

CONDITIONS & TRENDS

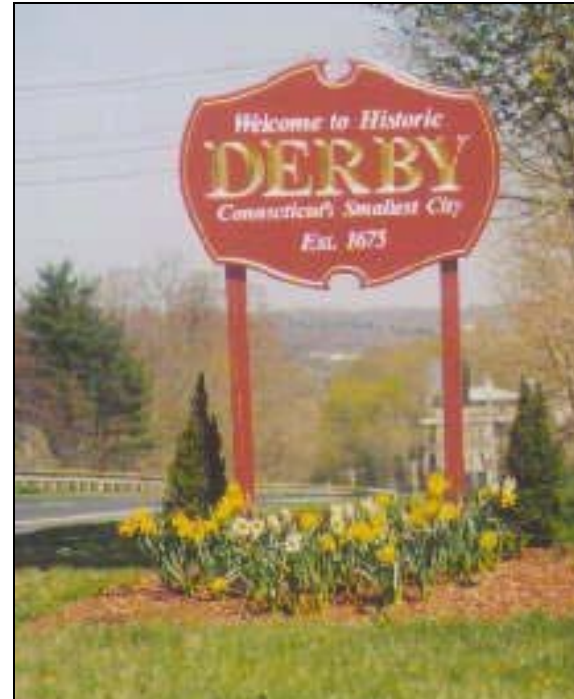
2

History Of Derby

Derby is strategically located at the confluence of the Housatonic River and the Naugatuck River and this location has had a significant influence on its historic development.

Prior to European settlement of Connecticut, areas along the Housatonic River were inhabited by the Paugussets, a Native American tribe. In the early 1650s, European settlers from New Haven purchased land from the Paugussets in an area known as the “Great Neck”, which is present day Derby.

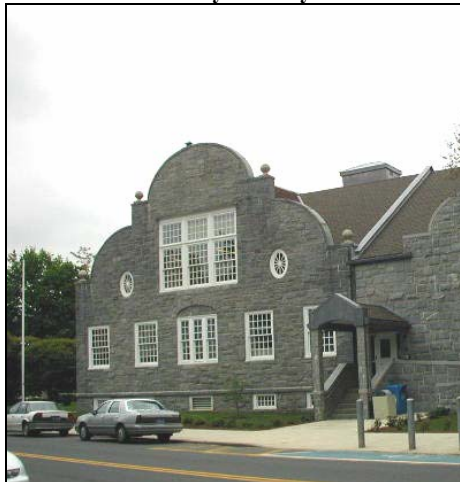
Situated at the head of navigation on the Housatonic River, Derby soon developed as a commercial hub for much of the Naugatuck Valley area. During the colonial period, trade and industry (grinding grain, sawing lumber and producing cloth) complemented the area’s predominantly agricultural economy. In the late 1600s, Derby also developed as a center for shipbuilding. This became a major industry supporting a large workforce and Derby was an active port and one of the most important industrial centers in Connecticut at that time.



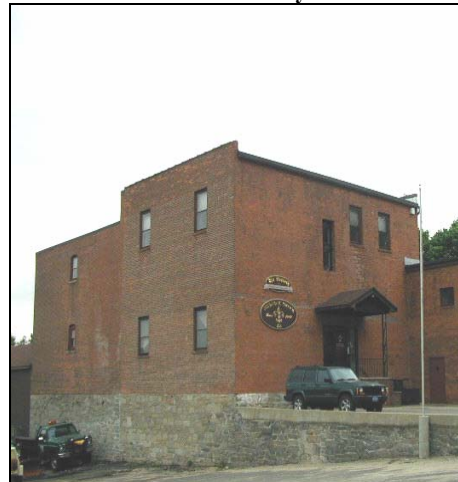
In the 19th century, Connecticut began to evolve from a relatively dispersed, isolated society of farmers to a more complex differentiated economy. Factories, villages, turnpikes and railroads reshaped both settlement areas and the economy. In 1801, a chartered turnpike company based in Bridgeport constructed the Bridgeport and Newtown Turnpike diverting trade from the port in Derby. From 1810 on, Derby's importance as a shipping port declined.

With the industrial revolution in the mid-1800s and the building of the Naugatuck Railroad, Derby and the Valley Region became famous as an industrial center focused on production of various metal products. Some of the Derby companies that became world famous include: the Phelps Copper Mill, Ansonia Brass & Copper Company, Farrel Company (producing brass and iron castings), Wallace & Sons (producing brass and copper goods), and the Ansonia Clock Company.. In 1889, Ansonia split from the City of Derby and Derby became Connecticut's smallest city. As industries began to consolidate and leave the northeast, smaller industrial centers like Derby and Ansonia became less prominent, and with little land available for housing growth, limited growth occurred in Derby after 1920.

Derby Library



"The Brewery"



Main Street



Regional Roles & Implications

Compared with most surrounding towns, Derby is a regional sub-center offering goods, services, and employment for the residents of Derby and the region. As can be seen from the following table, Derby is close to being self-sufficient in terms of a jobs/housing balance and a jobs/workers balance. However, Derby is also a residential community and a supplier of workers to businesses in other areas since only 19% of Derby's residents actually work in Derby.

Jobs / Housing / Workers Balance (2000)

| Town | Number of Jobs | Number of Housing Units | Ratio | Number of Local Workers | Ratio |
|--------------|----------------|-------------------------|------------|-------------------------|------------|
| Shelton | 21,180 | 14,707 | 144% | 19,810 | 107% |
| Derby | 5,080 | 5,568 | 91% | 6,255 | 81% |
| Seymour | 4,470 | 6,356 | 70% | 7,479 | 60% |
| Naugatuck | 9,210 | 12,341 | 75% | 16,840 | 55% |
| Ansonia | 4,430 | 7,937 | 56% | 8,453 | 52% |
| Oxford | 1,870 | 3,420 | 55% | 4,866 | 38% |
| Beacon Falls | 960 | 2,104 | 46% | 2,834 | 34% |

2000 US Census, CT Department Of Labor

Employment Trends

Once a major manufacturing center, Derby has been affected by the loss of manufacturing jobs in Connecticut over the last several decades. By the late 1990s, less than five percent of the businesses in Derby were manufacturing businesses and manufacturing employment (500 workers) comprised less than ten percent of Derby's employment.

However, Derby has been making the transition to a more service oriented economy and, in 1998, about 37% percent of local businesses were in the service category and another 25 percent were in the retail trade category.

Derby Population

| | Population |
|-------------|-------------------|
| 1920 | 11,238 |
| 1930 | 10,788 |
| 1940 | 10,287 |
| 1950 | 10,264 |
| 1960 | 12,132 |
| 1970 | 12,599 |
| 1980 | 12,346 |
| 1990 | 12,199 |
| 2000 | 12,391 |
| 2010 | <i>12,410</i> |
| 2020 | <i>12,520</i> |

US Census Data, with projections based on 1995 CT OPM projections in italics.

Growth Comparison

| | 1990-00 |
|---------------------|----------------|
| Oxford | 13.1% |
| Seymour | 8.2% |
| Shelton | 7.6% |
| Orange | 3.1% |
| Beacon Falls | 2.6% |
| Derby | 1.6% |
| Ansonia | 0.8% |
| State of CT. | -0.2% |
| New Haven | -6.5% |

US Bureau of the Census

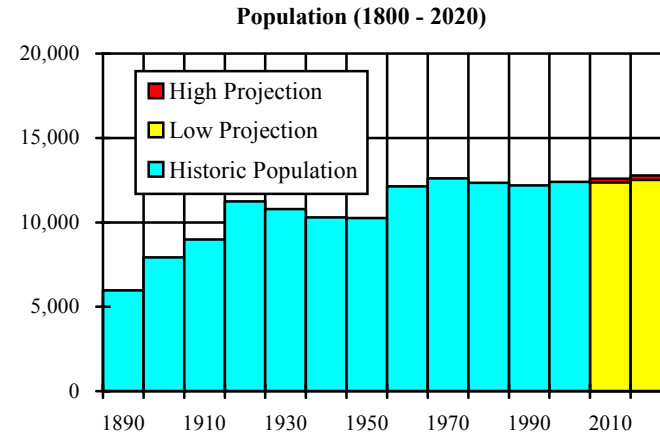
PEOPLE OF DERBY

The U.S. Census Bureau reported Derby’s 2000 population to be 12,391 persons. This represents an increase of 192 persons (1.6%) from the 12,199 persons reported in the 1990 Census. This is one of the lowest growth rates in the region, but higher than the -2% population decline for the State as a whole.

The adjacent chart shows population growth in Derby since the 1890, the first census that reflects the split of the City of Ansonia from Derby. Projections through to the year 2020 were done in 1995 by the CT Office of Policy and Management. Slightly higher 2001 projections were recently released by the CT Department of Transportation.

Dynamics of Population Change

Derby has experienced a variety of population changes over the last fifty years as illustrated in the chart below. Derby had robust growth in the 1950’s, but this growth began to lessen in the 1960’s. In the 1970’s population declined in Derby and there was a significant drop in the number of births. This decline is partially attributed to the end of the “baby boom”, but also marks the beginning of a trend of out-migration from the community. In the 1990’s this trend reversed slightly with an increase in births significant enough to compensate for out-migration. Of more importance than the overall population change in the 1990’s is the continued change in the racial composition of the community. The percentage of non-white population increased from 5.2% in 1990 to 9.9% in 2000.



Components of Population Change

| | 1950s | 1960s | 1970s | 1980s | 1990s |
|---------------------------------------|---------------|---------------|--------------|--------------|--------------|
| Total Change | +1,868 | +467 | -253 | -147 | +192 |
| Change Due To Natural Increase | +1,211 | +1,043 | +200 | +398 | +539 |
| Births | 2,323 | 2,298 | 1,425 | 1,666 | 2,032 |
| Deaths | 1,112 | 1,255 | 1,225 | 1,268 | 1,493 |
| Change Due To Net Migration | +657 | -581 | -453 | -545 | -347 |

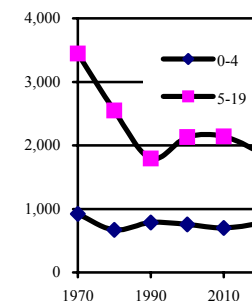
US Census, Connecticut Health Department reports, 1990s trend is 1990 to 1999 data extrapolated to a ten-year period.

Changes are also occurring due to the changing age distribution of residents. The following detailed census information and projections done by the Connecticut Office of Policy and Management can help assess the implications of demographic changes on municipal services and housing types.

Children (ages 0-19)

Available data suggests that the young families are moving to Derby. Local births are stable with a slight increase shown in the age 5-19 category from 1990 to 2000, after a period of steep decline. As a result, elementary school enrollments are expected to be stable and to possibly decline. Increases are expected in the middle school and high school years until the year 2010.

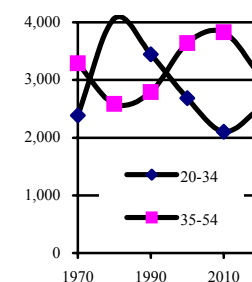
Children (ages 0-19)



Adults (ages 20-54)

The number of young adults (ages 20 to 34) is expected to decline during the 1990s, as the “baby boom” ages. This partially explains stagnant population growth for children under 5. The number of middle-aged residents (ages 35 to 54) is expected to grow until the year 2010. Since these are the typical families with older school-age children, this helps explain the increase in school enrollments in upper grades (middle and high school years) being experienced now in Derby and throughout the Region.

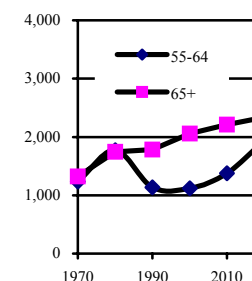
Adults (ages 20-54)



Residents Aged 55 and over

The number of residents aged 55 and over is expected to increase from the fairly level past figures as the “baby boom” generation ages and people live longer. In the year 2020, these residents are expected to represent over 30 percent of Derby’s population.

Older Adults (ages 55+)



Age Composition

| Ages | Actual | | | | Projected | |
|-------|--------|-------|-------|-------|-----------|-------|
| | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 |
| 0-4 | 920 | 668 | 786 | 758 | 702 | 770 |
| 5-19 | 3,447 | 2,550 | 1,793 | 2,130 | 2,143 | 1,896 |
| 20-34 | 2,385 | 3,022 | 3,446 | 2,683 | 2,100 | 2,505 |
| 35-54 | 3,292 | 2,587 | 2,788 | 3,642 | 3,827 | 3,076 |
| 55-64 | 1,235 | 1,774 | 1,137 | 1,119 | 1,378 | 1,940 |
| 65 + | 1,320 | 1,745 | 1,782 | 2,059 | 2,211 | 2,335 |

Land Use & Development Potential

Per Capita Spending

| State of CT | \$2,341 |
|--------------|----------------|
| Naugatuck | \$2,163 |
| Oxford | \$2,158 |
| Seymour | \$2,109 |
| Ansonia | \$2,092 |
| Beacon Falls | \$1,972 |
| Shelton | \$1,951 |
| Derby | \$1,927 |

Per Capita Property Tax Revenue

| State of CT | \$1,527 |
|--------------|----------------|
| Oxford | \$1,502 |
| Shelton | \$1,488 |
| Derby | \$1,196 |
| Seymour | \$1,165 |
| Naugatuck | \$1,095 |
| Beacon Falls | \$1,018 |
| Ansonia | \$ 984 |

Tax Base Composition

| | Percent Business |
|---------------------|------------------|
| Naugatuck | 32% |
| Shelton | 28% |
| State of CT. | 26% |
| Derby | 23% |
| Ansonia | 19% |
| Beacon Falls | 18% |
| Seymour | 18% |
| Oxford | 9% |

1999-2000 CT Policy & Economic Council

Derby contains approximately 3,187 acres. While detailed land use information is expected to become available when the City implements a Geographic Information System, it is estimated that about 85% to 90% percent of the community is occupied for residential, commercial, or institutional use or is dedicated to a specific purpose such as public land or protected open space.

Of the approximate 10% to 15% of land considered vacant, the largest parcels with development potential are located in the far eastern and western section of the city. The amount of development potential in these areas is difficult to determine at this time because of the of the physical constraints of the land. Given the level of development in the City of Derby, the redevelopment of existing parcels, may influence future land use as much as new development.

Fiscal Issues

Expenditures - Derby spends about \$19 million in order to provide services to residents and property. Expenditures in Derby are lower than the state average on a per capita basis and are the lowest in the region. Local expenditures, as in most Connecticut municipalities, are primarily focused on education. Almost five of every ten dollars spent by the City of Derby goes to education.

Revenues - While the City generates most of its revenue from local property taxes, Derby is fortunate to receive a larger than average amount of state aid and other intergovernmental revenue. As a result, the amount of money to be raised from current taxes is less than the state average but typical for the area.

Tax Base - Derby is not considered to have a wealthy tax base since it has less property wealth (measured by Equalized Net Grand List) than the state average. This makes Derby eligible for more state aid under current state formulas. Derby has a lower business tax base than some surrounding communities, but a higher percentage than neighboring Ansonia and Seymour.