	\$295,700
North Branford	\$284,300
<b>State</b>	<b>\$270,500</b>
East Haven	\$209,400
New Haven	\$191,800

CERC, 2017

Affordable Housing	
New Haven	29.9%
<b>State</b>	<b>11.0%</b>
East Haven	7.6%
North Haven	4.9%
<b>Branford</b>	<b>3.2%</b>
Guilford	2.3%
North Branford	2.2%

CT Department of Housing, 2016

#### Jobs In Branford

1960	3,940
1970	5,599
1980	8,450
1990	12,860
2000	13,890
2010	12,123

CT Labor Dept.

#### Jobs In The Community

New Haven	81,419
North Haven	17,640
<b>Branford</b>	<b>12,831</b>
Guilford	7,452
North Branford	4,379
East Haven	6,300

CERC, 2017

#### Jobs / Housing Balance

North Haven	1.96
New Haven	1.44
<b>State (est.)</b>	<b>0.98</b>
<b>Branford</b>	<b>0.92</b>
Guilford	0.78
North Branford	0.78
East Haven	0.51

CERC, 2017

## Economic Conditions in Branford

A local economy is important in terms of:

- providing for jobs and income for people,
- ensuring a range of goods and services is available, and
- providing tax revenue to support local services.

### Jobs / Income

According to the Connecticut Department of Labor, there were 12,976 jobs (annual average) in Branford in 2016. The number of jobs grew significantly from 1960 to 1990 and has hovered around 13,000 jobs since that time.

While New Haven is clearly the regional jobs center, Branford has a robust number of jobs in the community and is clearly a regional employment center.

With about 15,940 Branford residents in the labor force (working or seeking work) and about 13,000 jobs in the community, it can be seen that Branford still relies on the region to provide jobs for some of its residents. Journey-to-work data from the Connecticut Economic Resource Center (CERC) indicates the following:

Top Job Destinations of Workers From Branford	
New Haven	3,450
Branford	2,424
Guilford	572
Hamden	557
North Haven	448
East Haven	432
Milford	397

CERC, 2017

Top Residence Locations of Workers In Branford	
Branford	2,424
New Haven	1,265
East Haven	1,204
Guilford	680
West Haven	609
North Branford	540
Hamden	481

### Local Employer



### Goods And Services

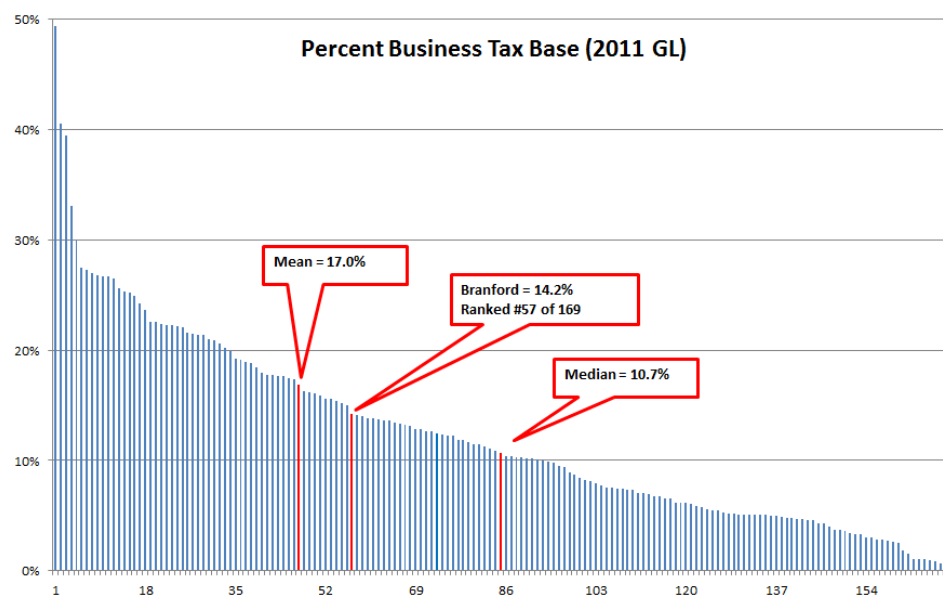


Median household income is one way to gauge the size or strength of the local economy. According to data from CERC, the median household income (half the households earn more and half the households earn less) is slightly higher than the state average.

## Tax Base

The value of taxable property in a municipality is important because it supports municipal budgets and services provided within the community. While the total value of the tax base is discussed in the fiscal section of this booklet, the percent of the real estate tax base that is comprised of businesses is an important consideration to many people since business uses typically provide revenue but do not demand as much in services. This revenue is then available to provide services that primarily benefit residents of the community.

As can be seen below, Branford is in the top third of the municipalities in Connecticut in terms of percent business tax base.



## Median HH Income

Guilford	\$99,132
North Haven	\$86,340
North Branford	\$84,697
<b>Branford</b>	<b>\$71,938</b>
<b>State</b>	<b>\$70,331</b>
East Haven	\$63,120
New Haven	\$37,192

CERC, 2017

## Percent Business Tax Base

New Haven	39.4%
North Haven	22.2%
East Haven	16.2%
<b>State</b>	<b>17.0%</b>
<b>Branford</b>	<b>14.2%</b>
North Branford	12.6%
Guilford	7.0%

OPM (2011 data)

## Land Use In Branford

According to digital mapping of the community, Branford contains approximately 14,325 acres of land.

	Acres	Percent of Developed / Committed	Percent of Total Area
<b>Residential Uses</b>	<b>4,941</b>	<b>40%</b>	<b>34%</b>
Single-Family Residential	3,804		
Multi-House Residential	152		
2-4F Residential	182		
Multi-Family Residential	747		
Mobile / Manufactured Home	56		
<b>Business Uses</b>	<b>1,083</b>	<b>9%</b>	<b>8%</b>
Business	496		
Industrial	543		
Marine	44		
<b>Open Space</b>	<b>2,169</b>	<b>18%</b>	<b>15%</b>
Dedicated Open Space	966		
Managed Open Space	1,203		
<b>Community Facility / Institutional</b>	<b>2,435</b>	<b>20%</b>	<b>17%</b>
Town Property / Facilities	1,838		
State Property / Facilities	271		
Federal Property / Facilities	22		
Institutional	304		
<b>Other</b>	<b>1,646</b>	<b>13%</b>	<b>12%</b>
Farm	279		
Utility	27		
Transportation / Parking / Roads	1,340		
<b>Developed / Committed</b>	<b>12,274</b>	<b>100%</b>	<b>86%</b>
<b>Vacant</b>	<b>2,055</b>		<b>14%</b>
<b>Total</b>	<b>14,329</b>		<b>100%</b>

Planimetrics and New England GeoSystems based on Assessor database. Totals may not add due to rounding



# Land Use

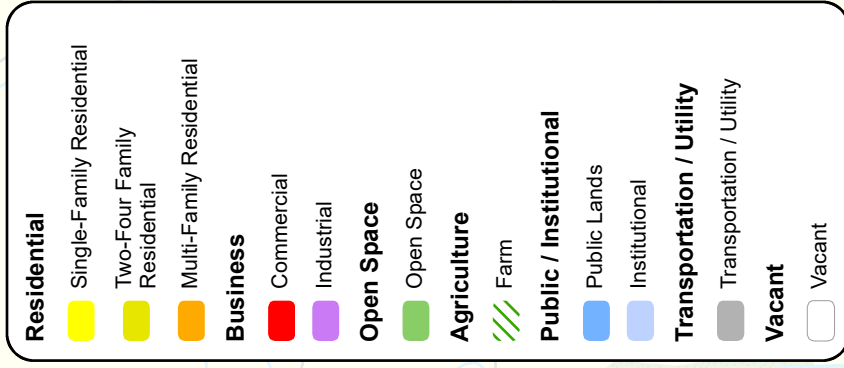
Branford, CT

**DRAFT**

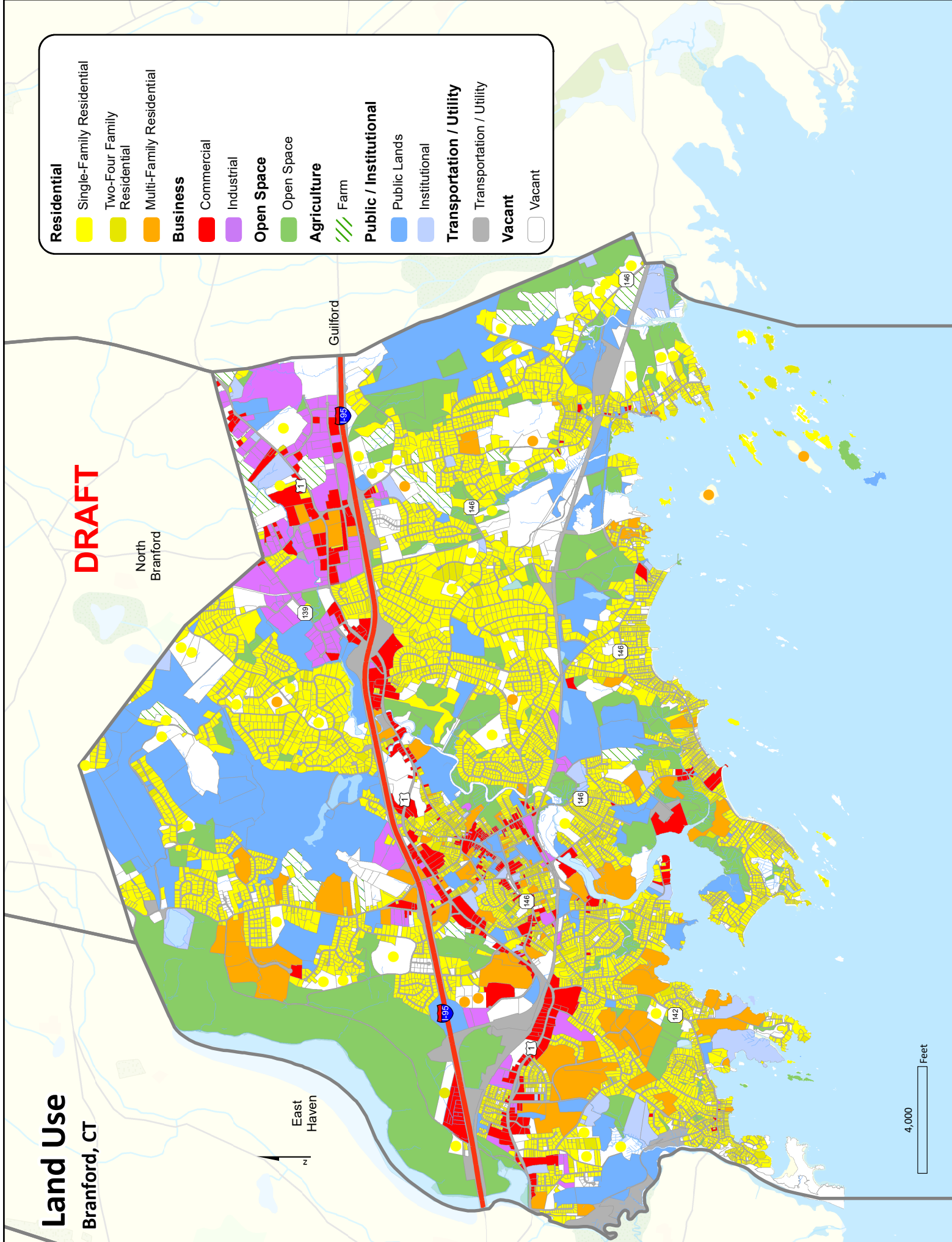
North  
Branford

East  
Haven

Gulford



4,000 Feet





## Zoning In Branford

According to digital mapping of the community, about 91 percent of the land area in Branford is zoned for residential development. Another eight percent of the land area will permit two-family and multi-family residential development.

Approximately seven percent of the community is zoned for business development and about 10 percent is zoned for industrial development.

		Percent of Total Land Area
<b>1-2 Family Residential Zones</b>	<b>10,958</b>	<b>76%</b>
R-1 – 1F/2F (6,000 SF minimum lot size)	594	
R-2 – 1F/2F (4,500 SF minimum lot size)	184	
R-3 – 1F (15,000 SF minimum lot size)	1,666	
R-4 – 1F (20,000 SF minimum lot size)	3,467	
R-5 – 1F (40,000 SF minimum lot size)	5,047	
<b>Multi-Family Residential Zones</b>	<b>344</b>	<b>2%</b>
Multi-Family / Age-Restricted	344	
<b>Business / Industrial / Recreational Zones</b>	<b>2,185</b>	<b>15%</b>
Branford Center (BC)	29	
Restricted Business (BR)	154	
Local Business (BL)	509	
IG-1 / IG-2 Industrial	1,353	
Other Business / Industrial (CP, PO, MU)	140	
<b>Other</b>	<b>838</b>	<b>6%</b>
Pine Orchard (zoned separately)	821	
Short Beach (zoned separately)	17	
<b>Total</b>	<b>14,325</b>	<b>100%</b>

Planimetrics and New England GeoSystems based on Assessor database. Totals may not add due to rounding

# Zoning

Branford, CT

DRAFT

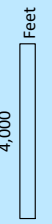
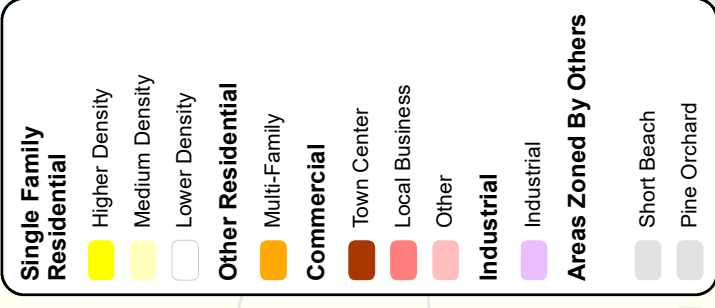
North  
Branford

East  
Haven

Guilford

Pine  
Orchard

Short  
Beach



## Equalized Net Grand List

Equalized net grand lists are the estimated full market value of all taxable property in a municipality and are developed by the Connecticut Office of Policy and Management from assessment / sales ratio information.

To calculate the assessment / sales ratio, actual sales prices are compared to assessed values. For example, a home that has an assessed value of \$100,000 and sells for \$200,000 has an assessment / sales ratio of 50%.

## Fiscal Overview

Key fiscal indicators which reflect the circumstances affecting Branford and surrounding communities are presented below.

Compared to nearby communities, Branford has:

- the second highest tax base on a per capita basis.
- the second lowest equalized mill rate (taxes as a percent of market value) among nearby communities.
- the third highest tax levy on a per capita basis.

$$\boxed{\text{Per Capita Equalized Net Grand List}} \times \boxed{\text{Equalized Mill Rate}} = \boxed{\text{Per Capita Tax Levy}}$$

	Per Capita Equalized Net Grand List (2015)	Equalized Mill Rate	Per Capita Tax Levy (2015)
Guilford	\$194,532	18.35	\$3,570
<b>Branford</b>	<b>\$176,727</b>	<b>18.60</b>	<b>\$3,287</b>
North Haven	\$167,269	19.86	\$3,323
North Branford	\$125,586	21.10	\$2,650
East Haven	\$86,251	25.20	\$2,173
New Haven	\$74,533	26.01	\$1,938

CERC, 2016

In terms of other fiscal data;

- About 57 percent of Branford's budget goes to education.
- Only about 8 percent of revenue comes from state aid.
- Debt per capita is lowest compared to nearby communities.

	Education Share of Budget (2015)	Per Cent Intergovernmental	Per Capita Debt (2015)
Guilford	67.0%	10.9%	\$2,695
North Branford	63.8%	22.5%	\$3,469
<b>Branford</b>	<b>57.0%</b>	<b>7.9%</b>	<b>\$1,572</b>
North Haven	56.8%	11.5%	\$2,181
East Haven	55.2%	27.8%	\$2,489
New Haven	39.1%	45.4%	\$4,390

CERC, 2016

## Other Data

**Crime Data** – According to city-data.com, Branford had a much lower crime rate in 2015 compared to New Haven, East Haven, and West Haven. Branford had a higher crime rate than North Branford or Guilford.

	Crime Index (2015)
New Haven	476.0
East Haven	150.4
North Haven	144.8
Branford	97.8
North Branford	56.4
Guilford	54.6

City-data.com, 2015

**School Parameters** – School performance and other education metrics can be of interest to people seeking housing. District reference groups reflect characteristics of their student’s families and are useful as a research and performance measurement tool to allow legitimate education outcome comparisons among districts.

	Reference Group	Rank (2017)	Rank Score (2017)
Guilford	Group B	17 <sup>th</sup>	0.888
North Haven	Group D	65 <sup>th</sup>	0.678
Branford	Group D	81 <sup>st</sup>	0.576
North Branford	Group E	n/a	n/a
East Haven	Group G	108 <sup>th</sup>	0.406
New Haven	Group I	128 <sup>th</sup>	0.207

CT Department of Education, Schooldigger.com, 2017

Branford has low school enrollment ratios (per unit and overall percentage) compared to nearby communities. Spending per pupil is higher compared to nearby communities.

	Education Spending Per Pupil	Education Spending Per Capita	Enrollment Ratio	
			Pupils / Population	Pupils / Housing Unit
Branford	\$19,248	\$2,045	10.6%	0.21
Guilford	\$18,513	\$2,822	15.2%	0.36
North Branford	\$17,844	\$2,290	12.8%	0.33
North Haven	\$17,202	\$2,272	13.2%	0.35
East Haven	\$16,838	\$1,733	10.3%	0.24
New Haven	\$9,756	\$1,641	16.8%	0.39

CERC, 2017

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