

11.0 NEIGHBORHOODS

POLICIES

- 1 *Rejuvenate neighborhoods by enhancing quality-of-life.*
- 2 *Revitalize neighborhoods with neighborhood planning.*

GOALS

- 1 *Emphasize property upkeep and safety as the keys to attractive communities.*
- 2 *Neighborhood level planning initiatives will be encouraged and supported.*

11.1 | NEIGHBORHOODS OVERVIEW

Enhancing quality-of-life in the city's neighborhoods is one of the six overarching themes of the Master Plan. Bridgeport's neighborhoods are the centers of community and have a direct impact on the day-to-day lives of city residents. The condition of a neighborhood's housing stock, neighborhood commercial centers, community facilities, public services and its parks and open spaces are central to the quality-of-life of its residents. The keys to maintaining attractive communities are property upkeep and safety. When properties are well-maintained and people feel safe in their neighborhoods, residents take pride in their communities and become invested in them. Investment of social capital – the time and effort that people contribute to civic engagement – is an essential building block of stable neighborhoods.

Bridgeport currently has an aggressive anti-blight program that has successfully removed abandoned and hazardous buildings from city neighborhoods. This initiative should be supplemented with a strengthened community policing program that engages neighborhood residents and provides police to “walk the beat” to enhance neighborhood safety and increase residents’ sense of ownership and investment in their communities. In addition, grant and loan programs should be provided to encourage property maintenance and improvements.

Along with maintenance and safety, successful urban neighborhoods must provide a support structure for families that includes retail services, public services, schools and parks/open space. These supportive elements are essential to creating communities of choice in Bridgeport where residents chose to stay when they can afford to leave. The City is making important strides to upgrade neighborhood infrastructure with significant investments in new and expanded public school facilities that are being designed to serve as neighborhood centers with playing fields that are open to the community after school hours, improvements to libraries and new senior and community centers.

In combination with capital investments, investments are also being made in community building and community organizing at the neighborhood level. Neighborhood Revitalization Zone (NRZ) plans are being developed by and for communities throughout the city. The NRZ program was created by the State of Connecticut in 1995 to give neighborhoods a greater say in determining their future and assist them in neighborhood planning and community building activities. In Bridgeport, NRZ plans have been approved for the Hollow and East End neighborhoods and plans are currently being developed for Black Rock, East Side, West Side/West End and South End. The City should continue to encourage community-based planning efforts and support the implementation of NRZ plan recommendations for its neighborhoods.

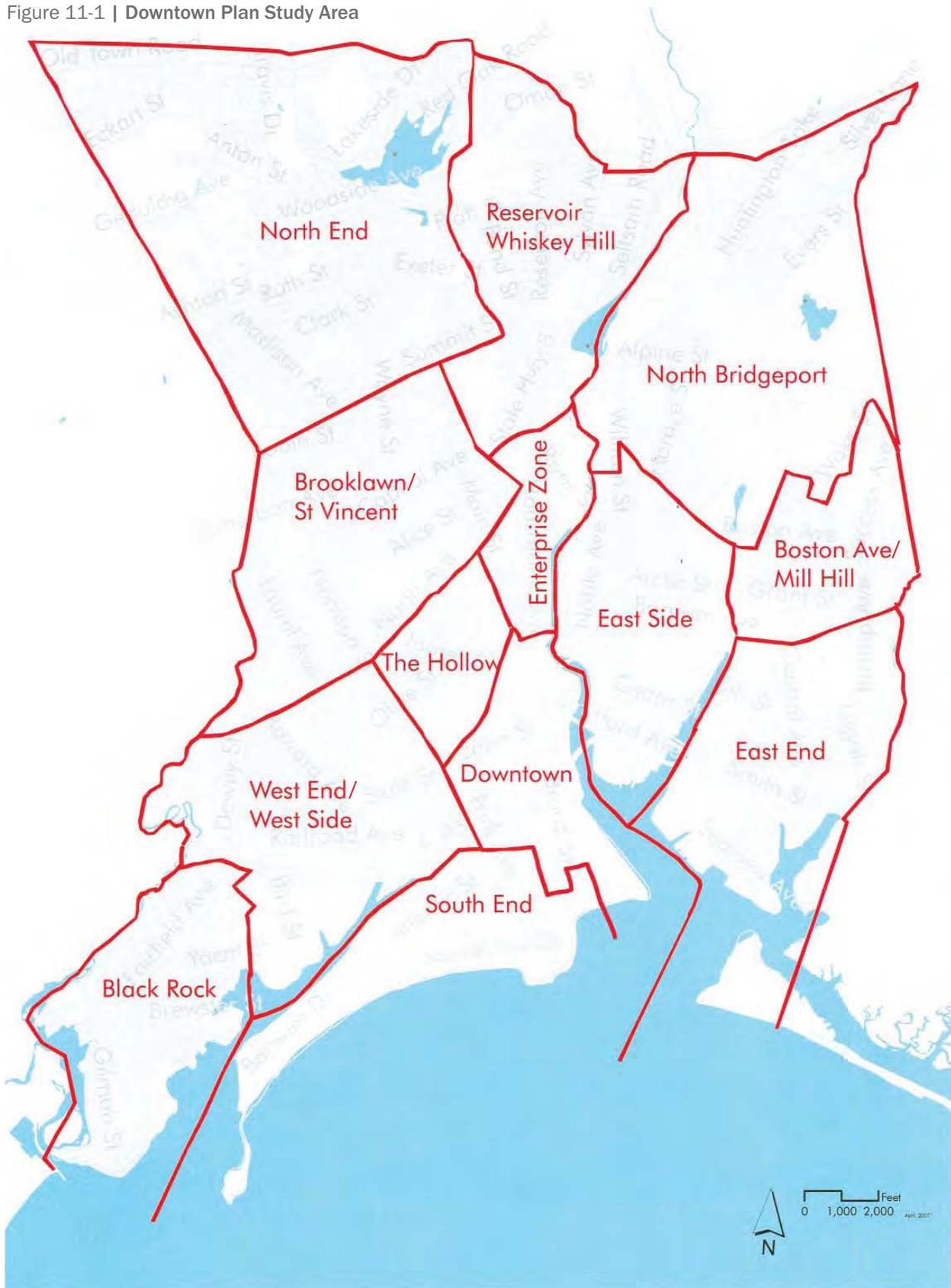
11.2 | Neighborhood Profile Overview

Rivers, highway corridors and community perceptions define Bridgeport’s neighborhoods. While one person’s sense of a neighborhood’s boundaries may differ from another’s, for the purpose of this Master Plan, 13 city neighborhoods have been delineated, as shown on Figure 11-1. The boundaries of these neighborhoods follow Census tract boundaries, allowing for compatible comparisons across neighborhoods, and respect local understanding of neighborhood lines to the greatest extent possible. However, locally defined districts, such as school districts, police precincts or Neighborhood Revitalization Zones (NRZs), do not necessarily conform to neighborhood boundaries as discussed in this Master Plan.¹

This chapter provides a profile of each of the city’s neighborhoods, with the exception of Downtown, as Downtown is discussed separately in detail in Chapter 8. Each neighborhood profile describes the area’s boundaries and includes a summary of existing neighborhood conditions, including population, racial/ethnic composition, housing stock and employment, and discusses neighborhood planning and development activities. In addition, the profiles describe crime and education conditions in each neighborhood relative to other neighborhoods in the city, based on an index developed by the Connecticut Center for Economic Analysis (CCEA) at the University of Connecticut (described below). It should be noted that the boundaries of the Enterprise Zone neighborhood discussed in this chapter are not the same as the boundaries of the State-designated enterprise zone, which provides tax incentives for development.

¹ The City of Bridgeport unofficially recognizes 17 neighborhoods. However, for the Comprehensive Economic Development Strategy (CEDS) and Master Plan processes, it was necessary to develop neighborhood indicators that the City can continue to use to chart the progress of neighborhood economic development in terms of quality-of-life issues, for use in capital expenditures and other actions. To make more compatible comparisons among neighborhoods, boundaries were adjusted so each neighborhood, or combination of neighborhoods, would be roughly comparable in size.

Figure 11-1 | Downtown Plan Study Area



Source: BFJ Planning, Urbanomics

The profiles also provide an existing land use map for each neighborhood that includes proposed development sites and the following demographic data:

- *Age (2000)*
- *Race/Ethnicity (2000)*
- *Income (2006)*
- *Employment (2000)*
- *Educational attainment (2000)*
- *Students meeting State of Connecticut Master Test goals for Grades 4 and 6 (2006)*
- *Average SAT scores (2006)*
- *Students per classroom (2006)*
- *Students per teacher (2006)*
- *Housing*
 - > *Owner occupancy (2006)*
 - > *Vacancy (2006)*
 - > *Structures over 20 years old (2006)*
 - > *Units with 1+ cars (2006)*
 - > *Overcrowded units (2006)*
 - > *Average sales price (2006)*
- *Parks/Open Space (2006)*
- *Crime (reported felonies - 2006)*
- *Blight citations (2005-2006)*

The purpose of this data is to provide each neighborhood with a current baseline measure for economic and social indicators. These indicators will allow each neighborhood to compare future progress to present conditions and track achievements in enhancing quality-of-life. They also provide information necessary to compare existing conditions and future progress across neighborhoods.

Table 11-1 | 2006 Neighborhood Development Index and Neighborhood Rankings

Neighborhood	Overall Neighborhood Development Index	Income Index	Education Index	Crime Index
Black Rock	5	2	10	13
Boston Avenue/Mill Hill	6	8	2	6
Brooklawn/St. Vincent	3	4	3	10
Downtown	N/A	N/A	N/A	2
East End	8	7	8	3
East Side	10	10	9	4
Enterprise Zone	N/A	N/A	N/A	1
Hollow	7	6	4	5
North Bridgeport	4	5	5	11
North End	1	3	1	12
South End	2	1	6	9
Reservoir/Whiskey Hill	N/A	N/A	N/A	8
West End/West Side	9	9	7	7

Source: CCEA, 2007

11.3 | Connecticut Center for Economic Analysis (CCEA)

Neighborhood Baseline Report

As part of the Master Plan project, the Connecticut Center for Economic Analysis (CCEA) at the University of Connecticut prepared a baseline report that documents trends in crime rates, school performance and income and housing characteristics across the city's neighborhoods. This report provides a Neighborhood Development Index for each neighborhood, which is a combined measure of neighborhood performance in terms of income, school quality and crime relative to other Bridgeport neighborhoods. This overall comparative index is based on three indices: a crime index that measures the relative incidence of crime, an education index that measures relative school performance and an income index that measures relative standard of living. The crime index is based on violent crime reports received from the Bridgeport Police Department, which are aggregated by neighborhood. These rates (incidents/100 residents) are weighted to reflect the fact that some crimes, such as murder and rape, have a

greater impact on neighborhood safety than others such as auto theft and burglary. The education index is based on test scores and program participation rates for public schools compiled by the Connecticut Department of Education. The income index is based on changes in income adjusted for inflation and median housing sales price by neighborhood as reported by Connecticut's multiple listing service. The complete CCEA report is included in this Master Plan as Appendix D.

Table 11-1 shows the components of the Neighborhood Development Index and each neighborhood's rating for 2006, referred to in the neighborhood profiles. For both the income and education indices, data are not available for Downtown, the Enterprise Zone or the South End. Therefore, these indices provide rankings by neighborhood based on a total of ten neighborhoods. As crime data are available for all neighborhoods, the crime index rating is based on a total of 13 neighborhoods.

BLACK ROCK

The Black Rock neighborhood is located along the coast in Bridgeport's southwestern corner. It is bordered by the town of Fairfield to the west, Black Rock Harbor to the south, the South End neighborhood to the east and the West End/West Side neighborhood to the north. The area contains two historic districts: the Black Rock Gardens Historic District and the Black Rock Historic District. With a thriving restaurant row, almost one in every six arts, entertainment and hospitality jobs in Bridgeport are located in Black Rock. However, this sector offers the lowest-paying jobs of all of Black Rock's industries, with an average annual wage of approximately \$21,500. The average salary for jobs located in Black Rock is \$39,000.

In 2000, Black Rock was home to 8,863 residents. The majority of the neighborhood's population was white (56.6%) followed by Hispanics (19.6%) and Black non-Hispanics (18.0%). Nineteen percent of the neighborhood's residents were foreign-born. There were 4,322 housing units in Black Rock in 2000, over 90 percent of which were built before 1980. Single-family homes are the predominant housing type in the neighborhood, but owner-occupied units account for less than 40 percent of total housing units.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks Black Rock fifth overall in terms of quality-of-life compared with Bridgeport's other neighborhoods. Although crime rates in the neighborhood are relatively low, Black Rock experienced a decline in both educational performance and real income between 2001 and 2006.

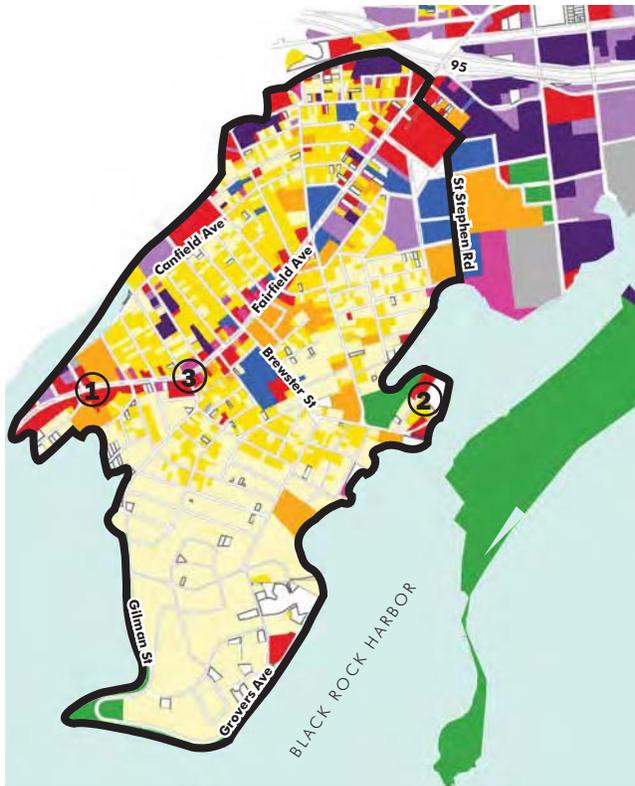


There are two elementary schools in the neighborhood – Black Rock School and Longfellow School; the community is served by Bassick High School. Compared with the rest of Bridgeport for reading, writing and math performance, Black Rock places eighth in Grade 4 state testing and tenth in Grade 6 state testing. CCEA's Neighborhood Education Index places Black Rock tenth out of the ten city neighborhoods that it evaluates. In contrast, CCEA's Neighborhood Crime Index ranks Black Rock lowest in terms of level of crime experienced in the neighborhood relative to all other neighborhoods in the city.

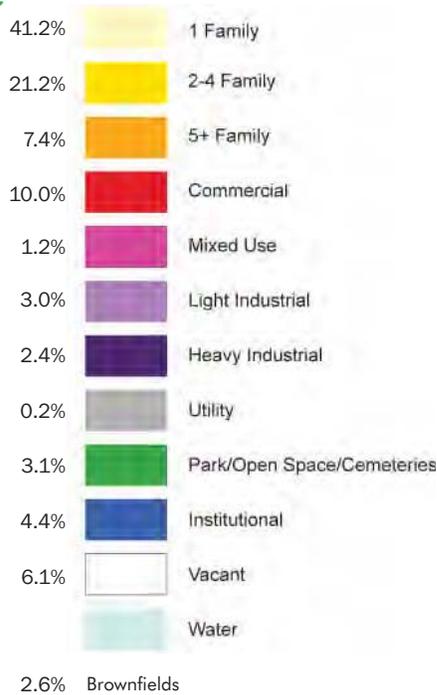
Neighborhood Planning and Development

Black Rock has an active Community Council and a well-defined sense of neighborhood. Recent community activism activities in the neighborhood have included the introduction of a resolution for a moratorium on heavy industrial uses on the waterfront, the promotion of a Black Rock train station and creation of a Black Rock Restaurant District. In addition, the neighborhood promotes community activities such as the Art Walk and fundraisers for local charities. Black Rock is currently working to prepare its Neighborhood Revitalization Zone (NRZ) Plan.





Existing Land Use



- Proposed Development**
1. Riverbank Landing
 2. Brewster Street Residential
 3. Black Rock Restaurant District

Black Rock

Population	8,863
Age	
5 years & under	7.3%
19 years & under	20.2%
65 years & under	12.8%
Race/Ethnicity	
Non Hispanic	80.4%
White	56.6%
Black	18.0%
Asian/Other	5.4%
Hispanic	19.6%
Income	
Household Avg. (2006)	\$67,514
Persons Below Poverty	13.4%
Employment	
Unemployed	6.0%
Education	
Less than HS	20.4%
HS Graduate	25.8%
Some College	23.4%
College Degree+	30.4%
Students meeting CMT¹ goal (2006)	
Grade 4	6.0%
Grade 6	2.1%
Avg. SAT Score (2006)	
Verbal	352
Math	345
Students per Classroom (2006)	24.16
Students per Teacher (2006)	18.73
Housing	
Total Units	4,332
Owner Occupied	38.2%
Renter Occupied	57.0%
Vacant Units	4.9%
Built Last 20 Years	9.1%
With 1+ Cars	83.7%
Overcrowded Units	4.1%
Avg. Sales Price (2004-2006)	
Single Family	\$409,860
Multifamily	\$330,386
Parks/Open Space (2006)	
Percent of City Total	1.6%
Crime (2006)	
Reported Felonies	142
Blight (2005-2006)	
No. of Citations	53
No. of Foreclosures*	0

Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

BOSTON AVENUE/MILL HILL

The Boston Avenue/Mill Hill neighborhood is located on the eastern border of Bridgeport and is bounded by the Town of Stratford to the east, Lake Success Business Park (also known as Remington Woods) to the north, Seaview Avenue to the west and Barnum Avenue to the south. Although largely residential, Boston Avenue/Mill Hill is known for its medical and educational institutions, including Bridgeport Hospital and numerous doctors' offices. These institutions have a significant impact on employment in the neighborhood, with 74 percent of residents employed in health and education services. The average salary of Boston Avenue/Mill Hill residents working in this industry was \$53,114 in 1999, just above the neighborhood average, but more than 18 percent higher than all citywide wages for the sector.

In 2000 there were 10,322 residents in Boston Avenue/Mill Hill. The neighborhood's population was divided fairly evenly among racial/ethnic groups – 35 percent of the population was Black non-Hispanic, 34 percent was Hispanic and 26 percent was White. Asians accounted for 5 percent of the neighborhood's population. Seventeen percent of the neighborhood's residents were foreign-born. In 2000, the neighborhood had 4,449 housing units, over 80 percent of which were built before 1980. Multifamily homes are the predominant housing type in the neighborhood, and approximately half of the housing stock is owner-occupied. Boston Avenue/Mill Hill is home to two historic districts, Remington City Historic District and Remington Village Historic District.

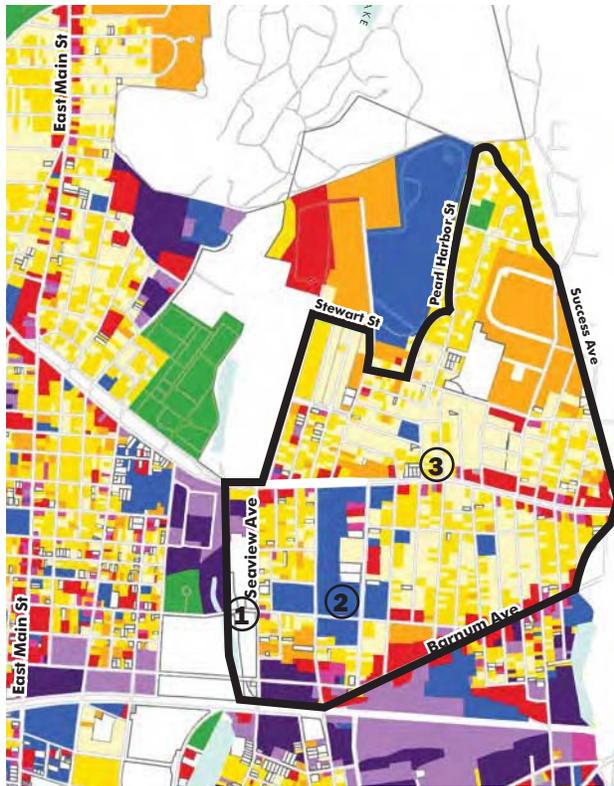
CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks Boston Avenue/Mill Hill sixth overall in terms of quality-of-life compared with Bridgeport's other neighborhoods. Over the course of the past six years (2000-2006), this neighborhood has experienced a decrease in crime and an improvement in its public schools. There are two elementary schools in Boston Avenue/Mill Hill – Edison School and Hall School – and the area is served by Harding High School, which is located in the neighborhood. Compared with the balance of Bridgeport for reading, writing and math performance, Boston Avenue/Mill Hill places sixth in Grade 4 state testing and third in Grade 6 state testing. CCEA's Neighborhood Education Index places the area second out of the ten city neighborhoods it evaluates in terms of overall educational quality. CCEA's Neighborhood Crime Index ranks Boston Avenue/Mill Hill sixth out of the 13 neighborhoods it evaluates.



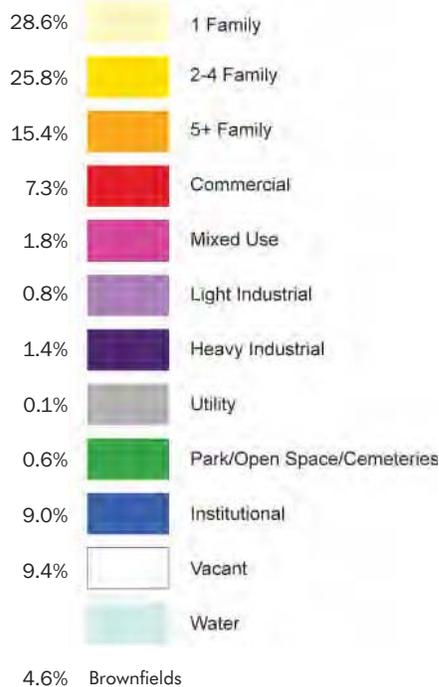
Neighborhood Planning and Development

Anchored by Bridgeport Hospital and surrounding residential neighborhoods, the Boston Avenue/Mill Hill neighborhood is solidly mid-level in terms of its desirability relative to Bridgeport's other neighborhoods. Recent development activity in the community includes the construction of Carriage Crossing, a 22-unit townhouse development, a \$15 million expansion of the Bridgeport Hospital Emergency Room and planned infrastructure upgrades to the Seaview Avenue Corridor. While these developments are positive indicators for the neighborhood, the Boston Avenue/Mill Hill community has not yet engaged in a neighborhood-level planning process to identify a vision for its future.





Existing Land Use



- Proposed Development**
1. Seaview Avenue Transit Corridor
 2. Bridgeport Hospital Expansion
 3. Carriage Crossing Residential

Boston Avenue/Mill Hill

Population	10,322
Age	
5 years & under	9.9%
19 years & under	30.6%
65 years & under	11.8%
Race/Ethnicity	
Non Hispanic	66.3%
White	26.4%
Black	35.0%
Asian/Other	4.9%
Hispanic	33.7%
Income	
Household Avg. (2006)	\$49,689
Persons Below Poverty	16.5%
Employment	
Unemployed	12.1%
Education	
Less than HS	38.2%
HS Graduate	33.5%
Some College	21.5%
College Degree+	6.8%
Students meeting CMT¹ goal (2006)	
Grade 4	12.9%
Grade 6	16.2%
Avg. SAT Score (2006)	
Verbal	374
Math	370
Students per Classroom (2006)	24.03
Students per Teacher (2006)	17.37
Housing	
Total Units	4,449
Owner Occupied	41.9%
Renter Occupied	49.3%
Vacant Units	8.8%
Built Last 20 Years	7.8%
With 1+ Cars	72.0%
Overcrowded Units	7.5%
Avg. Sales Price (2004-2006)	
Single Family	\$165,795
Multifamily	\$256,185
Parks/Open Space (2006)	
Percent of City Total	0.2%
Crime (2006)	
Reported Felonies	385
Blight (2005-2006)	
No. of Citations	103
No. of Foreclosures*	0

Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

BROOKLAWN/ST. VINCENT

The Brooklawn/St. Vincent neighborhood is located adjacent to the Town of Fairfield and lies between the middle-income North End and the lower-income West End/West Side. The neighborhood derives a portion of its name, and much of its character, from the presence of St. Vincent's Medical Center. Not only do the hospital and associated medical office uses (along with Central High School) contribute to Brooklawn/St. Vincent's large concentration of institutional uses, but they have effects on neighborhood employment as well. The largest number of employed residents (52%) work in education and health services and accounted for almost 20 percent of Bridgeport's workers in this industry. Education and health services paid an annual salary of \$47,525, which is greater than both the sector's citywide average and the neighborhood's average annual wage.

In 2000, Brooklawn/St. Vincent had 22,600 residents. The majority of residents (42%) were White non-Hispanic, followed by Hispanic (25%), Black non-Hispanic (20%) and Asian (13%). Approximately 30 percent of the neighborhood's residents were foreign-born. In 2000 the neighborhood had 9,062 housing units, over 90 percent of which were built before 1980. The overall character of the neighborhood is single-family residential; however, more than half of its housing is renter-occupied. The area contains part of the Stratfield Historic District.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks Brooklawn/St. Vincent third overall in terms of quality-of-life compared with Bridgeport's other neighborhoods. Over the course of the past two years (2004 to 2006), the neighborhood has experienced a decrease in crime and improvement in its public schools. There are four elementary schools in Brooklawn/St. Vincent – the Blackham, Madison, Read and Maplewood Schools – and the area is served by Central High School. Compared with the balance of Bridgeport for reading, writing and math performance,

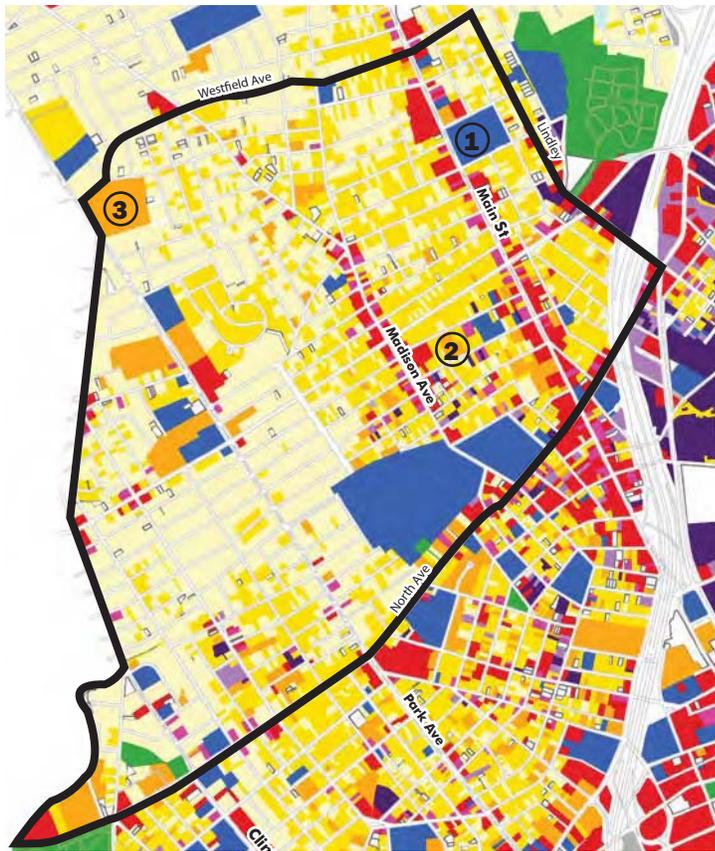


Brooklawn/St. Vincent places second in both Grade 4 and Grade 6 state testing. CCEA's Neighborhood Education Index places the neighborhood third out of the ten city neighborhoods it evaluates in terms of overall educational quality. CCEA's Neighborhood Crime Index ranks the area tenth out of the 13 neighborhoods it evaluates, indicating a relatively low level of crime in the neighborhood compared with the rest of the city.

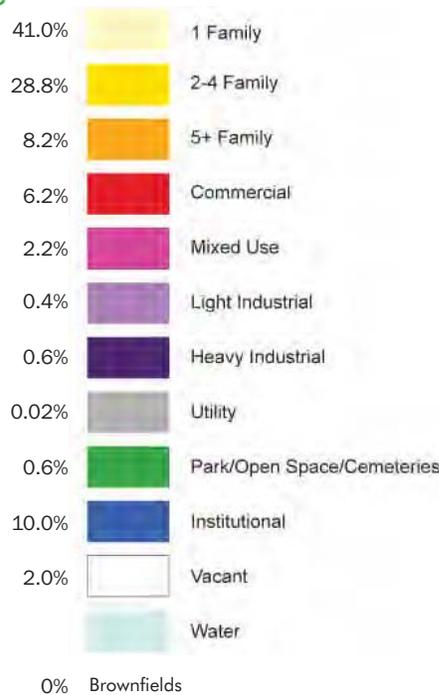
Neighborhood Planning and Development

With recent improvements in safety and school performance, Brooklawn/St. Vincent is well positioned to continue to experience increases in housing values. A total of 980 building permits were issued for work in the neighborhood between 1993 and 2006, placing Brooklawn/St. Vincent second in terms of demand for building permits within the city. Most of these permits were for interior and exterior renovations and additions; few permits were issued for new buildings, as the neighborhood is largely built out. The interest in renovations, along with increasing housing values, are positive indicators for the neighborhood. However, the St. Vincent/Mill Hill community has not yet engaged in a neighborhood-level planning process to identify a vision for its future.





Existing Land Use



Proposed Development
 1. St. Vincent's Medical Center Expansion
 2. Federal Arms Condominiums
 3. Watermark CCRC Expansion

Brooklawn/St. Vincent

Population	22,600
Age	
5 years & under	8.0%
19 years & under	27.4%
65 years & under	12.9%
Race/Ethnicity	
Non Hispanic	75.1%
White	42.1%
Black	20.3%
Asian/Other	12.7%
Hispanic	24.9%
Income	
Household Avg. (2006)	\$58,578
Persons Below Poverty	12.5%
Employment	
Unemployed	6.7%
Education	
Less than HS	29.3%
HS Graduate	31.7%
Some College	24.0%
College Degree+	15.1%
Students meeting CMT¹ goal (2006)	
Grade 4	13.12%
Grade 6	18.20%
Avg. SAT Score (2006)	
Verbal	436
Math	427
Students per Classroom (2006)	23.44
Students per Teacher (2006)	16.88
Housing	
Total Units	9,062
Owner Occupied	41.6%
Renter Occupied	52.3%
Vacant Units	6.0%
Built Last 20 Years	9.6%
With 1+ Cars	83.8%
Overcrowded Units	6.2%
Avg. Sales Price (2004-2006)	
Single Family	\$243,292
Multifamily	\$332,295
Parks/Open Space (2006)	
Percent of City Total	0.5%
Crime (2006)	
Reported Felonies	479
Blight (2005-2006)	
No. of Citations	142
No. of Foreclosures*	0

Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

EAST END

Located adjacent to the Town of Stratford just east of the East Side, the East End neighborhood borders the Long Island Sound and is bisected by I-95 and the Amtrak/Metro-North rail line. Johnson's Creek is a prominent surface water feature in the southeast portion of the neighborhood, and the port is a major industrial use within the community. The East End is characterized by a tight weave of industry and housing typical of pre-World War I industrial areas designed as walk-to-work neighborhoods. In 2000, the largest employment sector in the East End was the manufacturing sector, which accounts for over 40 percent of jobs in the neighborhood. The average wage for manufacturing jobs was approximately \$47,000.

The East End had 8,194 residents in 2000. The majority of residents (65%) were Black non-Hispanic, 26 percent of residents were Hispanic and few were White non-Hispanic (5%) or Asian (4%). The East End has the largest concentration of Black residents in Bridgeport. Less than 10 percent of East End residents are foreign-born. In 2000, the area had 3,288 housing units, 90 percent of which were built before 1980. Housing in the East End is characterized by 2-4 family flats and is mostly renter-occupied. Twelve percent of its housing stock is vacant. The area has three historic districts: Deacon's Point Historic District, Gateway Village Historic District and Wilmot Apartments Historic District.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks the East End eighth overall in terms of quality-of-life compared with Bridgeport's other neighborhoods. Historically, the neighborhood has struggled with some of the highest crime rates in the city. However, in recent years the East End has seen a decrease in crime and increases in income and educational performance. There are two elementary schools in the neighborhood – the Dunbar and McKinley Schools – and the area is served by Harding High School. Compared with the rest of Bridgeport for reading, writing and math performance, the East End places second in Grade 4 state testing and seventh in Grade 6 state testing. CCEA's Neighborhood Education Index places the neighborhood eighth out of the ten city neighborhoods it evaluates in terms of overall educational quality. CCEA's Neighborhood Crime Index ranks the area third out of the 13 neighborhoods it evaluates, indicating a relatively high level of crime in the neighborhood compared with the rest of the city.

Neighborhood Planning and Development

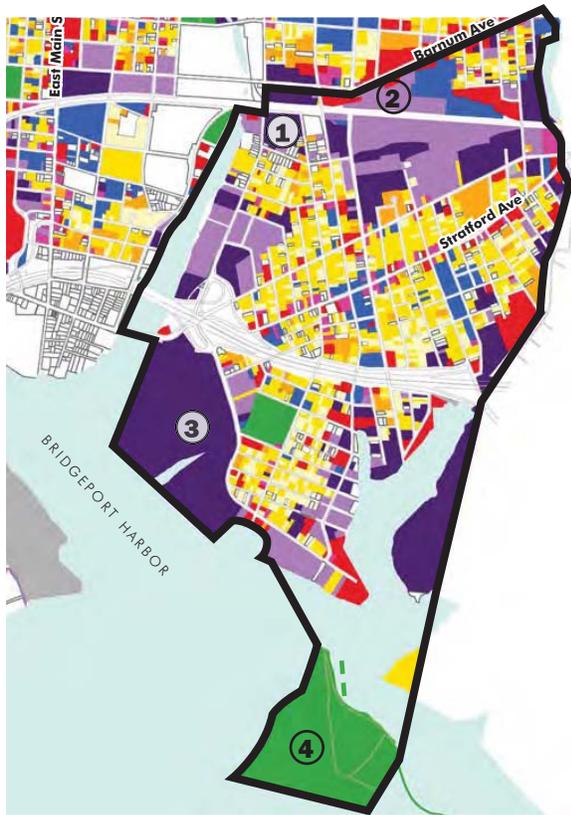
The East End has prepared a Neighborhood Revitalization Zone (NRZ) Plan, which has been adopted by City Council, outlining



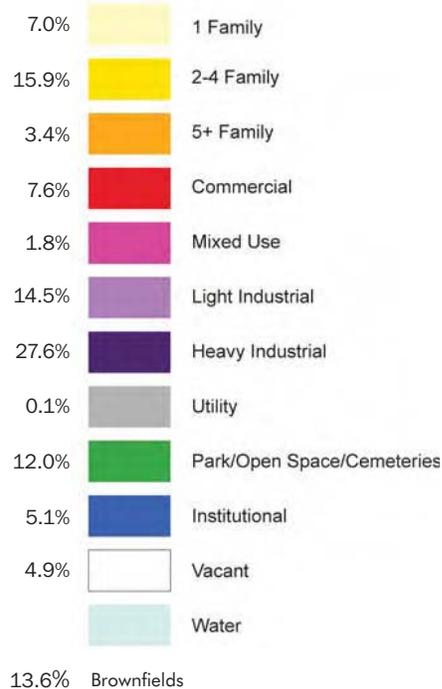
the community's vision for its future and recommended land use and zoning changes. The following is a summary of the land use planning and development recommendations of the East End NRZ Plan:

- *Develop design guidelines and performance standards for Stratford Avenue and for the neighborhood.*
- *Provide waterfront access to Johnson's Creek, including a linear park with an elevated walkway along Johnson's Creek with a fishing pier.*
- *Relocate incompatible or conflicting land uses and rezone land from industrial to other, more viable uses, such as office, small business, retail and residential.*
- *Amend zoning regulations to encourage shared parking along commercial and mixed use corridors.*
- *Vegetate vacant land awaiting redevelopment to provide open space for residents.*
- *Reduce exposure to lead paint by increasing monitoring in schools and implementing the HUD abatement program.*
- *Improve water quality in inter-tidal water bodies surrounding the East End.*
- *Improve air quality in the neighborhood by addressing diesel combustion sources such as truck traffic and off-road heavy equipment from industrial and port-related uses.*





Existing Land Use



Proposed Development

1. Seaview Avenue Industrial Park
2. Columbia Towers
3. Derektor Expansion
4. Pleasure Beach

East End	
Population	8,184
Age	
5 years & under	11.5%
19 years & under	36.3%
65 years & under	7.6%
Race/Ethnicity	
Non Hispanic	74.0%
White	5.2%
Black	65.1%
Asian/Other	3.8%
Hispanic	26.0%
Income	
Household Avg. (2006)	\$46,914
Persons Below Poverty	22.6%
Employment	
Unemployed	13.7%
Education	
Less than HS	36.4%
HS Graduate	36.7%
Some College	21.2%
College Degree+	5.6%
Students meeting CMT¹ goal (2006)	
Grade 4	5.3%
Grade 6	13.4%
Avg. SAT Score (2006)	
Verbal	374
Math	370
Students per Classroom (2006)	16.60
Students per Teacher (2006)	14.48
Housing	
Total Units	3,288
Owner Occupied	31.1%
Renter Occupied	56.5%
Vacant Units	12.4%
Built Last 20 Years	10.1%
With 1+ Cars	71.2%
Overcrowded Units	8.3%
Avg. Sales Price (2004-2006)	
Single Family	\$136,732
Multifamily	\$230,212
Parks/Open Space (2006)	
Percent of City Total	8.7%
Crime (2006)	
Reported Felonies	325
Blight (2005-2006)	
No. of Citations	156
No. of Foreclosures*	7

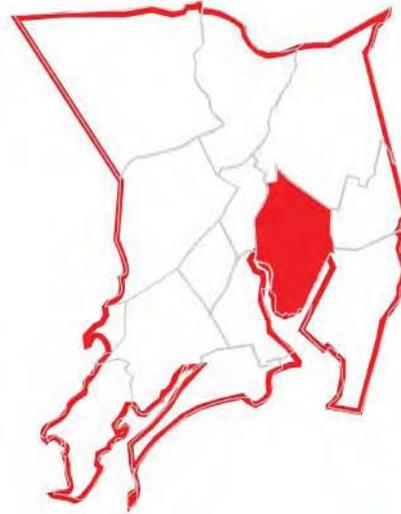
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¹ Connecticut Master Test

EAST SIDE

The East Side neighborhood is located across the Pequonnock River from the Downtown and the Enterprise Zone, and is adjacent to the East End. With direct access to Bridgeport Harbor, and bisected by I-95 and the Amtrak/Metro-North rail line, the East Side is strategically located, but functionally divided. Education and health care provide the largest number of jobs in the neighborhood, but the average wage of approximately \$37,000 earned by East Side workers in this sector is substantially lower than the industry norm in the city.

The East Side had 13,095 residents in 2000. The majority of residents were Hispanic (67%), followed by Black non-Hispanics (24%), White non-Hispanics (6%) and Asians (3%). Approximately 15 percent of neighborhood residents were foreign-born. In 2000, the neighborhood had 4,577 housing units, over 90 percent of which were built before 1980. The majority of housing in the neighborhood (67%) is multifamily, and is mostly renter-occupied. Nearly one in five housing units in the neighborhood is considered overcrowded, which is the highest rate of overcrowding in the city. In addition, 40 percent of East Side households do not have access to an automobile. The East Side contains the East Main Street Historic District, the East Bridgeport Historic District and the Pembroke City Historic District.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks the East Side last among the city's neighborhoods in terms of quality-of-life. The neighborhood has some of the highest crime rates and lowest income levels in Bridgeport. There are four elementary schools in the East Side – the Barnum, Garfield, Waltersville and Luis Munoz Marin Schools – and the area is served by Harding High School. Compared with the balance of Bridgeport for reading, writing and math performance, the East Side places ninth in both Grade 4 and Grade 6 state testing. CCEA's Neigh-



borhood Education Index places the neighborhood ninth out of the ten city neighborhoods it evaluates in terms of overall educational quality. The CCEA Neighborhood Crime Index ranks the East Side fourth out of the 13 neighborhoods it evaluates.

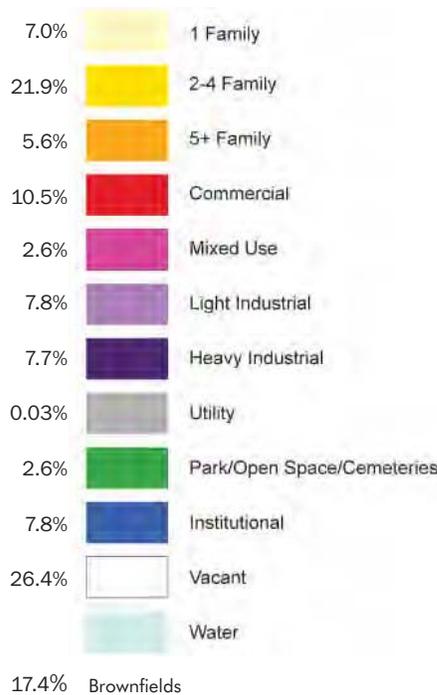
Neighborhood Planning and Development

The East Side is currently working to prepare a Neighborhood Revitalization Zone (NRZ) Plan, which will identify programs and strategies to improve the area's physical and social well being. Revitalization in the neighborhood is expected to be stimulated by the proposed mixed-use Steel Point development. This development will serve as a catalyst for rehabilitation and development in the neighborhood and is expected to benefit property values. In addition, new single-family housing is being developed on the former Father Panik Village site. This new housing, which will be located on the site of what was once the most dangerous public housing projects in the city, will have a positive impact on the residential character and quality of housing in the area.





Existing Land Use



- Proposed Development**
1. Steel Point
 2. Barnum & Waltersville Elementary Schools
 3. Remgrit

East Side	
Population	13,095
Age	
5 years & under	12.5%
19 years & under	40.3%
65 years & under	5.9%
Race/Ethnicity	
Non Hispanic	33.5%
White	6.1%
Black	23.9%
Asian/Other	3.5%
Hispanic	66.5%
Income	
Household Avg. (2006)	\$40,344
Persons Below Poverty	34.1%
Employment	
Unemployed	16.2%
Education	
Less than HS	53.7%
HS Graduate	28.0%
Some College	15.0%
College Degree+	3.3%
Students meeting CMT¹ goal (2006)	
Grade 4	5.42%
Grade 6	7.90%
Avg. SAT Score (2006)	
Verbal	374
Math	370
Students per Classroom (2006)	20.80
Students per Teacher (2006)	13.84
Housing	
Total Units	4,577
Owner Occupied	20.5%
Renter Occupied	66.8%
Vacant Units	12.7%
Built Last 20 Years	11.4%
With 1+ Cars	59.1%
Overcrowded Units	17.0%
Avg. Sales Price (2004-2006)	
Single Family	\$150,578
Multifamily	\$240,510
Parks/Open Space (2006)	
Percent of City Total	1.1%
Crime (2006)	
Reported Felonies	605
Blight (2005-2006)	
No. of Citations	239
No. of Foreclosures*	2

Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

ENTERPRISE ZONE

The Enterprise Zone¹ is located to the north of the Downtown, bordering the Pequonnock River. As an old manufacturing area, the neighborhood is characterized by more commercial and industrial development than residential. In 2000, there were only 872 residents in the Enterprise Zone. The neighborhood was predominantly Hispanic (47%), followed by White non-Hispanic (22%), Black non-Hispanic (19%) and Asian (12%). Over one-third of residents in this area are foreign-born. Nearly 30 percent of the resident labor force in the Enterprise Zone is unemployed, and over 30 percent of area residents live below the poverty line.

In 2000, the Enterprise Zone contained 2,470 jobs paying an average wage of \$48,000, which is slightly more than the citywide average. Four out of every ten jobs were in manufacturing. The neighborhood is fully within the designated Connecticut Enterprise Zone, which provides tax incentives and cost savings to businesses that locate in the area.

The Enterprise Zone does not contain any elementary schools, and no school data are available for this area. CCEA's Neighborhood Crime Index, discussed in the introduction to this chapter, indicates that the Enterprise Zone has the highest crime rate in the city.



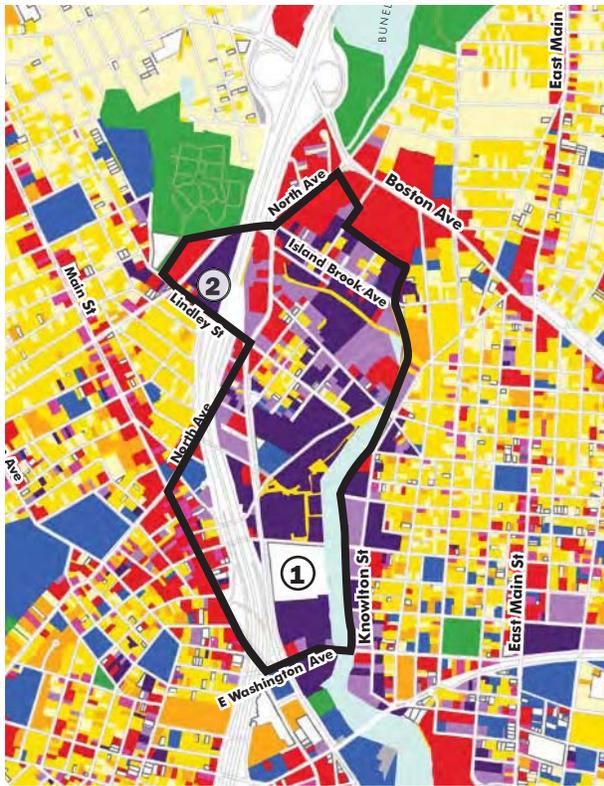
Neighborhood Planning and Development

The Enterprise Zone has experienced a steady downward trend in building permits issued between 1998 and 2003, but began to see a slight increase in 2004. Among the city's 13 neighborhoods, it ranked eleventh in average annual growth of permits over the past 14 years and ranked last in total volume of permits.

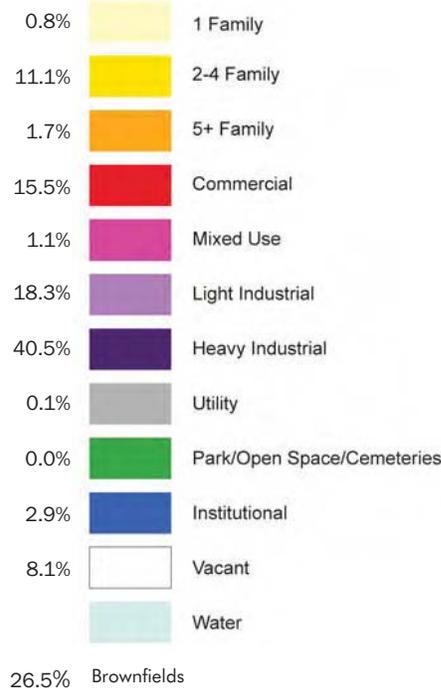
Like many older industrial cities across the country, Bridgeport must prepare for the transformation of traditional manufacturing areas like the Enterprise Zone to a higher-value mixed-use area. This neighborhood is highly visible from Route 1-95 and the Amtrak/Metro-North railroad line, and the image it conveys of the city has a significant impact on the region's impression of Bridgeport. In order to capitalize on the visibility of this area and its potential, public infrastructure must be upgraded to attract private investment. Existing low-income households in the neighborhood that will likely be displaced by redevelopment should be provided with relocation assistance to ensure that they find affordable housing elsewhere in the city.



¹ It should be noted that the boundaries of the Enterprise Zone neighborhood discussed in this profile are not the same as the boundaries of the State-designated enterprise zone, which provides tax incentives for development.



Existing Land Use



Proposed Development
 1. Bridgeport Brass
 2. Bridgeport Machine Complex

Enterprise Zone

Population	872
Age	
5 years & under	6.3%
19 years & under	30.4%
65 years & under	10.9%
Race/Ethnicity	
Non Hispanic	52.6%
White	21.4%
Black	19.3%
Asian/Other	11.9%
Hispanic	47.4%
Income	
Household Avg. (2006)	\$41,256
Persons Below Poverty	34.2%
Employment	
Unemployed	28.9%
Education	
Less than HS	60.3%
HS Graduate	17.3%
Some College	15.8%
College Degree+	6.6%
Housing	
Total Units	254
Owner Occupied	26.4%
Renter Occupied	73.6%
Vacant Units	0.0%
Built Last 20 Years	0.0%
With 1+ Cars	71.7%
Overcrowded Units	11.4%
Avg. Sales Price (2004-2006)	
Single Family	\$155,500
Multifamily	\$265,955
Parks/Open Space (2006)	
Percent of City Total	0%
Crime (2006)	
Reported Felonies	145
Blight (2005-2006)	
No. of Citations	3
No. of Foreclosures*	0

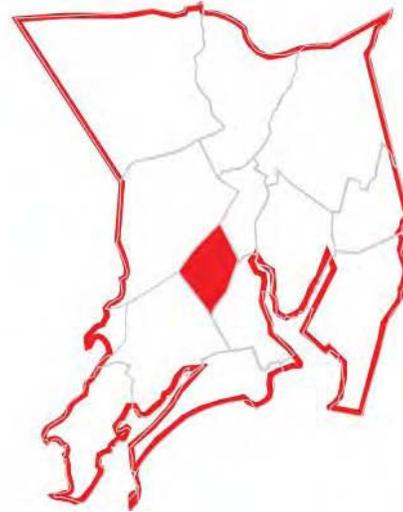
Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.

HOLLOW

The Hollow neighborhood is located near the center of Bridgeport, northwest of Downtown. It is bounded by North Avenue (Route 1) to the northwest, Park Avenue to the southwest, Washington Avenue to the East and Main Street to the northeast. This small neighborhood consists of approximately 0.42 square miles but has a population of 9,562, according to the 2000 Census, making it the most densely populated neighborhood in the city. The Hollow neighborhood has an unemployment rate of 11.3 percent, and one-quarter of its residents live below the poverty level.

The Hollow has historically been an immigrant neighborhood since it was settled by Irish and English immigrants in the late 1830s. Today, 30 percent of the area's residents are foreign-born, and nearly half of all residents (44%) are Hispanic. Other significant immigrant populations include Portuguese, Brazilian and Cape Verdean residents. The rest of the neighborhood is comprised of Black non-Hispanics (28%), White non-Hispanics (16%) and Asians (12%). In 2000, the area had 3,477 housing units, over 95 percent of which were built more than 20 years ago. The overall character of the neighborhood is multifamily residential, and approximately 77 percent of housing units are renter-occupied. The Hollow has no land area devoted to parks or open space, but contains Sterling Hill Historic District.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks the Hollow seventh overall in terms of quality-of-life compared with Bridgeport's other neighborhoods. While the neighborhood has seen some small improvements in its standardized test scores in recent years, crime rates and income levels have not shown similar progress. There are two elementary schools in the Hollow – the Columbus and Webster Schools – and the neighborhood is served by Bassick High School. Compared with the balance of Bridgeport for reading, writing and math performance, the Hollow places tenth in Grade 4 state testing and eleventh in Grade 6 state testing. CCEA's Neighborhood Education Index, which considers school resources and graduate accomplishments as well as test scores, places the neighborhood fourth out of the ten city neighborhoods it evaluates in terms of overall educational quality. CCEA's Neighborhood Crime Index ranks the Hollow fifth out of the thirteen neighborhoods it evaluates, indicating a fairly high level of crime versus the rest of the city.



Neighborhood Planning and Development

The Hollow has prepared a Neighborhood Revitalization Zone (NRZ) Plan that includes land use and zoning recommendations, which has been adopted by the City Council. The purpose of the plan is to improve the physical condition of properties in the neighborhood by implementing strategies to eliminate blight and barriers to investment. Major issues identified in the plan include the presence of blighted buildings and vacant lots, poor quality infrastructure, housing density and lack of strategic planning. Major short- and long-term strategies pertaining to planning and development that are outlined in the plan include:

Short-Term Strategies:

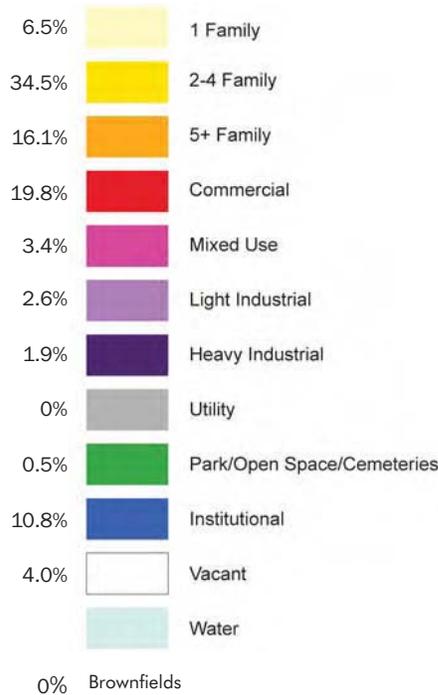
- *Coordinate site design of new school*
- *Identify strategic re-use of non-conforming lots*
- *Eliminate blight by eliminating deteriorated properties*
- *Develop strategies to fund property acquisition*
- *Collaborate with private developers to rehabilitate blighted structures*
- *Improve infrastructure including sidewalks and street paving*
- *Conduct assessment of traffic and parking*

Long-Term Strategies:

- *Develop homeownership strategies aimed at not increasing density*
- *Develop programs to replace sidewalks, curbs, infrastructure and lighting*
- *Educate business to access tax incentives and funding opportunities*
- *Develop capacity in non-profit organizations interested in rehabilitating structures*
- *Relocate appropriate businesses out of residential areas*



Existing Land Use



- Proposed Development**
1. Ostermoor Mattress Factory Apartments
 2. Harral Square
 3. North End Elementary School

Hollow	
Population	9,562
Age	
5 years & under	12.8%
19 years & under	35.4%
65 years & under	7.1%
Race/Ethnicity	
Non Hispanic	56.2%
White	16.3%
Black	27.7%
Asian/Other	12.2%
Hispanic	43.8%
Income	
Household Avg. (2006)	\$48,486
Persons Below Poverty	25.2%
Employment	
Unemployed	11.3%
Education	
Less than HS	52.3%
HS Graduate	26.4%
Some College	14.6%
College Degree+	6.7%
Students meeting CMT¹ goal (2006)	
Grade 4	11.6%
Grade 6	16.8%
Avg. SAT Score (2006)	
Verbal	352
Math	345
Students per Classroom (2006)	19.90
Students per Teacher (2006)	16.10
Housing	
Total Units	3,477
Owner Occupied	14.1%
Renter Occupied	76.8%
Vacant Units	9.0%
Built Last 20 Years	5.5%
With 1+ Cars	63.1%
Overcrowded Units	14.4%
Avg. Sales Price (2004-2006)	
Single Family	\$167,662
Multifamily	\$268,300
Parks/Open Space (2006)	
Percent of City Total	0%
Crime (2006)	
Reported Felonies	455
Blight (2005-2006)	
No. of Citations	182
No. of Foreclosures*	1

Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

NORTH BRIDGEPORT

North Bridgeport is located in the northeast corner of Bridgeport and borders the neighboring Town of Trumbull. The area is predominantly single-family residential and has a significant amount of park/open space area, including Beardsley Park and Connecticut's Beardsley Zoo. Nearly one-third of the land area in North Bridgeport is characterized as vacant, reflecting the Lake Success (Remington Woods) property, which is a significant brownfield site. The area is home to the Lakeview Village Historic District.

In 2000, North Bridgeport had 11,505 residents. The majority of residents were White non-Hispanic (40%) followed by Hispanic (28%), Black non-Hispanic (27%) and Asian (5%). Approximately 17 percent of the neighborhood's residents were foreign-born. In 2000, the area had 4,571 housing units, 70 percent of which were constructed before 1980. Housing occupancy is split evenly between owners and renters. North Bridgeport is not a major employment center in the city, providing less than 3,000 jobs.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks North Bridgeport fourth overall in terms of quality-of-life compared to Bridgeport's other neighborhoods. In recent years, North Bridgeport has experienced decreasing crime rates and increasing educational performance. There are two elementary schools in the neighborhood – the Beardsley and Hooker Schools – and the area is served by Harding High School. Compared with the balance of Bridgeport for reading, writing and math performance, North Bridgeport places fourth in Grade 4 state testing and fifth in Grade 6 state testing. CCEA's Neighborhood Education Index places the neighborhood fifth out of the ten city neighborhoods it evaluates in terms of overall educational quality. This is a significant improvement from its

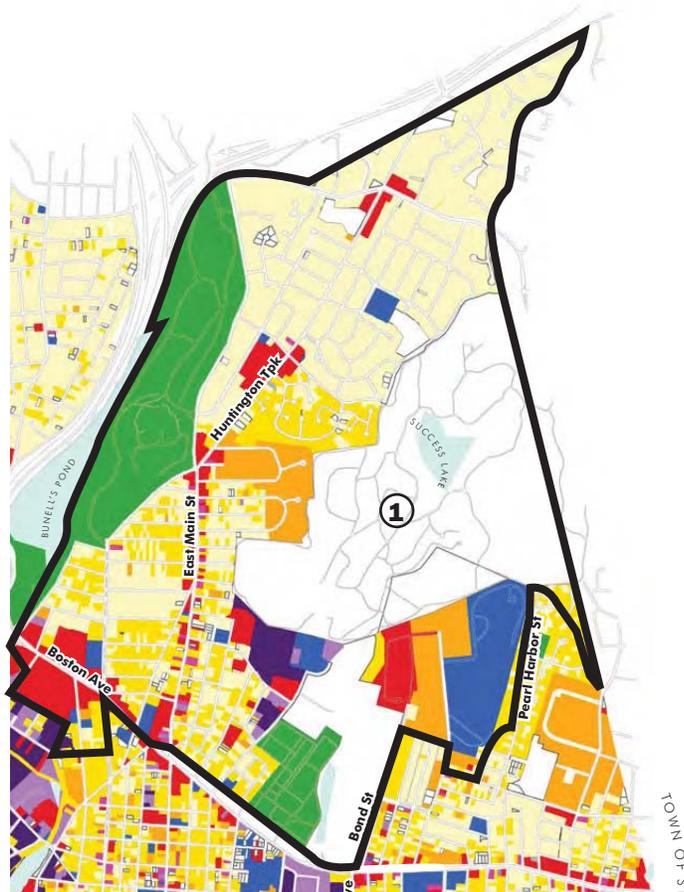


position in eighth place in 2001. CCEA's Neighborhood Crime Index ranks the area eleventh out of the thirteen neighborhoods it evaluates, indicating a low level of crime in North Bridgeport relative to the rest of the city.

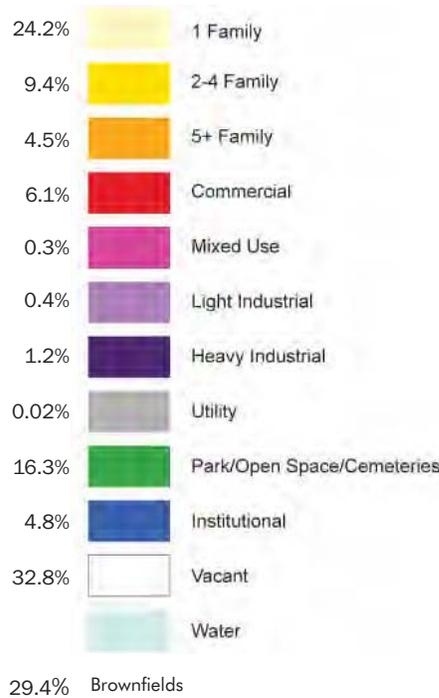
Neighborhood Planning and Development

North Bridgeport's primary planning issue is the reuse of the extensive Lake Success property. This nearly 400-acre site presents significant challenges in terms of both development and preservation of open space due to the presence of contamination on the site resulting from its former use by Remington Arms. The City proposes that this area be redeveloped as a business or industrial park with at least 25 percent of the site preserved as open space. Such use is consistent with a realistic adaptive reuse strategy for the site, taking into account existing contamination and required remediation. The North Bridgeport community has not yet engaged in a neighborhood-level planning process to identify a vision for its future.





Existing Land Use



Proposed Development
1. Lake Success Business Park

North Bridgeport	
Population	11,505
Age	
5 years & under	7.5%
19 years & under	26.0%
65 years & under	18.0%
Race/Ethnicity	
Non Hispanic	71.6%
White	39.7%
Black	27.0%
Asian/Other	4.9%
Hispanic	28.4%
Income	
Household Avg. (2006)	\$55,971
Persons Below Poverty	8.5%
Employment	
Unemployed	8.0%
Education	
Less than HS	32.9%
HS Graduate	30.0%
Some College	27.1%
College Degree+	10.0%
Students meeting CMT¹ goal (2006)	
Grade 4	10.7%
Grade 6	3.2%
Avg. SAT Score (2006)	
Verbal	374
Math	370
Students per Classroom (2006)	25.58
Students per Teacher (2006)	16.76
Housing	
Total Units	4,571
Owner Occupied	49.2%
Renter Occupied	46.1%
Vacant Units	4.6%
Built Last 20 Years	12.9%
With 1+ Cars	83.6%
Overcrowded Units	4.3%
Avg. Sales Price (2004-2006)	
Single Family	\$225,201
Multifamily	\$274,611
Parks/Open Space (2006)	
Percent of City Total	24.5%
Crime (2006)	
Reported Felonies	282
Blight (2005-2006)	
No. of Citations	76
No. of Foreclosures*	0

Data are from Yr. 2000 unless otherwise indicated.
* Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

NORTH END

The North End neighborhood borders the towns of Trumbull to the north and Fairfield to the west. It is adjacent to Reservoir/Whiskey Hill on the east and Brooklawn/St. Vincent on the south. The neighborhood is primarily single-family residential, with some pockets of higher-density residential uses in its western portion and a commercial strip along Main Street. The area has a significant amount of park/open space area, including three large parks: Veterans Memorial Park, Puglio Park and Elton Rogers Park. Lake Forest is a major water body that is located in the neighborhood.

The North End had 21,566 residents in 2000. The majority of residents were White non-Hispanic (61%), followed by Black non-Hispanic and Hispanic (16% each), and Asian (7%). Approximately 21 percent of the neighborhood's residents were foreign-born. In 2000, the neighborhood had 8,717 housing units, approximately 85 percent of which were built before 1980. Most housing units in the neighborhood (69%) are owner-occupied. Over one-third of jobs in the North End in 2000 were in education and health services, reflecting the area's proximity to St. Vincent's Medical Center. This sector typically pays a relatively low wage, but in the North End, workers in education and health services earn more, or nearly \$48,000 annually.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks the North End first among all of the city's neighborhoods in terms of quality-of-life. This high ranking reflects the neighborhood's low crime rates, high incomes and strong educational performance relative to other Bridgeport communities. There is one elementary school in the North End – Winthrop School – and the area is served by Central High School. Compared with the balance of Bridgeport for reading, writing and math performance, the North End places first in both Grade 4 and Grade 6 state testing. CCEA's

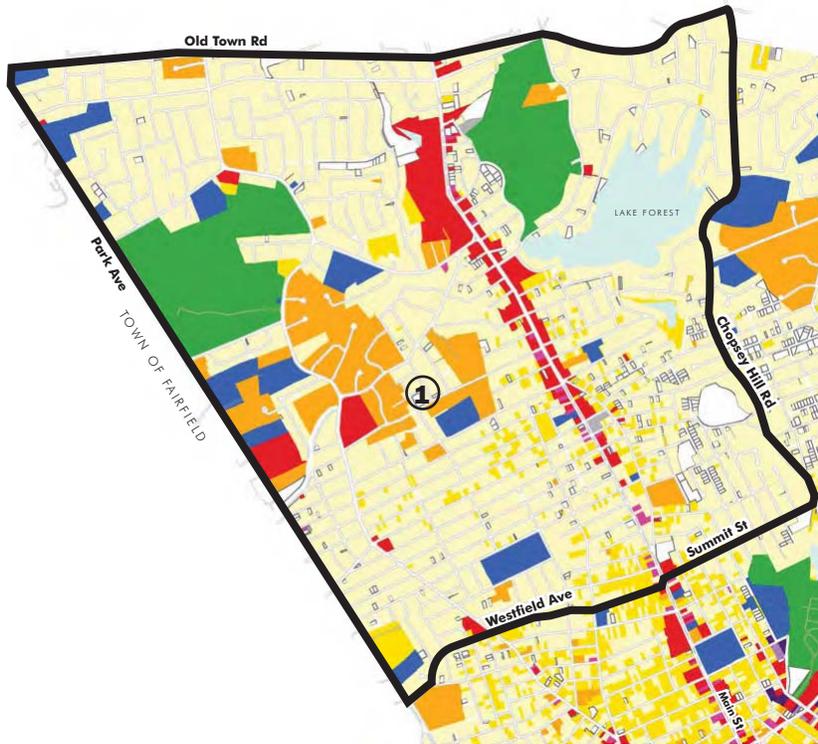


Neighborhood Education Index places the neighborhood first in the city in terms of educational quality. CCEA's Neighborhood Crime Index ranks the area twelfth out of the thirteen neighborhoods it evaluates, indicating low crime relative to other city neighborhoods.

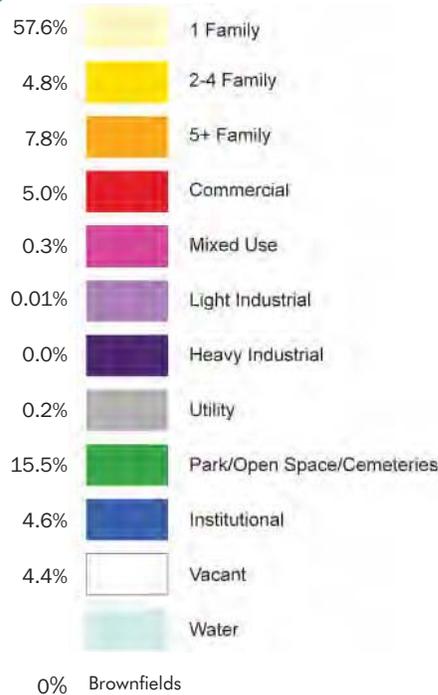
Neighborhood Planning and Development

With the best educational performance in the city and one of the lowest rates of crime, the North End is one of Bridgeport's most desirable neighborhoods. It borders other solidly residential areas and the relatively affluent towns of Fairfield and Trumbull. The North End experienced a steady rise in the number of building permits authorized from 1993 to 2004, but saw little increase in building permit activity between 2004 and 2006. It is expected that the North End will maintain its status as a desirable residential neighborhood with continued property value appreciation. However, with this demand comes a need to ensure that new buildings are of the highest quality design and are sensitive to their environmental surroundings.





Existing Land Use



North End

Population	21,566
Age	
5 years & under	6.7%
19 years & under	24.2%
65 years & under	17.7%
Race/Ethnicity	
Non Hispanic	83.9%
White	60.7%
Black	16.4%
Asian/Other	6.9%
Hispanic	16.1%
Income	
Household Avg. (2006)	\$68,258
Persons Below Poverty	8.0%
Employment	
Unemployed	6.7%
Education	
Less than HS	24.8%
HS Graduate	34.3%
Some College	23.9%
College Degree+	17.0%
Students meeting CMT¹ goal (2006)	
Grade 4	22.6%
Grade 6	35.1%
Avg. SAT Score (2006)	
Verbal	436
Math	427
Students per Classroom (2006)	24.30
Students per Teacher (2006)	17.25
Housing	
Total Units	8,717
Owner Occupied	69.0%
Renter Occupied	27.5%
Vacant Units	3.4%
Built Last 20 Years	15.5%
With 1+ Cars	91.0%
Overcrowded Units	3.6%
Avg. Sales Price (2004-2006)	
Single Family	\$278,963
Multifamily	\$327,383
Parks/Open Space (2006)	
Percent of City Total	27.2%
Crime (2006)	
Reported Felonies	324
Blight (2005-2006)	
No. of Citations	120
No. of Foreclosures*	0

Proposed Development
1. 536 Peet Street Residential

Data are from Yr. 2000 unless otherwise indicated.
* Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

RESERVOIR/WHISKEY HILL

The Reservoir/Whiskey Hill neighborhood borders the town of Trumbull to the north and the neighborhoods of North Bridgeport and the North End to the east and west. The neighborhood is predominantly characterized by single-family homes, and nearly ten percent of its land area is occupied by institutional uses. Almost eight percent of Reservoir/Whiskey Hill's land area consists of parks and open space; however, Park Cemetery represents much of that total.

In 2000, Reservoir/Whiskey Hill had 9,181 residents. The majority of residents were Black non-Hispanic (56%), followed by Hispanic (21%), White non-Hispanic (18%) and Asian (5%). About 14 percent of the neighborhood's residents were foreign-born. In 2000, the area had 3,106 housing units, 80 percent of which were built before 1980. Most housing units in Reservoir/Whiskey Hill (65%) are owner-occupied. In 2000, one in three area jobs was in education and health; however, the sector paid an average annual wage just below the neighborhood's median of \$40,283.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks Reservoir/Whiskey Hill second overall in terms of quality-of-life compared with Bridgeport's other neighborhoods. Growth in educational performance and rising incomes have helped to stabilize the neighborhood over the past five years. There are two elementary schools in Reservoir/Whiskey Hill – the Cross and Hallen Schools – and the area is served by Central High School. Compared with the balance of Bridgeport for reading, writing and math performance, Reservoir/Whiskey Hill places fifth for Grade 4 state testing and sixth in Grade 6 state testing. CCEA's Neighborhood Education Index places the neighborhood sixth out of the ten city neighborhoods that it evaluates in terms of overall educational quality. CCEA's Neighborhood Crime Index ranks the

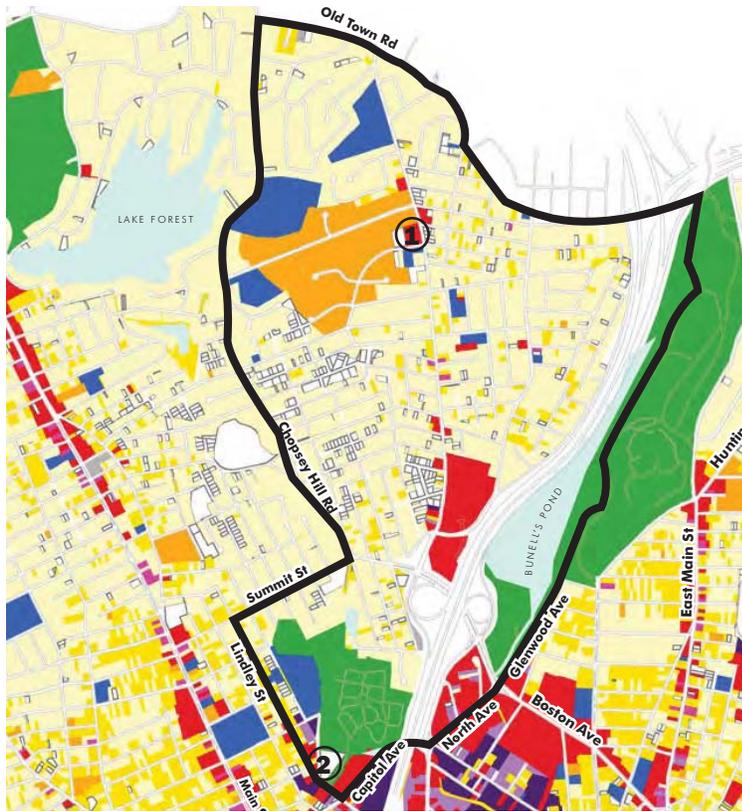


area ninth out of the thirteen neighborhoods it evaluates, indicating a relatively low level of crime in this area compared with the rest of Bridgeport.

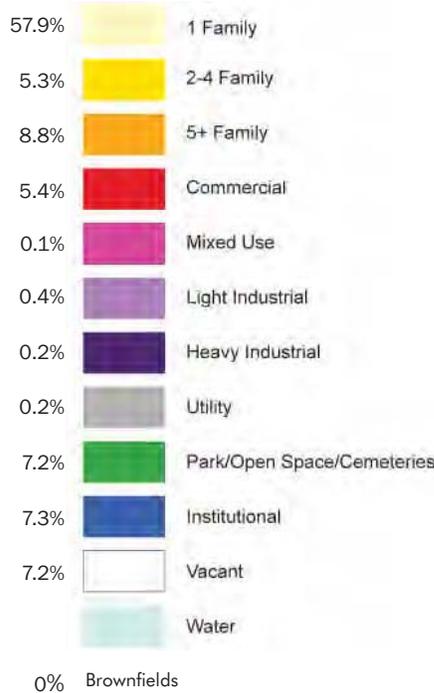
Neighborhood Planning and Development

Reservoir/Whiskey Hill demonstrates both strengths and weaknesses in terms of quality-of-life. While educational performance is improving and crime levels are decreasing, these issues continue to affect the desirability of the neighborhood. Reservoir/Whiskey Hill has recently seen an upward trend in building permit authorizations, and has ranked third among all neighborhoods by the rate of increase since 1993. Nearly one-third of permits were issued for new buildings, or more than twice the citywide average. The neighborhood is likely to attract additional residential development, but it continues to require improvement in safety and education, as well as greater opportunities for neighborhood shopping.





Existing Land Use



Proposed Development
 1. Reservoir & Yaremich Residential
 2. 660 Lindley St. Industrial

Reservoir/Whiskey Hill

Population	9,181
Age	
5 years & under	8.7%
19 years & under	34.7%
65 years & under	8.8%
Race/Ethnicity	
Non Hispanic	78.8%
White	18.0%
Black	56.1%
Asian/Other	4.7%
Hispanic	21.2%
Income	
Household Avg. (2006)	\$70,563
Persons Below Poverty	11.1%
Employment	
Unemployed	5.9%
Education	
Less than HS	27.8%
HS Graduate	36.8%
Some College	24.4%
College Degree+	11.1%
Students meeting CMT¹ goal (2006)	
Grade 4	7.2%
Grade 6	18.8%
Avg. SAT Score (2006)	
Verbal	436
Math	427
Students per Classroom (2006)	15.83
Students per Teacher (2006)	14.09
Housing	
Total Units	3,106
Owner Occupied	65.3%
Renter Occupied	28.2%
Vacant Units	6.5%
Built Last 20 Years	20.5%
With 1+ Cars	85.9%
Overcrowded Units	5.6%
Avg. Sales Price (2004-2006)	
Single Family	\$242,083
Multifamily	\$325,020
Parks/Open Space (2006)	
Percent of City Total	5.5%
Crime (2006)	
Reported Felonies	283
Blight (2005-2006)	
No. of Citations	63
No. of Foreclosures*	1

Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

SOUTH END

The South End neighborhood is located on a peninsula between Cedar Creek and Long Island Sound. It is directly south of I-95 and the Downtown, bordering Bridgeport Harbor with views of Pleasure Beach and the Port of Bridgeport in the East End. The largest land use in the South End is parks/open space due to the presence of Seaside Park. Other major land uses are institutional, largely attributable to the University of Bridgeport, and industrial, mainly concentrated along the neighborhood's periphery. Residential uses are located in the northern portion of the neighborhood and are predominantly medium- and high-density. In 2000, there were 1,270 jobs located in the South End with an average annual salary of \$58,721 in 2006 dollars. The education and health sector is the largest employment sector in the neighborhood, followed by manufacturing. Over 35 percent of South End residents are unemployed.

In 2000 the South End had 4,697 residents. The ethnic/racial composition of the area was fairly balanced relative to other city neighborhoods. Hispanics made up 37 percent of the population, followed by Black non-Hispanics (29%) and White non-Hispanics and Asians (each 17%). About 20 percent of the neighborhood's residents were foreign-born. In 2000 the South End had 1,740 housing units, 95 percent of which are over 20 years old. Most of the area's housing units (65%) are renter-occupied. The South End has four historic districts: Seaside Park, Marina Park Historic District, Barnum/Palliser Historic District and Seaside Village Historic District.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, does not rank the South End due to the absence of income trend data. However, according to the Census, average household income in the neighborhood was \$40,236 in 2006 dollars, and nearly 40 percent of the population lived below the poverty level. The South End has one elementary school – Roosevelt School – and is served by Bassick High

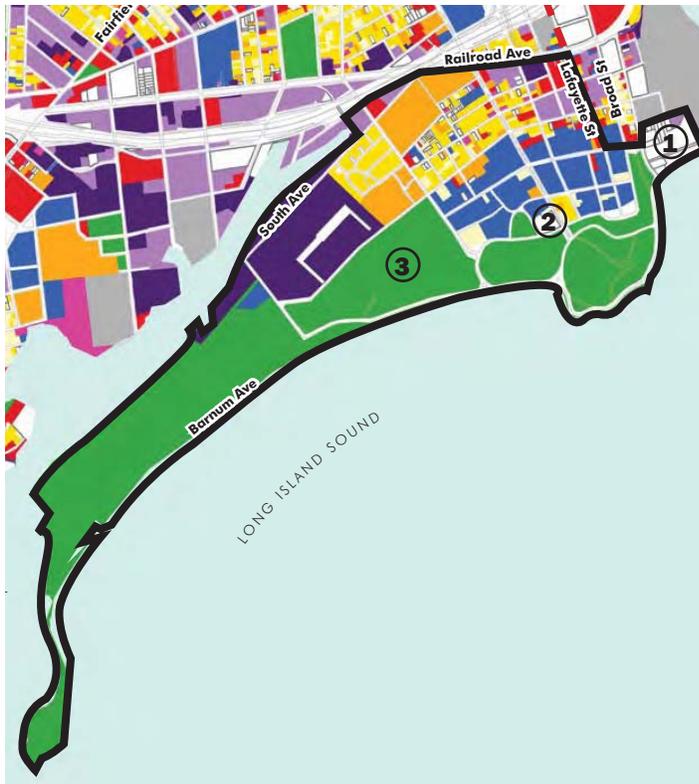


School. Compared with the balance of Bridgeport for reading, writing and math performance, the South End places last in both Grade 4 and Grade 6 state testing. CCEA's Neighborhood Crime Index for 2006 ranks the South End eighth out of the thirteen neighborhoods it evaluates, which is a substantial improvement over 2005 when the neighborhood ranked first for overall crime compared with the rest of the city.

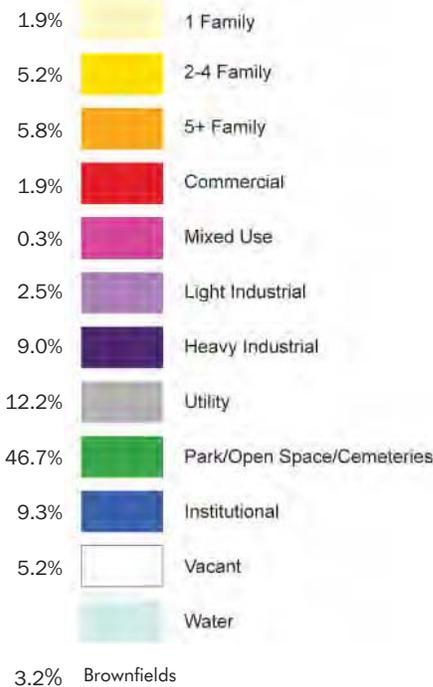
Neighborhood Planning and Development

Among all of Bridgeport's neighborhoods, the South End shows the most promise for marked improvement due to its close proximity to the Downtown and its significant latent assets, including Seaside Park and the University of Bridgeport. Developers have already begun to express interest in its waterfront sites for mixed-use, market rate development. Vacant industrial buildings are being rehabilitated for adaptive reuse. Recreational amenities offered by Seaside Park, improvements in the educational tenor of UB and accessibility to sports and entertainment activities at Harbor Yard have the potential to attract new residents with greater disposable incomes to the area. To maximize the benefits of this new development interest, the South End is working to prepare a Neighborhood Revitalization Zone (NRZ) Plan that will outline the neighborhood's vision for its future.





Existing Land Use



- Proposed Development**
1. Remington Shaver Site
 2. Soundgate
 3. Seaside Park

South End	
Population	4,697
Age	
5 years & under	11.0%
19 years & under	34.3%
65 years & under	7.2%
Race/Ethnicity	
Non Hispanic	63.6%
White	17.3%
Black	29.2%
Asian/Other	17.1%
Hispanic	36.4%
Income	
Household Avg. (2006)	\$40,236
Persons Below Poverty	38.2%
Employment	
Unemployed	35.4%
Education	
Less than HS	44.0%
HS Graduate	22.80%
Some College	15.7%
College Degree+	17.5%
Students meeting CMT¹ goal (2006)	
Grade 4	3.2%
Grade 6	3.6%
Avg. SAT Score (2006)	
Verbal	352
Math	345
Students per Classroom (2006)	21.3
Students per Teacher (2006)	17.2
Housing	
Total Units	1,740
Owner Occupied	23.2%
Renter Occupied	64.6%
Vacant Units	12.2%
Built Last 20 Years	5.6%
With 1+ Cars	55.2%
Overcrowded Units	11.4%
Avg. Sales Price (2004-2006)	
Single Family	\$255,000
Multifamily	\$251,276
Parks/Open Space (2006)	
Percent of City Total	28.9%
Crime (2006)	
Reported Felonies	135
Blight (2005-2006)	
No. of Citations	69
No. of Foreclosures*	0

Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test

WEST END/WEST SIDE

The West End/West Side neighborhood borders the Town of Fairfield and the Black Rock neighborhood. It is bisected by I-95 and upland from Cedar Creek, with views of Seaside Park. The neighborhood is largely medium-density residential (2-4 family homes), but also contains industrial uses, which are mainly concentrated south of Railroad Avenue in the western portion of the community. Commercial uses are located along Fairfield Avenue, State Street and Brooklawn Avenue. The neighborhood does not contain many significant parks or open space areas, with the exception of Went Field. Nearly 11 percent of the area is brownfields. West End/West Side contains part of the Stratfield and Division Street Historic Districts, as well as all of the Railroad Avenue and Bassickville Historic Districts.

In 2000, West End/West Side had 17,514 residents, the majority of whom were Hispanic (41%), followed by Black non-Hispanic (34%), White non-Hispanic (15%) and Asian (10%). Approximately 24 percent of the neighborhood's residents were foreign-born. In 2000, West End/West Side had 5,898 housing units, over 90 percent of which were at least 20 years old. The neighborhood is predominantly renter-occupied, with renters accounting for 70% of the population. The neighborhood's unemployment rate was 14 percent in 2000, and 27 percent of residents lived below the poverty level. Manufacturing jobs in West End/West Side represented over 21 percent of Bridgeport's total, and employees in that sector earned more than the neighborhood's average household income.

CCEA's Neighborhood Development Index, discussed in the introduction to this chapter, ranks West End/West Side next to last in terms of quality-of-life compared with Bridgeport's other neighborhoods. The area has one of the highest crime rates in the city and shows poor educational performance. There are three elementary schools in the neighborhood – the recently opened, state-of-the-art Cesar Batalla School, the Bryant School and the Curiale School. The area is served by Bassick High School. Compared with the rest of Bridgeport for reading, writing and math

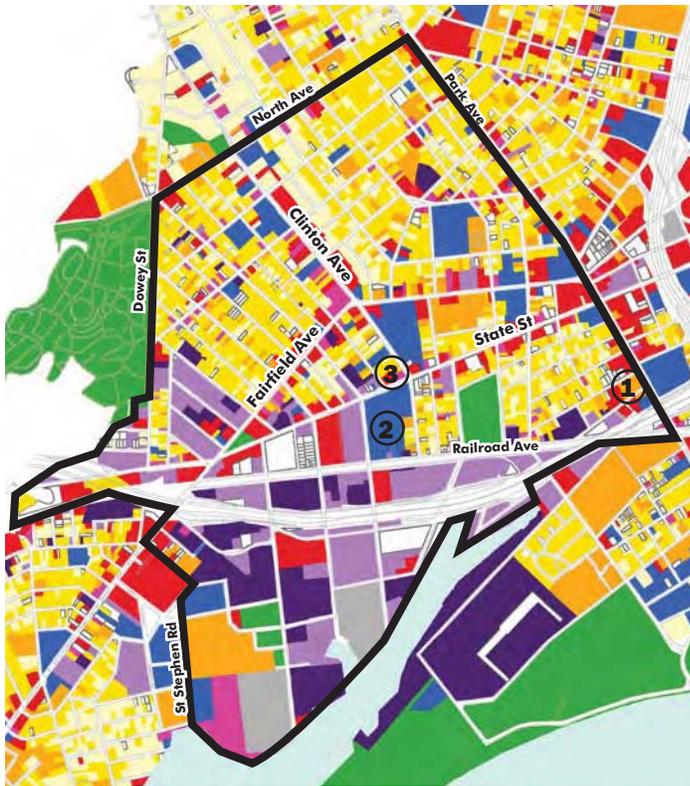


performance, West End/West Side places seventh in Grade 4 state testing and ninth in Grade 6 state testing. CCEA's Neighborhood Education Index places the neighborhood seventh out of the ten city neighborhoods it evaluates in terms of overall educational quality. CCEA's Neighborhood Crime Index ranks the area seventh out of the thirteen neighborhoods it evaluates, marking a substantial improvement in the area's crime rate between 2005 and 2006.

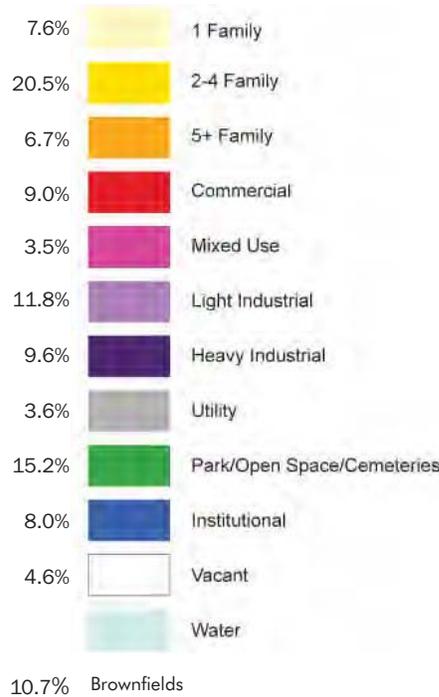
Neighborhood Planning and Development

West End/West Side is currently working to develop a Neighborhood Revitalization Zone (NRZ) Plan, and the community has begun to identify land use objectives and potential zoning changes for the neighborhood. West End/West Side has a new elementary school, Cesar Batalla, which opened in early 2007 and provides state-of-the-art classroom facilities. The school grounds include playing fields that are open to the public after school hours. Despite strong locational attributes, however, quality-of-life factors including crime, income and education currently have a negative impact on the development potential of this neighborhood. While educational opportunities are improving, residents are in need of higher paying jobs and home ownership opportunities. It is anticipated that the community's NRZ plan will address these issues and provide strategies for revitalization.





Existing Land Use



Proposed Development

1. Former Park City Hospital Residential Conversion
2. ASAP Bedliners
3. State Street Commercial

West End/West Side	
Population	17,514
Age	
5 years & under	13.2%
19 years & under	40.0%
65 years & under	6.4%
Race/Ethnicity	
Non Hispanic	58.6%
White	14.6%
Black	33.7%
Asian/Other	10.4%
Hispanic	41.4%
Income	
Household Avg. (2006)	\$44,928
Persons Below Poverty	27.4%
Employment	
Unemployed	13.9%
Education	
Less than HS	46.5%
HS Graduate	31.2%
Some College	16.1%
College Degree+	6.2%
Students meeting CMT¹ goal (2006)	
Grade 4	9.64%
Grade 6	7.80%
Avg. SAT Score (2006)	
Verbal	352
Math	345
Students per Classroom (2006)	24.76
Students per Teacher (2006)	16.90
Housing	
Total Units	5,898
Owner Occupied	20.1%
Renter Occupied	70.2%
Vacant Units	9.7%
Built Last 20 Years	11.5%
With 1+ Cars	62.6%
Overcrowded Units	12.4%
Avg. Sales Price (2004-2006)	
Single Family	\$189,056
Multifamily	\$268,431
Parks/Open Space (2006)	
Percent of City Total	1.7%
Crime (2006)	
Reported Felonies	777
Blight (2005-2006)	
No. of Citations	200
No. of Foreclosures*	0

Data are from Yr. 2000 unless otherwise indicated.
 * Represents foreclosure by the City; does not include foreclosures by private financial institutions.
¹ Connecticut Master Test