

# HOUSING & LAND USE



Home in New Haven. An example of the “oyster house” in City Point, originally constructed in 1850 in a Greek Revival / Italianate style with a ground floor walk-in space for oyster shelling. The new City Point Local Historic District was approved in 2001.



City of New Haven  
John DeStefano, Jr., Mayor

## HOUSING UNITS BY TYPE OF DEVELOPMENT

### Housing Units by Type of Development, 1999

As a whole, housing in Connecticut is predominately single-unit, with 63% of the state's 1.4 million dwellings in single-unit houses. A similar pattern is found in the South Central Connecticut region, which is 58% single-unit. The second largest housing type is larger multi-unit dwellings, consisting of five or more units. These structures comprise 17.2% of units statewide. The balance of the state's housing stock is in two-unit structures (8.7%), three-unit structures (8.8%) and mobile/other housing types (2.2%).

Among the state's major cities, New Haven has the lowest percentage of single-unit housing (24%) and the second highest percentage of two-unit housing. In addition, the city has the highest percentage of three- and/or four-unit housing, which relates both to traditional housing styles and favorable zoning laws allowing for the conversion of two-unit homes to higher densities.

Housing Units by Type of Development, 1999

Locality	All units	1-unit	2-unit	3/4 units	5+ units	Mobile & Others
<b>Connecticut</b>	1,392,233	882,413	121,503	122,351	239,163	30,964
%	100.0%	63.4%	8.7%	8.8%	17.2%	2.2%
<b>SCRCOG*</b>	229,433	132,881	22,399	24,174	46,045	4,598
%	100.0%	57.9%	9.8%	10.5%	20.1%	2.0%
<b>New Haven</b>	54,240	12,105	9,955	13,438	18,300	812
%	100.0%	22.3%	18.4%	24.8%	33.7%	1.5%
<b>Bridgeport</b>	55,734	16,868	9,859	11,985	16,191	1,306
%	100.0%	30.3%	17.7%	21.5%	29.1%	2.3%
<b>Hartford</b>	54,540	9,262	5,934	12,655	27,183	785
%	100.0%	17.0%	10.9%	23.2%	49.8%	1.4%
<b>New London</b>	11,932	3,766	2,262	1,606	4,111	199
%	100.0%	31.6%	19.0%	13.5%	34.5%	1.7%
<b>Stamford</b>	46,722	21,914	3,840	4,348	15,817	852
%	100.0%	46.9%	8.2%	9.3%	33.9%	1.8%
<b>Waterbury</b>	47,517	19,092	5,279	10,164	12,442	732
%	100.0%	40.2%	11.1%	21.4%	26.2%	1.5%

\* Total of the 15 municipalities within the South Central Regional Council of Governments.

Source: DECD, 1999 Housing Report.

## HOUSING INVENTORY AND NEW PERMITS

### Housing Inventory and New Permits, 1999

Over 10,600 new residential construction permits were issued statewide in 1999. Of these 1,565 were issued in the south central Connecticut region and 234 were issued in New Haven. Of the state's major cities, the vast majority of new permits were issued in Stamford (451). Among new single- and two-unit construction, New Haven led the way with 189 permits.

#### Housing Inventory and New Permits, 1999

Locality	All units	1-unit	2-unit	3/4 units	5+ units
<b>Connecticut</b>	1,392,233	882,413	121,503	122,351	239,163
Permits	10,637	9,249	90	64	1,234
Permits / Inventory	0.8%	1.0%	0.1%	0.1%	0.5%
<b>SCRCOG*</b>	229,433	132,881	22,399	24,174	46,045
Permits	1565	1094	26	0	445
Permits / Inventory	0.7%	0.8%	0.1%	0.0%	1.0%
<b>New Haven</b>	54,240	12,105	9,955	13,438	18,300
Permits	234	173	16	0	45
Permits / Inventory	0.4%	1.4%	0.2%	0.0%	0.2%
<b>Bridgeport</b>	55,734	16,868	9,859	11,985	16,191
Permits	63	56	4	3	0
Permits / Inventory	0.1%	0.3%	0.0%	0.0%	0.0%
<b>Hartford</b>	54,540	9,262	5,934	12,655	27,183
Permits	44	30	8	0	6
Permits / Inventory	0.1%	0.3%	0.1%	0.0%	0.0%
<b>New London</b>	11,932	3,766	2,262	1,606	4,111
Permits	n/a	n/a	n/a	n/a	n/a
Permits / Inventory	n/a	n/a	n/a	n/a	n/a
<b>Stamford</b>	46,722	21,914	3,840	4,348	15,817
Permits	451	74	8	7	362
Permits / Inventory	1.0%	0.3%	0.2%	0.2%	2.3%
<b>Waterbury</b>	47,517	19,092	5,279	10,164	12,442
Permits	66	64	2	0	0
Permits / Inventory	0.1%	0.3%	0.0%	0.0%	0.0%

\* Total of the 15 municipalities within the South Central Regional Council of Governments.

Source: DECD, 1999 Housing Report.

# NEW HAVEN'S SHARE OF REGIONAL PERMIT ACTIVITY

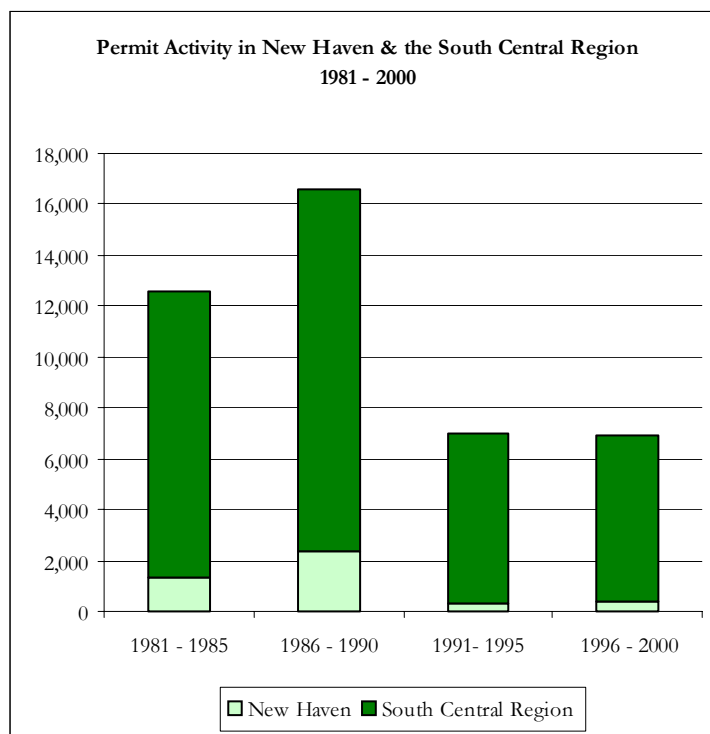
## New Haven's Share of the Region's Permit Activity 1981 – 2000

Over the past 20 years, approximately 38,600 housing permits have been issued in South Central Connecticut. Of this amount, approximately 11.5% have been issued in New Haven. As with the region as a whole, the city's share is weighted toward the 1980's. Approximately 66% of the region's permits and 84% of New Haven's permits were issued between 1981 and 1990. In more recent years, housing permit activity has varied. In 1999, 234 permits were issued in New Haven (second highest in the region); in 2000, 31 permits were issued (fifth lowest in the region).

**New Haven's Share of the Region's Housing Permit Activity, 1981 - 2000**

	1981 - 1985	1986 - 1990	1991- 1995	1996 - 2000
<b>New Haven</b>	1,366	2,362	341	363
<b>South Central Region</b>	11,193	14,255	6,635	6,549
<b>New Haven / Region</b>	12.2%	16.6%	5.1%	5.5%

Source: Connecticut Conference of Municipalities, CT Data Service.



## VALUE OF NEW CONSTRUCTION

### Value of New Residential Construction, 1999

The value of new housing in New Haven remains well below that of the state and region as a whole. The value of all permitted residential construction in Connecticut totaled over \$1.4 billion. The per/unit value of new single-unit construction was \$148,435 in the state as a whole, \$130,250 in the south central region and \$93,947 in New Haven.

Relative to the state's other major cities, the value of permits in New Haven is considerably higher than those in Bridgeport, Hartford or Waterbury. At \$241,000 / single-unit home, Stamford is well ahead of all other cities and every municipality in the south central region.

#### Value of New Residential Construction, 1999

Locality	Single-Unit Dwellings			All Dwellings		
	Permits	Total Valuation (\$)	Value/Unit (\$)	Permits	Total Valuation (\$)	Value/Unit (\$)
Connecticut	9,249	1,372,874,580	148,435	10,637	1,466,184,999	137,838
<b>South Central Region</b>						
Bethany	27	6,456,180	239,118	27	6,456,180	239,118
Branford	48	6,673,050	139,022	54	6,918,010	128,111
East Haven	42	3,978,390	94,724	42	3,978,390	94,724
Guilford	112	19,983,300	178,422	112	19,983,300	178,422
Hamden	107	9,137,460	85,397	203	12,687,460	62,500
Madison	82	17,219,879	209,999	82	17,219,879	209,999
Meriden	41	3,259,290	79,495	43	3,367,890	78,323
Milford	151	17,196,539	113,884	258	20,071,539	77,797
<b>New Haven</b>	<b>173</b>	<b>16,252,896</b>	<b>93,947</b>	<b>234</b>	<b>19,219,813</b>	<b>82,136</b>
North Branford	29	3,129,811	107,925	29	3,129,811	107,925
North Haven	48	7,517,540	156,615	209	15,378,623	73,582
Orange	19	3,983,040	209,634	19	3,983,040	209,634
Wallingford	191	25,778,758	134,967	191	25,778,758	134,967
West Haven	38	1,472,599	38,753	40	1,517,599	37,940
Woodbridge	27	5,795,000	214,630	27	5,795,000	214,630
<b>SCRCOG Total</b>	<b>1,135</b>	<b>147,833,732</b>	<b>130,250</b>	<b>1,570</b>	<b>165,485,292</b>	<b>105,405</b>
<b>Other Cities</b>						
Bridgeport	56	3,401,929	60,749	63	3,726,929	59,158
Hartford	30	1,579,200	52,640	44	2,204,200	50,095
Stamford	74	17,814,893	240,742	451	63,692,116	141,224
Waterbury	64	3,349,400	52,334	66	3,399,400	51,506

Source: DECD, 1999 Housing Report

# US CENSUS OF HOUSING

## Occupancy and Tenure of New Haven Housing Units

According to the 2000 United States Census, there are 47,094 occupied (89%) and 5,847 vacant (11%) housing units in the city of New Haven. Vacancies, which include boarded and empty units, are up slightly from 1990 (5,071) and up significantly from 1980 (3,754).

Of the occupied housing units, 29.6% are owner-occupied and 70.4% are renter-occupied. The percent of owner-occupied units is down from 31.8% in 1990 and 30.7% in 1980.

### Occupancy of New Haven Housing Units, 1970-2000

	2000		1990		1980		1970	
	Number	%	Number	%	Number	%	Number	%
Occupied housing units	47,094	100	48,986	100	46,880	100	46,741	100
Owner-occupied units	13,927	29.6	15,569	31.8	14,420	30.8	14,818	31.7
Renter-occupied units	33,167	70.4	33,417	68.2	32,460	69.2	31,923	68.3

Source: United States Census Bureau

## Housing Profile of New Haven

Although population is down in 2000, the number of occupied housing units is up from 1980. Over the past 20 years, the number of non-family households has increased as well. In 1980, 61.1% of all households in New Haven were families. In 2000, 54.9% were families. Average household size is steady at 2.4 persons/household.

### Census Housing Profile, 1980-2000

	1980		1990		2000	
	Number	%	Number	%	Number	%
<b>Total Housing Units</b>	50,634	100	54,057	100	52,941	100
Occupied housing units	46,880	92.6	48,986	90.6	47,094	89
Vacant housing units	3,754	7.4	5,071	9.4	5,847	11
Owner-occupied housing units	14,409	30.7	15,569	31.8	13,927	29.6
Renter-occupied housing units	32,471	69.3	33,417	68.2	33,167	70.4
<b>Total Households</b>	46,880	100	48,986	100	47,094	100
Family households (families)	28,639	61.1	28,052	57.2	25,852	54.9
<i>With own children under 18 years</i>	-	-	-	-	13,795	29.3
Married-couple family	-	-	-	-	12,942	27.5
<i>With own children under 18 years</i>	-	-	-	-	5,781	12.3
Female householder, no husband present	-	-	-	-	10,784	22.9
<i>With own children under 18 years</i>	-	-	-	-	7,113	15.1
Nonfamily households	18,241	38.9	20,944	42.8	21,242	45.1
Householder living alone	-	-	-	-	17,022	36.1
Householder 65 years and over	-	-	-	-	4,949	10.5
Households with individuals under 18 years	-	-	-	-	15,741	33.4
Households with individuals 65 years and +	-	-	-	-	9,492	20.2
Average household size	2.4	-	2.5	-	2.4	-
Average family size	-	-	-	-	3.19	-
Average household size of owner-occ. unit	-	-	-	-	2.6	-
Average household size of renter-occ. unit	-	-	-	-	2.32	-

Source: United States Census Bureau, Decennial Census Reports

## AFFORDABLE AND GOVERNMENT-ASSISTED HOUSING

The cost of housing in the New Haven area and in Connecticut as a whole remains high relative to the rest of the nation. The South Central Regional Council of Government's land use plan estimates that 40,000 households in the region (approximately one in every five households) spends over 30% of total household income to housing. Moreover, SCRCOG estimates a shortfall of 8,000 affordable housing units in the region.

The land use plan recommends a six-point strategy to increase the supply of affordable housing across the region. Of the points of emphasis are: (1) expansion of the region's low-cost housing market supply; (2) expansion of the suburban low-income rental market; and (3) better match housing and transit programs.

Connecticut DECD maintains the affordable housing appeals procedure list as part of the program and implementation of CGS s. 8-30g. The list calculates "assisted housing" as that percentage of housing units that are either (a) Assisted Housing Units – housing for occupancy by low- and moderate income households which is/has received government aid (including Section 8 program); (b) Ownership Housing – housing financed with mortgages from Connecticut Housing Finance Authority and/or Farmer's Home Administration; and (c) Deed Restricted Properties – deeds encumbered by affordable housing covenants.

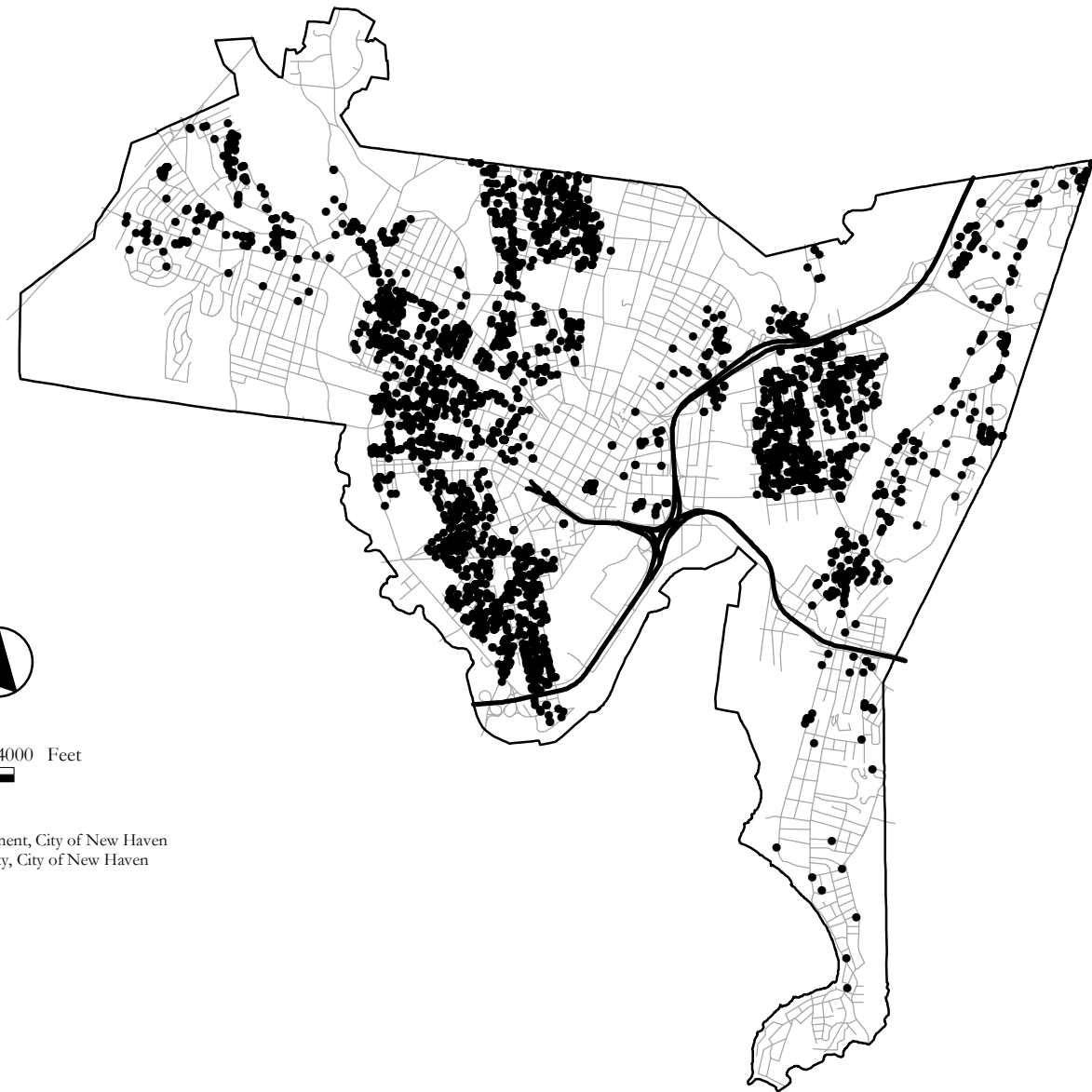
Municipalities with more than 10% of their housing stock classified as "Assisted Housing" are exempt from Section 8-30g. Currently, New Haven, Meriden and West Haven are the only exempt municipalities in the south central region. Statewide, New Haven, with 17,823 (33.67%) units, has the second highest percent of assisted housing. Hartford is first with 20,135 (39.76%) assisted units. One in every ten assisted units in Connecticut is located in New Haven; three in every ten are located in Hartford, New Haven and Bridgeport.

**Affordable Housing Appeals Procedure List**

<b>Town</b>	<b>2000 Census Housing Units</b>	<b>Governmentally Assisted Units</b>	<b>CHFA/FmHA Mortgages</b>	<b>Deed Restricted</b>	<b>Total Assisted</b>	<b>Percent</b>
Bethany	1,792	-	3	-	3	0.17%
Branford	13,342	428	155	-	583	4.37%
East Haven	11,698	432	437	-	869	7.43%
Guilford	8,724	117	38	-	155	1.78%
Hamden	23,464	1,437	546	2	1,985	8.46%
Madison	7,386	90	21	19	130	1.76%
Meriden	24,631	3,601	1,360	4	4,965	20.16%
Milford	21,962	945	327	17	1,289	5.87%
New Haven	52,941	16,074	1,543	206	17,823	33.67%
North Branford	5,246	62	56	-	118	2.25%
North Haven	8,773	174	85	-	259	2.95%
Orange	4,870	85	10	-	95	1.95%
Wallingford	17,306	519	457	2	978	5.65%
West Haven	22,336	2,147	683	-	2,830	12.67%
Woodbridge	3,189	16	5	-	21	0.66%
<b>Total</b>	<b>227,660</b>	<b>26,127</b>	<b>5726</b>	<b>250</b>	<b>32103</b>	<b>14.10%</b>

Source: Connecticut Department of Economic & Community Development, 2001.





2000 0 2000 4000 Feet

Source: City Plan Department, City of New Haven  
Housing Authority, City of New Haven





**Housing Cost within the City of New Haven**

<b>US Housing &amp; Urban Development - HOME Program Rents New Haven - Meriden PMSA</b>				
<b><u>Bedrooms:</u></b>	<b><u>1</u></b>	<b><u>2</u></b>	<b><u>3</u></b>	<b><u>4</u></b>
Low HOME Rent Limit	\$611	\$735	\$848	\$946
High HOME Rent Limit	\$706	\$873	\$1,069	\$1,173
Fair Market Rent	\$706	\$873	\$1,118	\$1,296

Source: US HUD, January, 2002 Program Rents

<b>US Housing &amp; Urban Development - HOME Program Income Limits New Haven - Meriden PMSA</b>				
<b><u>Size of Household:</u></b>	<b><u>1</u></b>	<b><u>2</u></b>	<b><u>3</u></b>	<b><u>4</u></b>
Median Family Income = \$ 65,300				
Low Income (80% of median)	\$36,550	\$41,800	\$47,000	\$52,250
Very Low Income (50% of median)	\$22,850	\$26,100	\$29,400	\$32,650

Source: US HUD, January 2002 Program Income Limits

<b>Home Sales and Contract Rents City of New Haven Market Statistics</b>			
<b><u>2001 Median Home Sales Price</u></b>		<b><u>2001 Median Contract Rent</u></b>	
One-family	\$86,000		
Multi-family	\$69,900		\$598
All sales	\$84,900		
<b><u>1999 Median Home Sales Price</u></b>		<b><u>1999 Median Contract Rent</u></b>	
One-family	\$72,750		
Multi-family	\$54,250		\$568
All sales	\$70,000		
<b><u>1996 Median Home Sales Price</u></b>		<b><u>1996 Median Contract Rent</u></b>	
One-family	\$56,000		
Multi-family	\$47,750		\$404
All sales	\$55,775		

Sources: The Warren Group, Town Market Statistics 2002 - Median Home Sales  
CT DECD, Research Division - Median Contract Rent

## LAND USE IN NEW HAVEN

### Land Use by Neighborhood (number of properties)

New Haven has a total of 23,953 properties. As the table shows residential properties constitute the overwhelming majority of properties and represent 77.4% of all properties in the city. The top three neighborhoods in this category are the Hill (2,274), Fair Haven (2,000), and Westville (1,888). It is notable that the top two neighborhoods are in the Empowerment Zone. The top three neighborhoods with commercially classed property are Downtown (313), the Hill (278), and Fair Haven (222). Again, it is notable that two of the top three are in the Empowerment Zone. The majority of Industrial properties are located in Annex (74), Fair Haven (61), and Mill River (44). Tax Exempt properties are the third largest classed property in the City with the Hill (358), Dixwell (190), and Fair Haven (154) leading the way.

Land Use in Number of Properties by Class by Neighborhood

Neighborhood	Res.	Comm.	Apt.	Ind.	Exempt	Condo.	Utility	Total
<i>City</i>	<i>18,545</i>	<i>2,237</i>	<i>710</i>	<i>322</i>	<i>1,877</i>	<i>218</i>	<i>44</i>	<i>23,953</i>
Amity	1,033	100	10	1	69	2	1	1,216
Annex	1,102	38	37	74	54	21	11	1,337
Beaver Hills	1,031	37	19	1	48	2	0	1,138
Dixwell	545	149	38	5	190	22	2	951
Downtown	15	313	12	0	145	13	7	505
Dwight	319	193	97	0	110	4	0	723
East Rock	1,482	208	116	11	65	9	0	1,891
East Shore	1,806	24	4	0	79	*	1	1,926
Edgewood	581	58	37	0	29	0	0	705
Fair Haven	2,000	222	42	61	154	12	4	2,495
Fair Haven Heights	1,036	40	20	33	52	24	2	1,207
Hill	2,274	278	81	15	358	11	4	3,021
Long Wharf	18	27	0	18	35	0	2	100
Mill River	51	52	5	44	18	0	5	175
Newhallville	1,307	76	30	13	126	4	0	1,556
Prospect Hill	477	17	37	5	91	10	0	637
Quinnipiac Meadows	756	63	15	29	62	27	1	953
West River	457	68	30	0	66	2	0	623
West Rock	103	13	10	2	42	3	0	173
Westville	1,888	62	38	2	45	24	2	2,061
Wooster Square	263	98	32	8	39	16	2	458
Unassigned	1	101	0	0	0	0	0	102
<b>Totals</b>	<b>18,544</b>	<b>2,136</b>	<b>710</b>	<b>322</b>	<b>1,877</b>	<b>206</b>	<b>44</b>	<b>23,953</b>

Source: 2000 Grand List.

## LAND USE IN NEW HAVEN

### Land Use by Land Area

New Haven has seven types of classed property that equal 9,843.5 net acres of land (excluding the harbor and roadways). It is noteworthy that tax exempt properties account for the largest amount of land in the city. Out of a net total of 9,843.5 land acres (excluding the harbor and roadways), tax exempt land makes up 3,609.2 acres, or 36.6% of the total. Residentially classed acreage is next with 32.9%.

The three neighborhoods with the most tax-exempt land are West Rock with 665.4 acres, East Shore with 427.1 acres and West River with 273.1 acres. The three neighborhoods with the most residential acreage are Westville with 463.5 acres, East Shore with 388.6 acres, and Fair Haven Heights with 328.6 acres. Commercial acreage breaks down as Westville with 534.4 (although this is skewed in light of the Yale Golf Course with 452.6 acres), the Hill with 328.6 acres, and Quinnipiac Meadows with 123.2 acres. The largest amount of Industrial property is located in the Annex (245.9 acres), followed by Quinnipiac Meadows with 118.5 acres and Long Wharf with 115 acres. In the Annex, a large portion of the industrial district is the Port of New Haven.

**Land Use (in acres) by Neighborhood**

Neighborhood	Res.	Comm.	Apt.	Ind.	Exempt	Condo.	Utility	Total
<i>City</i>	3240.2	1484.2	358.2	804.0	3609.2	199.6	148.1	9843.4
Amity	174.5	80.6	5.6	0.0	98.5	1.9	0.1	361.3
Annex	193.3	72.0	21.6	245.9	83.3	16.5	104.9	737.5
Beaver Hills	188.2	9.3	15.7	0.6	140.1	4.1	0.0	358.0
Dixwell	72.2	32.9	19.0	4.9	128.1	4.4	1.4	262.9
Downtown	1.0	76.3	2.7	0.0	123.3	6.6	6.0	215.9
Dwight	36.8	46.6	27.1	0.0	43.2	2.8	0.0	156.5
East Rock	210.5	49.8	32.1	11.7	259.8	4.8	0.0	568.6
East Shore	388.6	9.7	1.2	0.0	427.1	25.0	0.5	852.1
Edgewood	90.8	13.2	12.7	0.0	103.5	0.0	0.0	220.2
Fair Haven	232.9	48.0	12.3	76.9	103.5	8.4	0.4	482.4
Heights	328.6	53.0	28.8	68.4	94.6	31.2	3.8	608.3
Hill	258.4	133.8	33.5	25.2	219.8	17.7	1.7	690.1
Long Wharf	2.4	81.4	0.0	115.0	155.1	0.0	0.3	354.2
Mill River	4.9	34.8	0.6	59.2	25.7	0.0	25.4	150.6
Newhallville	152.5	11.9	12.4	41.0	101.9	0.9	0.0	320.5
Prospect Hill	120.5	11.7	21.4	19.6	168.2	9.3	0.0	350.7
Quinnipiac Meadows	215.0	123.2	45.0	118.5	157.3	39.0	2.2	700.2
West River	57.8	24.0	11.2	0.0	273.1	3.2	0.0	369.3
West Rock	23.0	13.2	12.6	11.3	665.4	2.9	0.0	728.5
Westville	463.5	534.4	30.7	0.5	283.9	15.2	0.6	1328.7
Wooster Square	24.3	27.6	11.9	5.7	24.0	5.5	0.8	99.8
<b>Total</b>	<b>3240.2</b>	<b>1484.2</b>	<b>358.2</b>	<b>804.0</b>	<b>3609.2</b>	<b>199.6</b>	<b>148.1</b>	<b>9843.4</b>

Source: 2000 Grand List.

\* Note: Tax Exempt acreage shows a 70 acre disparity. This is due to the fact that portions of East Rock Park and the Municipal Golf Course lie outside the boundaries of the Geographic Information System. Other slight differences can be attributed to rounding.

## RESIDENTIAL LAND USE

Residentially classed property account for 18,545 (77.4%) of the 23,953 total city properties. Single-unit housing represents the largest block of residentially classed property. Westville has the most at 1,576, followed by the East Shore at 1,399 and Amity at 710. Every neighborhood contains all types of residentially classed properties. It should be noted that properties with zero units are found in all neighborhoods. They consist of a combination of sliver lots, vacant lots, and lots with structures on them.

In addition, there are a total of 589 properties classed as commercial that have residential units. The most prevalent of this type of classed property are those containing one to five residential units: 501 out of the total of 589 units. Every neighborhood has at least one such property except Mill River. The neighborhood with the most of this type of property is East Rock with 102. The next nearest is Fair Haven with 68.

Commercial property includes several mixed-use structures. There are a total of 22 properties classed commercial that have at least 21 residential units in the building, and 12 properties that have at least 70 units. Two Downtown properties, one in Ninth Square and the Taft Building on College Street, are classed Commercial, but have 208 and 292 residential units respectively. Apartment and condominium-properties are classed separately as well.

Residential Properties by Density					
Neighborhood	One-Unit	Two-Units	Three-Units	Four-Units	Total
<i>City</i>	8,835	4,867	2,954	455	17,111
Amity	710	184	73	18	985
Annex	553	296	99	17	965
Beaver Hills	703	122	170	18	1,013
Dixwell	116	193	172	18	499
Downtown	5	4	3	3	15
Dwight	51	109	102	31	293
East Rock	468	543	353	79	1,443
East Shore	1,399	181	24	1	1,605
Edgewood	135	154	259	19	567
Fair Haven	405	967	468	35	1,875
Fair Haven Heights	622	193	40	15	870
Hill	568	906	462	75	2,011
Long Wharf	5	8	1	1	15
Mill River	12	17	15	2	46
Newhallville	483	444	281	20	1,228
Prospect Hill	251	70	90	22	433
Quinnipiac Meadows	573	66	6	8	653
West River	125	144	141	20	430
West Rock	54	29	4	5	92
Westville	1,576	127	128	10	1,841
Wooster Square	21	110	63	38	232
<b>Total</b>	<b>8,835</b>	<b>4,867</b>	<b>2,954</b>	<b>455</b>	<b>17,111</b>

Source: 2000 Grand List.

## TAX EXEMPT PROPERTY

### Tax Exempt Property by Neighborhood

There are six broad categories of tax exempt properties in the City. The breakdown is as follows:

1. City Owned:	781
2. Religious Owned:	356
3. Yale Owned:	185
4. HANH Owned:	107
5. State Owned:	72
6. Federally Owned:	11

Southern Connecticut State University is located on four distinct parcels, while Albertus Magnus College is comprised of three parcels. This category of classed property is very fluid with the number of City-owned properties in a constant state of flux. Therefore, the number of these properties listed above should be regarded as a point in time.

Tax exempt property is assessed a value by the City Assessor. Although the number of properties owned by religious institutions is nearly twice that of Yale exempt properties, the assessed value of Yale's exempt properties are \$811,388,116 as compared to an assessed value of \$130,767,000 for the religiously-owned properties.

### Tax Exempt Property by Owner by Neighborhood

Neighborhood	Religious	HANH	City	SCSU	Albertus	Yale	Federal	State	Other	Total
<i>City</i>	<i>356</i>	<i>107</i>	<i>781</i>	<i>4</i>	<i>3</i>	<i>185</i>	<i>11</i>	<i>72</i>	<i>358</i>	<i>1,877</i>
Amity	6	6	44	0	0	0	0	3	-	59
Annex	6	10	20	0	0	0	1	4	-	41
Beaver Hills	20	1	9	1	0	0	0	3	-	34
Dixwell	48	16	77	0	0	27	0	1	-	169
Downtown	13	1	34	0	0	62	2	3	-	115
Dwight	27	1	26	0	0	31	0	6	-	91
East Rock	21	1	19	0	0	4	1	1	-	47
East Shore	1	7	51	0	0	0	1	2	-	62
Edgewood	10	1	12	0	0	0	0	0	-	23
Fair Haven	27	5	94	0	0	0	0	1	-	127
Fair Haven Heights	7	14	19	0	0	0	0	0	-	40
Hill	63	5	202	0	0	11	0	15	-	296
Long Wharf	0	0	12	0	0	1	3	10	-	26
Mill River	1	4	3	0	0	0	0	1	-	9
Newhallville	46	2	66	0	0	0	0	0	-	114
Prospect Hill	20	1	10	0	3	44	0	0	-	78
Quinnipiac Meadows	2	20	35	0	0	0	0	3	-	60
West River	12	2	14	0	0	0	0	15	-	43
West Rock	1	5	13	3	0	0	2	4	-	28
Westville	12	2	7	0	0	5	1	0	-	27
Wooster Square	13	3	14	0	0	0	0	0	-	30
<b>Totals</b>	<b>356</b>	<b>107</b>	<b>781</b>	<b>4</b>	<b>3</b>	<b>185</b>	<b>11</b>	<b>72</b>	<b>358</b>	<b>1,877</b>

Source: 2000 Grand List

## DISTRESSED PROPERTY IN NEW HAVEN

### Vacant and Distressed Property by Neighborhood

According to the 2000 LCI / Fire Department Building Survey, there are 596 vacant structures in New Haven. This is down significantly from the 751 reported in 1999 (Consolidated Plan). By neighborhood, the Hill, Fair Haven and Newhallville have the largest aggregate numbers of vacant structures (194, 84 and 61, respectively).

Foreclosure data, based on 2001 JER foreclosure information, indicates a similar pattern. Of the approximately 470 properties which entered the foreclosure process, 137 are in the Hill neighborhood, 77 are in Fair Haven and 56 are in Newhallville.

**Distressed Property by Neighborhood**

Neighborhood	Parcels	Parcels in City Foreclosure Process (2001)		Vacant Buildings (2000)	
		# in process	% of parcels	# vacant	% of parcels
AMITY	1,216	12	1.0%	20	1.6%
ANNEX	1,337	18	1.3%	16	1.2%
BEAVER HILLS	1,138	19	1.7%	10	0.9%
DIXWELL	951	26	2.7%	39	4.1%
DOWNTOWN	505	4	0.8%	23	4.6%
DWIGHT	723	14	1.9%	13	1.8%
EAST ROCK	1,891	8	0.4%	8	0.4%
EAST SHORE	1,926	8	0.4%	4	0.2%
EDGEWOOD	705	8	1.1%	11	1.6%
FAIR HAVEN	2,495	77	3.1%	84	3.4%
FAIR HAVEN HEIGHTS	1,207	15	1.2%	17	1.4%
HILL	3,021	137	4.5%	194	6.4%
LONG WHARF	100	0	0.0%	3	3.0%
MILL RIVER	175	5	2.9%	2	1.1%
NEWHALLVILLE	1,556	56	3.6%	61	3.9%
PROSPECT HILL	637	12	1.9%	23	3.6%
QUINNIPIAC MEADOWS	953	10	1.0%	9	0.9%
WEST RIVER	623	20	3.2%	35	5.6%
WEST ROCK	173	1	0.6%	1	0.6%
WESTVILLE	2,061	10	0.5%	7	0.3%
WOOSTER SQUARE	458	9	2.0%	16	3.5%
<i>remainder - not counted*</i>	<i>23,851</i>	<i>9</i>		<i>7</i>	
<b>Total</b>	<b>23,953</b>	<b>469</b>		<b>596</b>	

Notes:

[1] Source: Livable City Initiative, City Plan Department

[2] Remainder parcels could not be assigned to a specific neighborhood.