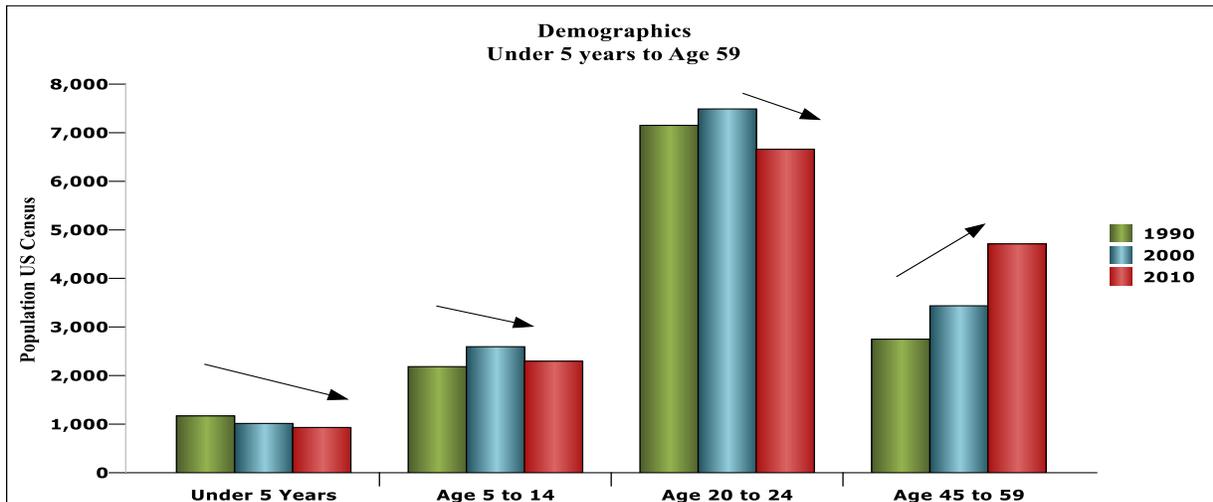


Demographics

Population Trends

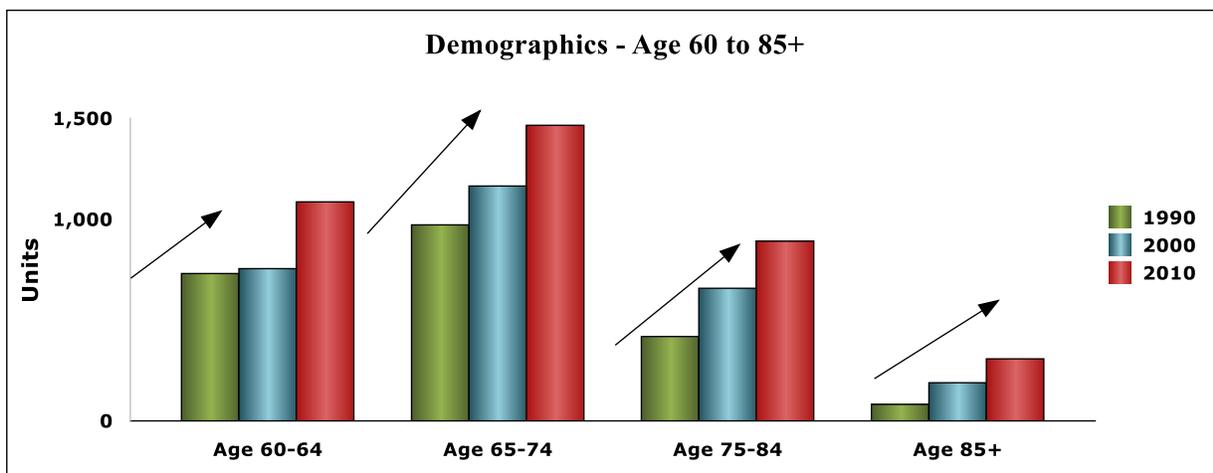
The population of Montville is 19,511 persons. The adjusted population, which subtracts individuals living in Group Quarters, is 17,889. Approximately 98% of the population housed in Group Quarters resides in the Correctional Facility. The average household size is 2.54 people. The median age is 40.7 years. There are 464.4 people per square mile.

Chart 1



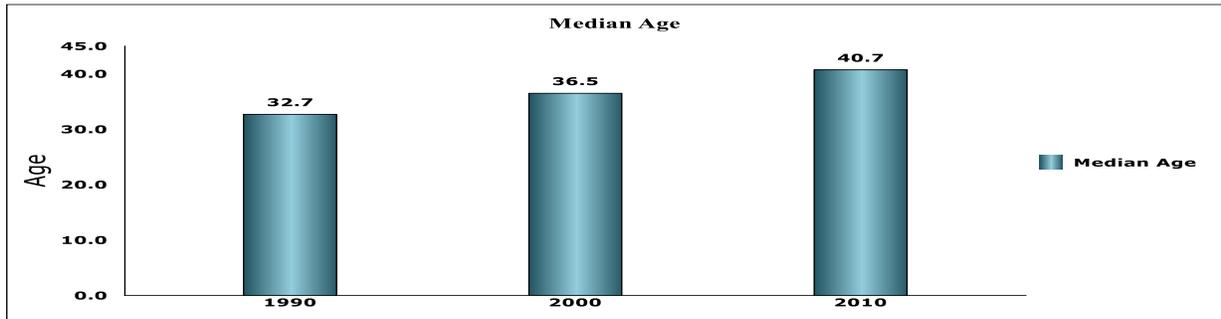
	Under 5 Years	Age 5 to 14	Age 20 to 24	Age 45 to 59
1990	1,171	2,183	7,149	2,750
2000	1,016	2,595	7,488	3,435
2010	933	2,296	6,658	4,711

Chart 2



	Age 60-64	Age 65-74	Age 75-84	Age 85+
1990	731	972	418	82
2000	755	1,165	658	189
2010	1,086	1,466	891	308

Chart 3



	1990	2000	2010
Median Age	32.7	36.5	40.7

Chart 4

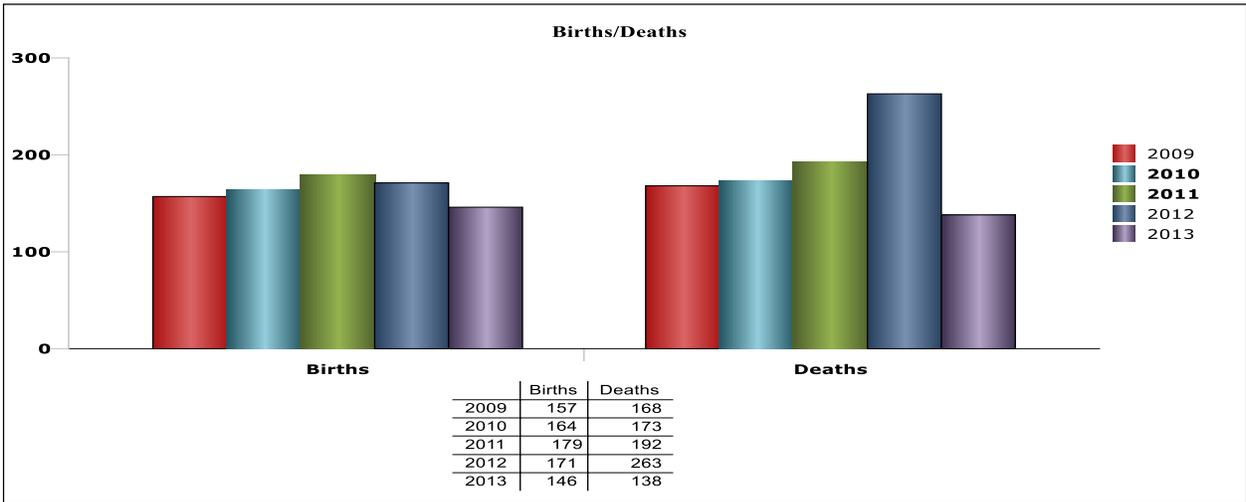
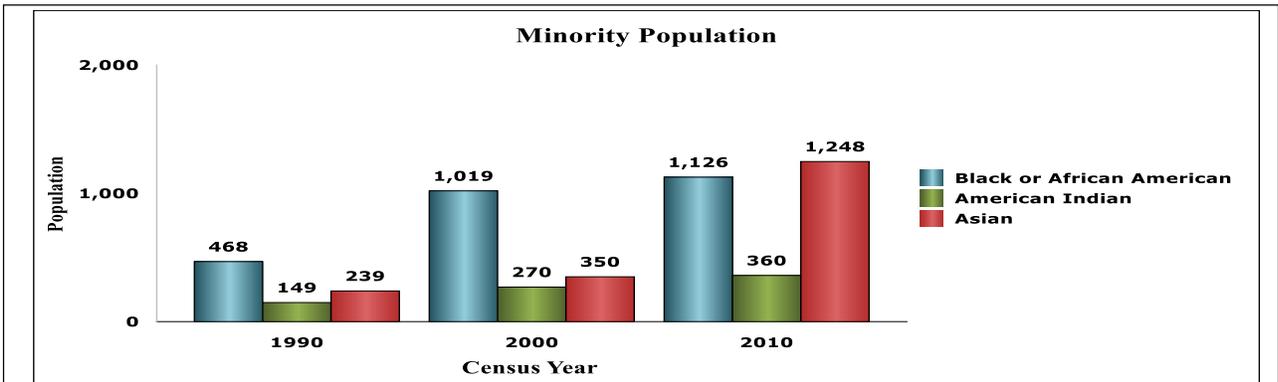


Chart 5



	1990	2000	2010
Black or African American	468	1,019	1,126
American Indian	149	270	360
Asian	239	350	1,248

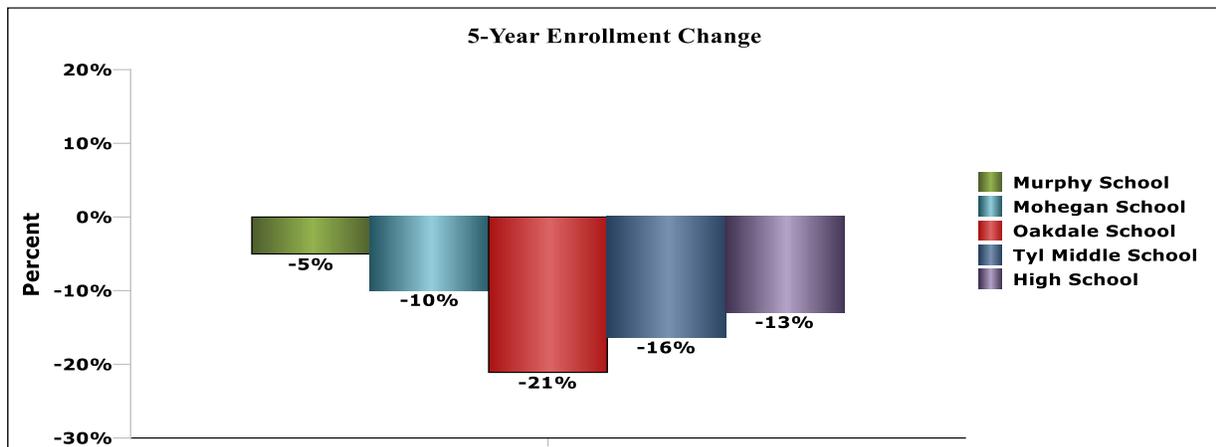
Table 1 Births/Deaths

Year	Births	Deaths
2009	157	168
2010	164	173
2011	179	192
2012	171	263
2013	146	138
Total	817	934

Table 2 Adjusted Populations

Year	Total Population	Population in General Quarters	% Increase	Adjusted Population	% Increase
1990	16,673	366		16,307	
2000	18,546	1,647	77%	16,899	3%
2010	19,571	1,682	2%	17,889	5%

Chart 6 School Population



Schools	5 Year % Change
Murphy School	-5%
Mohegan School	-10%
Oakdale School	-21%
Tyl Middle School	-16%
High School	-13%

Table 3

School	Enrollment	5 Year % Change
Murphy Elementary	364	-13.1%
Mohegan Elementary	366	-9.9%
Oakdale Elementary	371	-21.1%
Tyl Middle School	597	-16.3%
High School	721	-12.9%

Population Trends

Two factors have contributed to Montville's population growth. The first is post World War II suburban expansion. The population in 1950 was 4,766 that number grew to 16,455 by 1980. The second is the construction of the Correctional Facility. The U.S. Census counts those living in Group Quarters, i.e. jails, nursing homes, as part of the total population. The growth reflected in the 2000 Decennial Census reflects the increase in Group Quarters population. The Town's population growth has actually remained steady at 3 to 5% since 1970.

Charts 1 thru 4 clearly show an aging population. Deaths exceed births and the number of school age children continues to decline. The median age has increased from 32.7 in 1990 to 40.7 in 2010. The Montville Public Schools 10-Year Enrollment Projections, 2005-2014 states "Actual enrollments declined much faster than projected. The actual enrollments were on average 2.3% less than projected enrollments for grades K-5, 5.0% less for grades 6-8, 6.4% less for grades 9-12 and 4.3% less for K-12 overall. Two factors contributed to the enrollment declines in the Montville public schools. First, there has been a considerable decline in the number of births since 1986." "The second factor was unexpected: the percent of Montville resident students attending nonpublic schools significantly increased in all grade levels, especially high school". The data in Chart 6 was derived from the 2012-13 Strategic School Profiles filed by the School Districts as required by the State. The 5 year percentage change in enrollment continues to decline in each school.

According to the U.S. Census and the American Community Survey the fastest growing minority population in the community is Asian. This population has increased from 468 in 1990 to 1,248 in 2010.

Housing

Households and Families

The Composition of the 6,942 households in Montville is shown in the chart below. Households refer to the person or group of people living in a housing unit. Families are groups of related persons who live together. The number of persons per household has steadily declined. People are not entering into homeownership in significant numbers until the 35 to 45 year old age cohort.

Chart 7

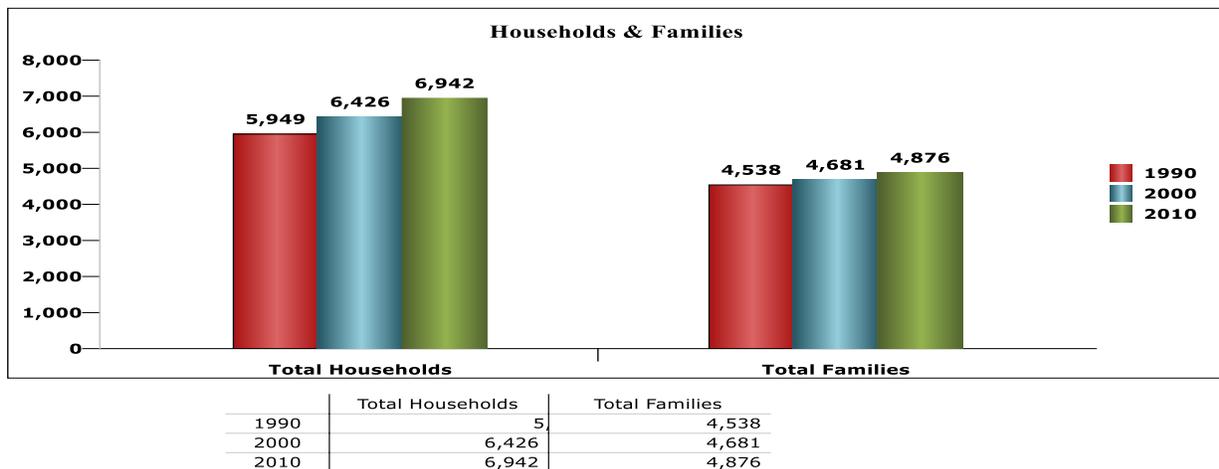


Chart 8

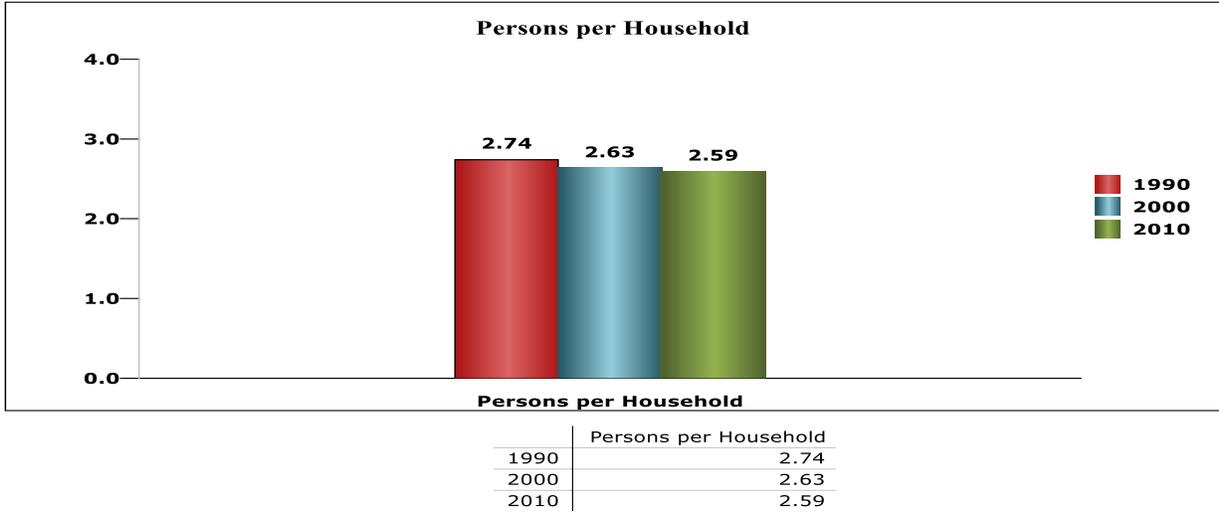


Chart 9

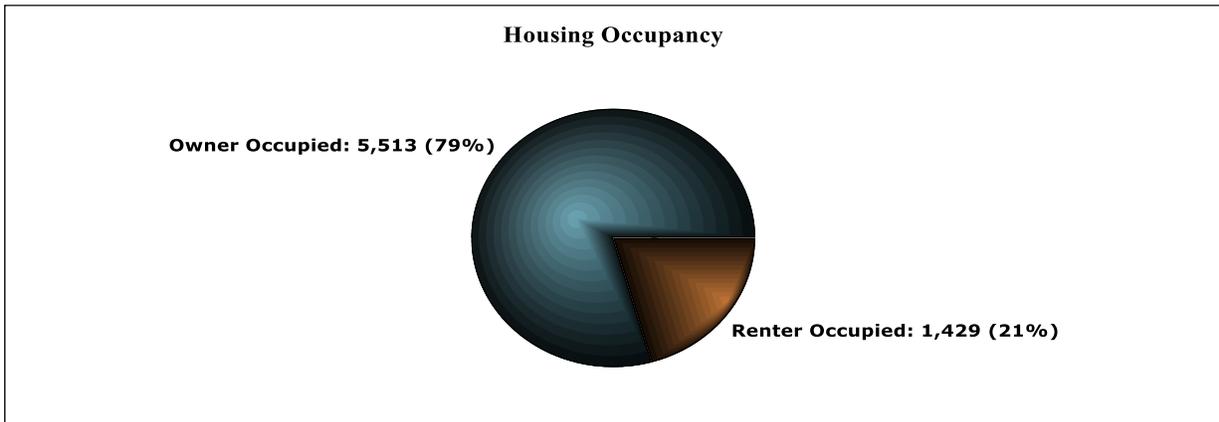


Chart 10

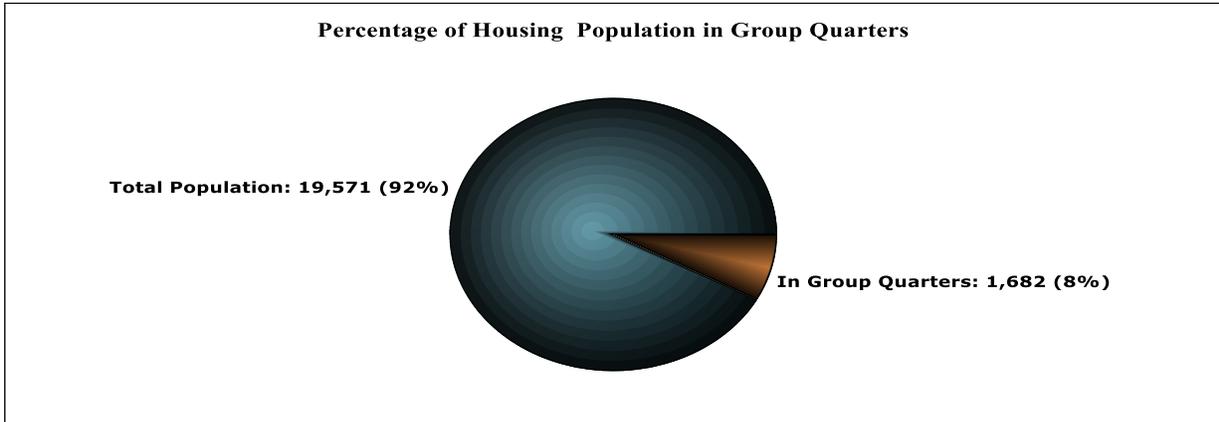
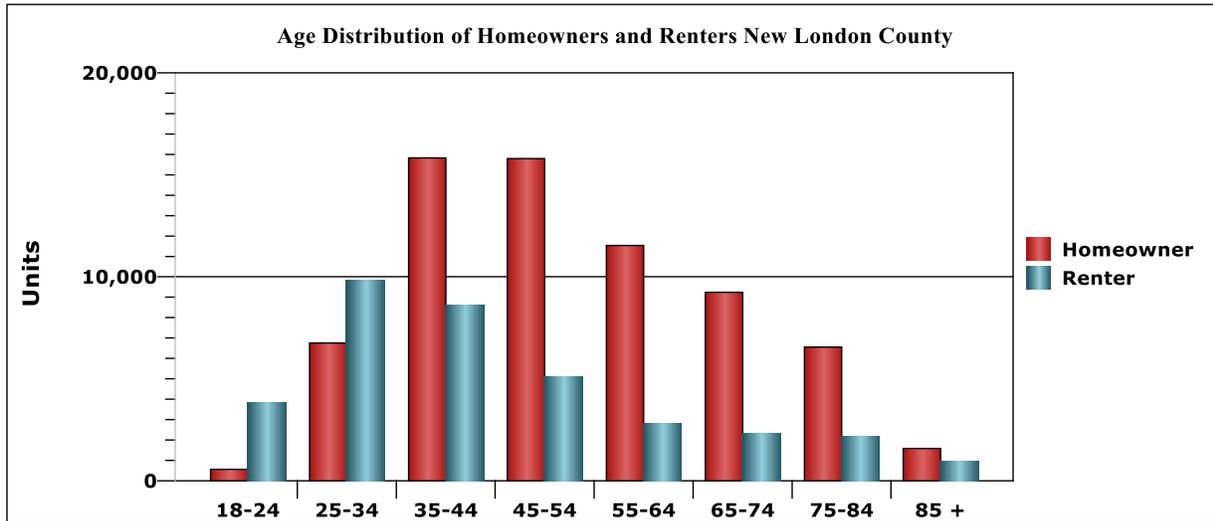


Chart 11



	18-24	25-34	35-44	45-54	55-64	65-74	75-84	85 +
Homeowner	557	6,754	15,826	15,801	11,530	9,245	6,549	1,580
Renter	3,812	9,795	8,601	5,079	2,769	2,285	2,172	928

Chart 12

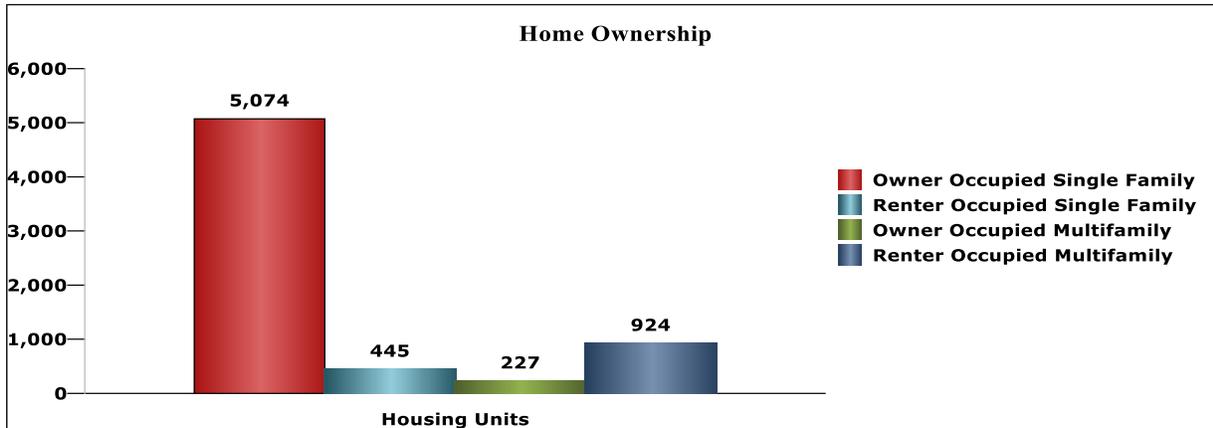


Table 4 Average Household Size

	Home Owned	Rental
2000	2.73	2.30
2010	2.66	2.26

Housing Supply and Cost

In Montville, 79 % of homes are single family. Over half, 54% of the Town’s housing stock was built between 1940 and 1979, 34% was built after 1979. Over 65% of homes in Town have three or more bedrooms. Towns that have larger homes offer fewer housing choices for younger workers and retirees. The average homeowner household has a median income of \$76,354. Median monthly homeowner costs are \$1,815. The renter household median income is \$38,760. The median gross rent is \$969. Each year, the National Low Income Housing Coalition calculates the “housing wage”, the amount needed for a household to afford a typical 2-bedroom apartment. Connecticut housing costs are typically high ranking #8 in 2013 with a housing wage of \$23.22 per hour. The wage for the Norwich-New London Metro Area is \$20.92. (American Community Survey 2007-2011). New housing construction has not rebounded to any significant level in the County since the recession.

Chart 13

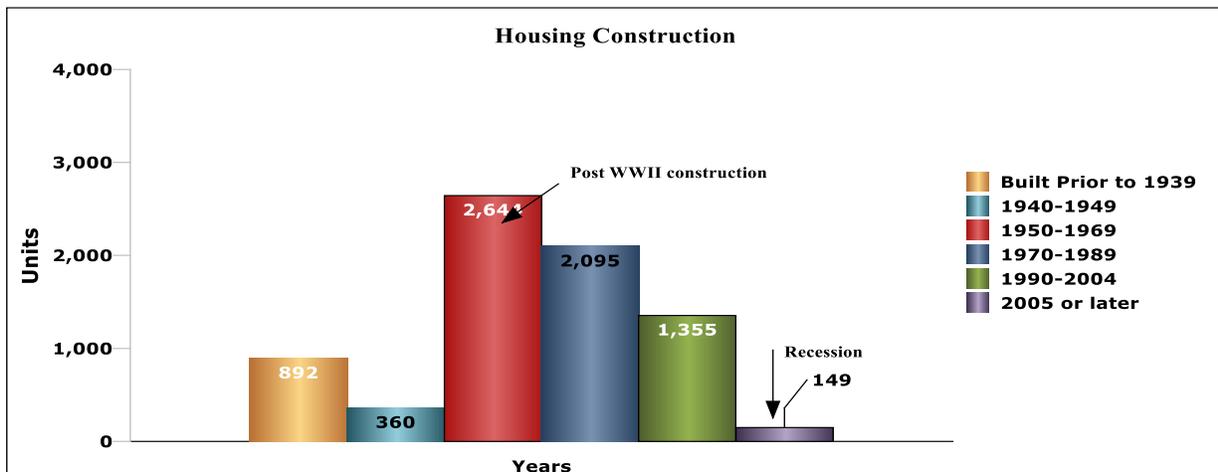


Chart 14

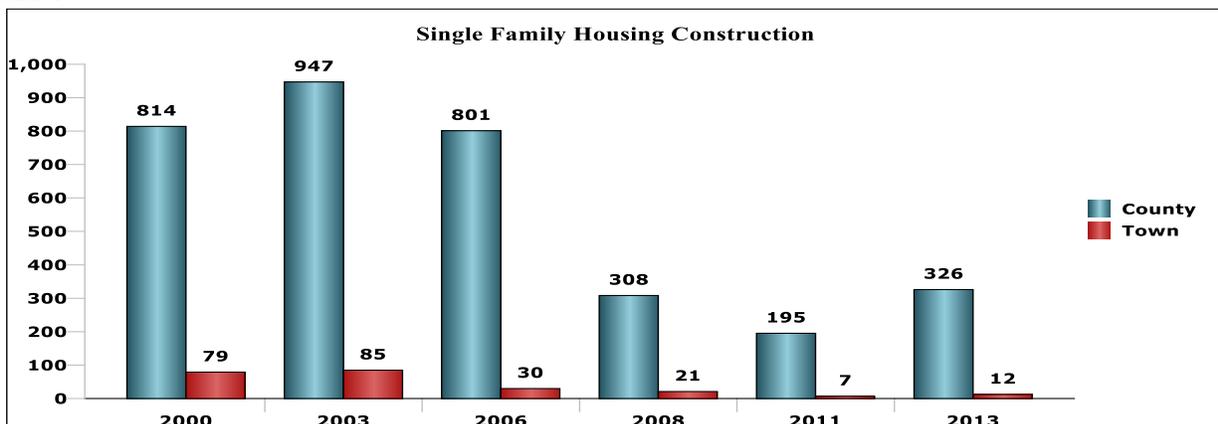
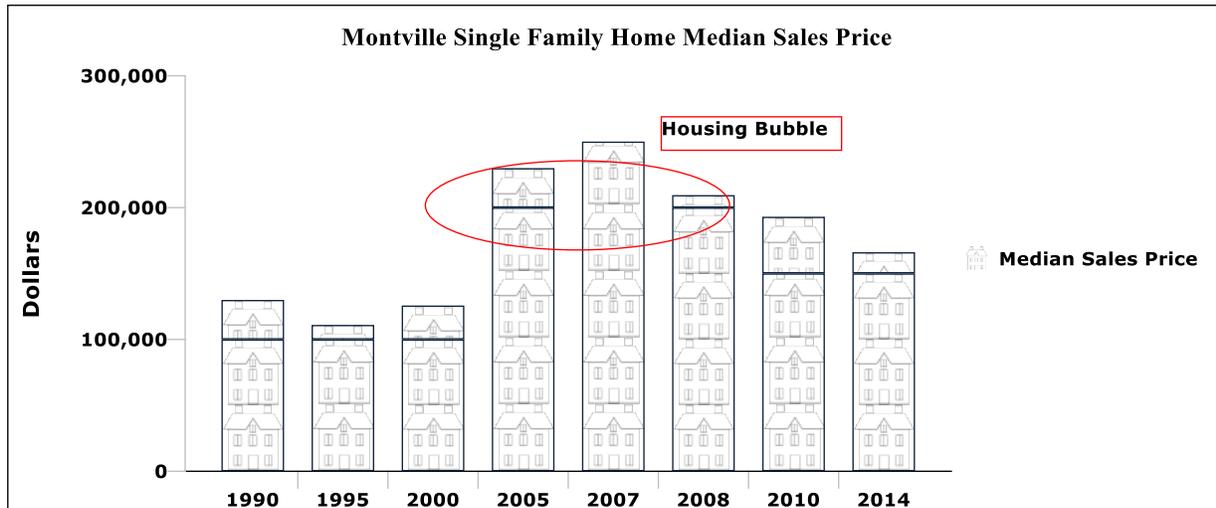


Chart 15



	1990	1995	2000	2005	2007	2008	2010	2014
Median Sales Price	129,900	111,000	125,750	230,000	250,000	209,500	193,000	166,000

There are 5,565 owner occupied housing units, 72.5% of the units have a mortgage. The selected monthly owner costs (SMOC) are \$1,815 (median \$). The median dollar rent for occupied rental units is \$969. There were 1,463 occupied rental units reported in the 2010 Decennial Census. Renters paid more than 30% of their income for 648 of these units which represent 44% of the rental housing stock.

Affordable Housing

Under Chapter 126a of the Connecticut General Statutes, the Office of Housing and Community Development is required to annually promulgate a list of municipalities which satisfy the criteria contained in subsection 8-30g (k) (affordable housing). The Affordable Land Use Appeals List identifies exempt and non-exempt municipalities. Towns are exempt if 10% of their dwelling units meet the statutory guidelines.

Table 5

Town	Total Housing Units 2010 Census	Governmentally assisted Units	Tenant Rental Assistance	CHFA/USDA Mortgages	Deed Restricted Units	Total Assisted Units	Percent Affordable
Montville	7,407	81	30	177	0	288	3.89%
Colchester	6,182	364	26	84	0	474	7.67%
East Lyme	8,458	342	61	78	10	491	5.81%
Plainville	8,063	223	24	302	53	602	7.47%
Waterford	8,634	123	13	192	0	328	3.08%
New London	11,840	1672	155	457	69	2,353	19.8%
Norwich	18,659	1906	707	517	0	3,130	16.77%

Table 6 **Single Family New House Construction Average Cost**

Year	Number of Houses	Average Cost \$
1997	27	\$83,300
1998	45	\$97,800
1999	40	\$95,600
2000	79	\$163,600
2001	55	\$199,100
2002	83	\$187,900
2003	76	\$210,018
2004	62	\$206,678
2005	33	\$266,868
2006	34	\$269,604
2007	31	\$225,940
2008	14	\$255,952
2009	15	\$268,719
2010	11	\$236,693
2011	11	\$253,356
2012	11	\$223,112
2013	11	\$238,549

Town of Montville Building Department Data

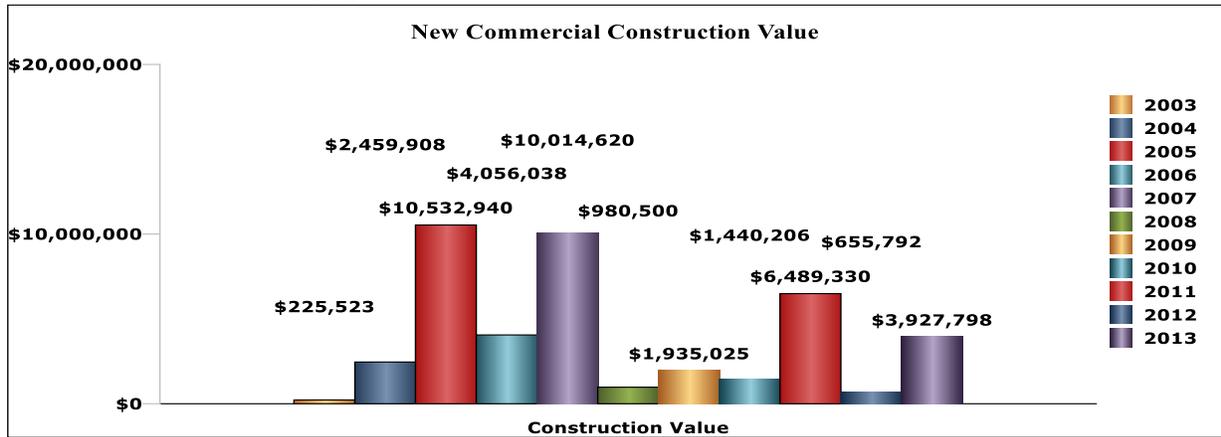
Economy

Grand List Change

Table 7 Town of Montville Assessor Total Net Assessment

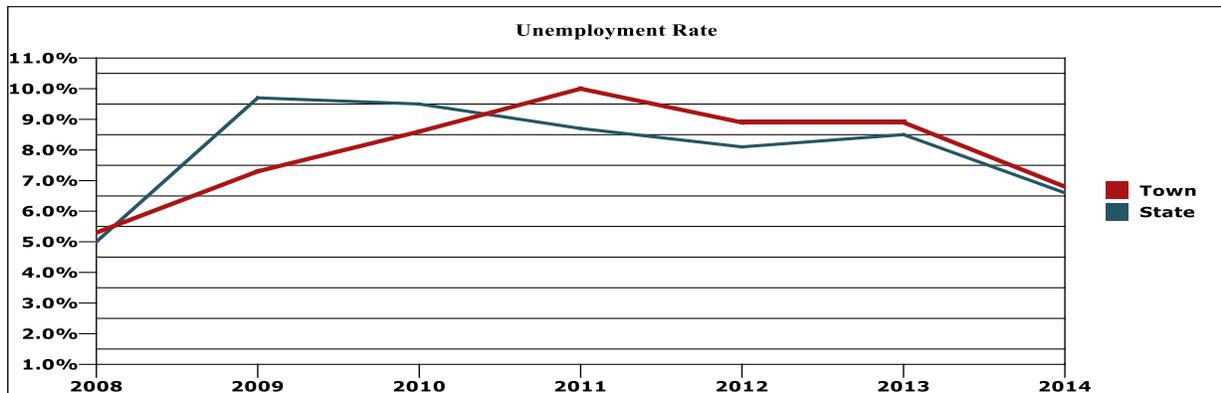
Year	Assessor	Total Net Assessment
1994	AES Thames	\$79,175,338
	CL&P	\$59,930,677
	United Nuclear Corporation	\$14,557,723
	Stone Container	\$7,211,720
	Yankee Gas	\$3,748,800
1997	AES Thames	\$70,738,670
	CL&P	\$54,311,030
	Mohegan Tribal Gaming	\$15,225,410
	Stone Container	\$5,524,050
	Yankee Gas	\$3,571,800
2001	AES Thames	\$54,067,140
	Montville Power	\$47,989,635
	Rand Whitney	\$41,170,330
	MTIC Acquisitions	\$13,888,490
	CL&P	\$10,955,780
2009	AES Thames	\$40,568,380
	CL&P	\$22,593,786
	Second Family LLC	\$16,060,560
	Montville Power	\$15,015,848
	Home Depot	\$14,995,884
2014	CL&P	\$32,846,777
	Rand Whitney	\$32,185,534
	CSC Montville Commons	\$12,633,500
	Montville Power	\$11,655,987
	Home Depot	\$11,627,211

Chart 16 Town of Montville Building Department Data



Construction Value	
2003	\$225,523
2004	\$2,459,908
2005	\$10,532,940
2006	\$4,056,038
2007	\$10,014,620
2008	\$980,500
2009	\$1,935,025
2010	\$1,440,206
2011	\$6,489,330
2012	\$655,792
2013	\$3,927,798

Chart 17 Ct Department of Labor



	2008	2009	2010	2011	2012	2013	2014
Town	5.3%	7.3%	8.6%	10.0%	8.9%	8.9%	6.8%
State	5.0%	9.7%	9.5%	8.7%	8.1%	8.5%	6.6%

Table 8 Ct Department of Labor

Labor Force

Year	Labor Force	Employed	Unemployed
2008	10878	10298	580
2009	11049	10246	803
2010	10710	9748	926
2011	10790	9711	1079
2012	10451	9526	925
2013	10330	9411	919
2014	10410	9706	704

Table 9 2008-2012 American Community Survey; U.S. Census Bureau

Occupation and Median Earnings – Town

Occupation	Number of Employees	Median Earnings
Management, business, science , engineering and architecture	2,180	\$68,229
Education, legal, community service, arts and media	549	\$54,508
Healthcare practitioner and technical occupations	336	\$54,163
Service occupations	2,493	\$31,492
Sales and office occupations	2,332	\$29,971
Natural resources, construction and maintenance	1,013	\$44,859
Production, transportation and material moving	1,072	\$42,959

Table 10 Ct Economic Digest, October 2014

Top 10 Fastest Growing Occupations in Connecticut, by net change

	Employment 2012	Projected 2022	Net Change	% Change	Average Annual Wage
Personal Care Aides	23,244	32,090	8,846	38.1%	\$24,476
Registered Nurse	35,985	41,234	5,249	14.6%	\$75,929
Secretaries & Admin Assistance, except legal, medical and executive	34,526	38,644	4,118	11.9%	\$39,450
Combined Food Preparation and Serving Workers, Including Fast Food	26,728	30,736	4,008	15.0%	\$19,629
Retail Salespersons	53,799	57,267	3,468	6.4%	\$22,425
General & Operations Managers	31,160	34,422	3,262	10.5%	\$121,137
Home Health Aids	8,251	11,446	3,195	38.7%	\$28,023
Child Care Workers	18,300	21,167	2,867	15.7%	\$21,947
Maids and Housekeeping	17,804	20,555	2,751	15.4%	\$22,652
First Line Supervisors of Office and Admin Support Work	26,358	28,895	2,537	9.6%	\$57,221

“The most recent Census data shows that Connecticut is the number two state in the country who leads the nation in household income inequality. Connecticut’s inequality ranks second only to New York State on the Gini coefficient, one of the most widely used methods of measuring inequality. Not only does Connecticut have the second most unequal household income distribution, but it has the greatest growth in household income inequality over the past several decades” Thames Valley Council for Community Action, Community Needs Assessment 2013.

“Although the State of Connecticut has several negative factors in regards to employment and underemployment numbers, New London County has some positive facts to report, New London County was highlighted in several areas for the strengths, as well as concerns including the following:

Unemployment. Unemployment in the Norwich-New London Labor Market Area(LMA) was usually lower than the statewide unemployment rate.

Weekly Wages. The largest employers in the Norwich-New London LMA in 2011 were:

- Manufacturing
- Retail trade
- Healthcare and social assistance
- Accommodation and food service
- Local education services
- Arts, entertainment and recreation

The top five non-municipal employers in New London County are as follows;

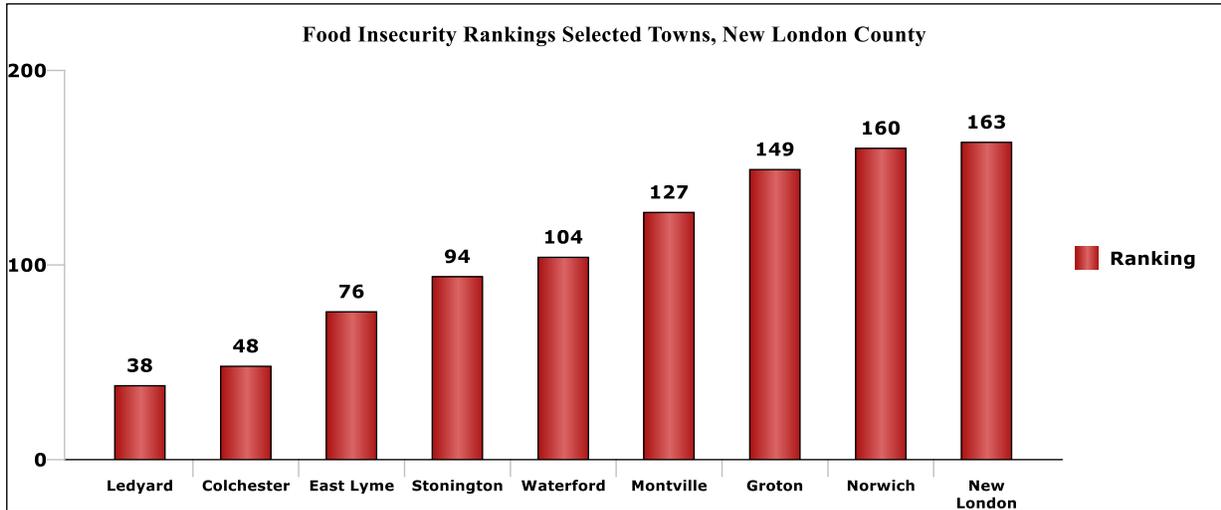
- General Dynamics/Electric Boat
- Foxwoods Resort Casino
- Mohegan Sun Casino
- US Naval Submarine Base
- Lawrence and Memorial Hospital

The two area casinos have been affected by the recession which hit in 2008 and peaked at this time. Foxwoods Casino, the largest casino in the Western Hemisphere, employs approximately 8,000 people, down from 10,200 before the recession. Foxwoods is currently struggling financially due to borrowing too much and expanding unwisely at the height of the recession. The New York Times reports that Foxwoods’ debt is a staggering \$2.3 billion. To generate more business, Foxwoods broke ground in September of this year to create a large luxury outlet shopping mall on the Foxwoods property to generate additional business and appeal to those who want to augment their casino experience. This will generate more service jobs for New London County residents. Mohegan Sun, the second area casino is smaller and now employs 6,400, down from 10,000 in 2008, prior to the recession. Wracked by a revenue decline, Mohegan Sun laid off more than 300 employees in September 2012. This had been the second round of layoffs in two years. Both casinos have struggled with declining slot revenue since late 2011. There is the concern that the area casinos business will further shrink as nearby States of Massachusetts, New York, and New Jersey expand their casino business. With this, New London County may experience higher unemployment numbers as less casino patrons utilize Mohegan Sun and Foxwoods which could potentially affect our families.” Thames Valley Council for Community Action, Community Needs Assessment 2013.

Table 11 **Median Income Selected Towns in New London County Populations 0-4 Years Old in Poverty**

Town	Median Income 2011	0-4 Years Old 2011	Estimated Number of Children Living Poverty
Colchester	\$82,903	978	146
East Lyme	\$85,119	673	100
Groton	\$48,279	2,848	424
Ledyard	\$80,140	1124	167
Montville	\$70,468	791	118
New London	\$44,000	1654	246
Norwich	\$49,526	2653	395
Stonington	\$65,702	968	144
Waterford	71,967	614	91

Table 12 **Food Insecurity Rankings by Town, New London County** Thames Valley Council for Community Action, Community Needs Assessment 2013



Census Tracts

