

Chapter 2: Demographics & Public Facilities

2.1 Population

Bridgeport continues to remain the most populous city in Connecticut with a 2010 population of 144,229, and the next populous city, New Haven, trailing in population by nearly 15,000. Bridgeport's annual rate of growth between 2000 and 2010 was 0.33%, which kept pace with a 0.38% growth rate for Fairfield County. The relative affordability of Bridgeport compared to Fairfield County, and its convenient commuting location along the I-95 and Metro-North rail corridors contributes to a projected increase in population over the next few years. This prime location has attracted developers, thereby creating a substantial pipeline of rental housing to be developed throughout the city, and in particular downtown.

The city's population has been steadily increasing since 2000, and is projected to continue increasing through the year 2020. The U.S. Census Bureau is projecting the population to surpass 148,000 in 2019, while the Connecticut Data Center projects the population to break 150,000 by 2020. Taking into account the various projects in the development pipeline which include residential units, it is realistic to expect that both population projections are achievable.

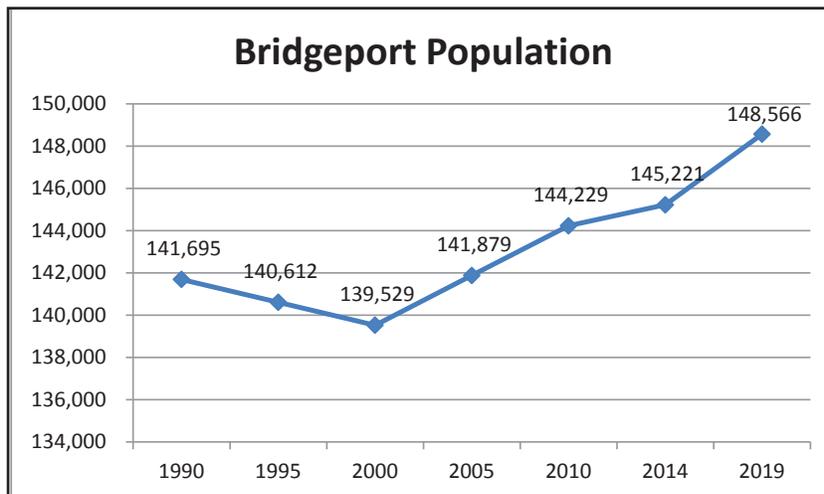


Figure 1

Source: U.S. Census Bureau Decennial 2010

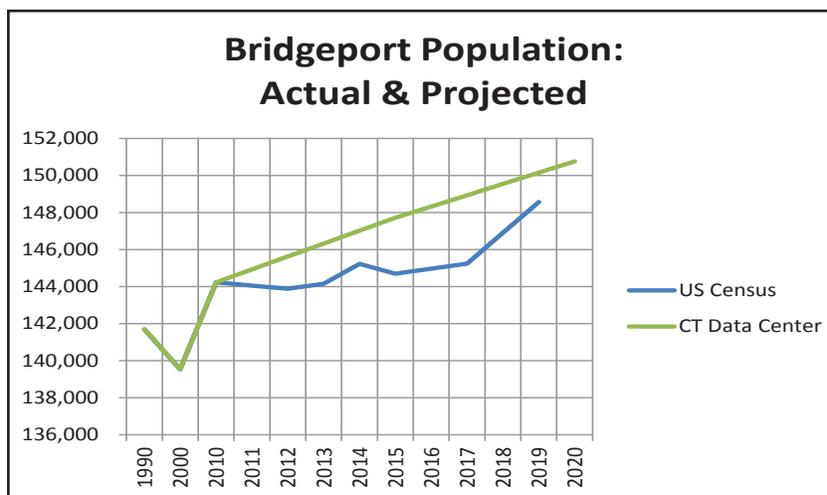


Figure 2

Source: U.S. Census Bureau 2010; CERC Profiles; Connecticut Data Center

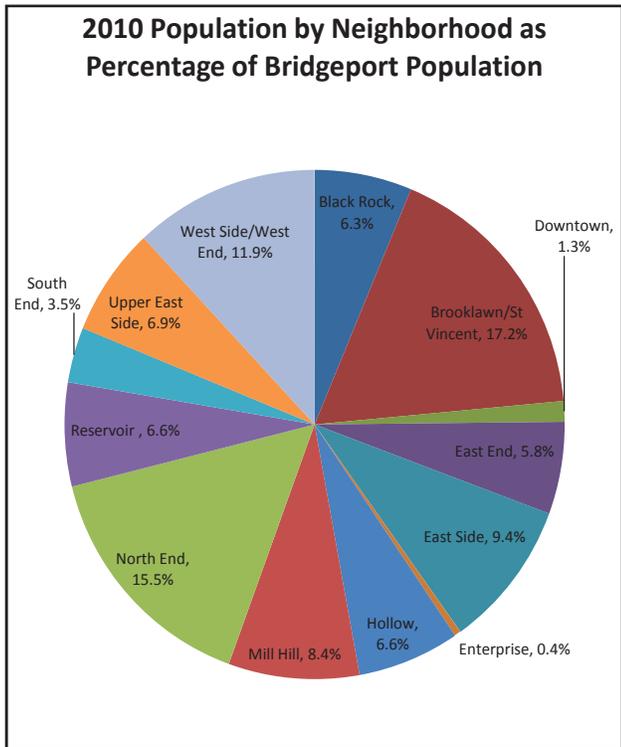


Figure 3 Source: U.S. Census Bureau Decennial 2010

The two most populous neighborhoods, Brooklawn/ St Vincent and North End, are located north of Route 1. Historically the area north of Route 1 was settled in the post-WWII era, and is dominated by single-family homes. Because these neighborhoods are so large in area, they can provide larger housing unit footprints to accommodate a greater population. At the other end of the spectrum, population density is highest in the Hollow, a tiny neighborhood in geographic terms, with small multi-family houses packed tightly together.

Neighborhood	Population	Square Miles	Population Density/sq mi
Black Rock	9,073	1.0	9,309
Brooklawn/St Vincent	24,829	1.8	13,976
Downtown	1,897	0.5	3,569
East End	8,435	1.3	6,547
East Side	13,587	1.1	12,565
Enterprise	596	0.4	1,458
Hollow	9,509	0.5	21,043
Mill Hill	12,175	1.5	8,216
North End	22,356	3.0	7,399
Reservoir	9,496	1.2	8,218
South End	5,059	1.0	4,951
Upper East Side	9,938	1.6	6,248
West Side/West End	17,208	1.5	11,841
Bridgeport	144,229	16.4	9,014

Figure 4- Neighborhood Statistics Source: U.S. Census Bureau Decennial 2010

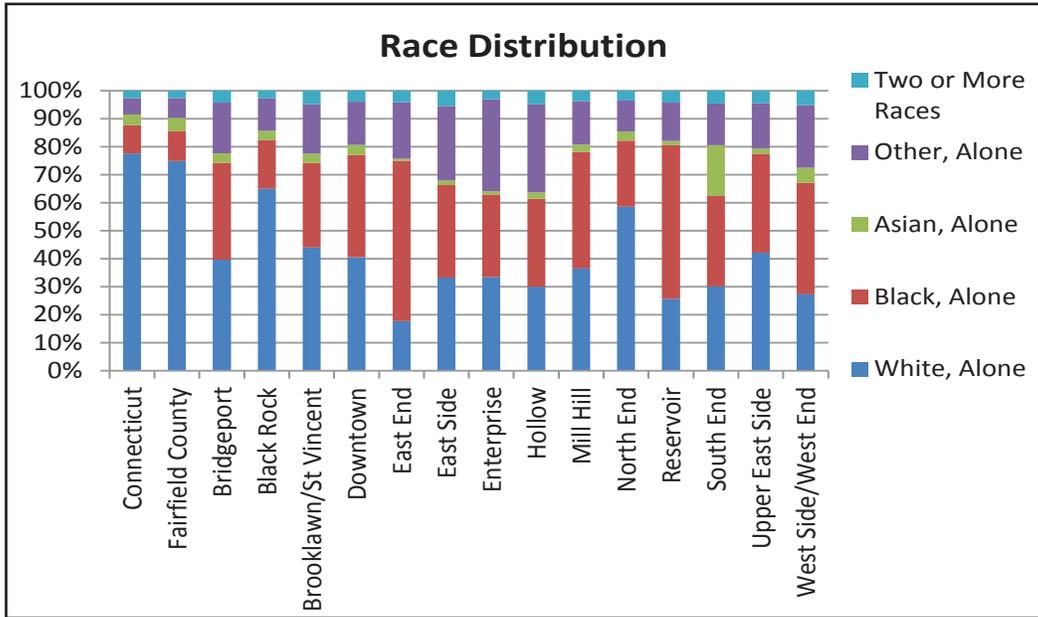


Figure 5

Source: U.S. Census Bureau Decennial 2010

Bridgeport’s population is ethnically diverse. In eight of the thirteen neighborhoods over sixty percent of the population is non-white. The Hollow and Enterprise neighborhoods are most diverse, with nearly forty percent of the population in each area claiming a race other than white alone or black alone.

Hispanic origin is counted by the U.S. Census Bureau separately from racial background. For example, an individual may have chosen to identify their race as ‘black alone’, and then also identify as Hispanic Origin. Nearly forty percent of Bridgeport’s total population

is Hispanic. This population primarily lives in three neighborhoods, East Side, Enterprise and the Hollow, with at least forty nine percent of the population in each neighborhood identifying as Hispanic Origin. Since the Census began tracking Hispanic Origin in 1990, the distribution of Hispanic population in Bridgeport has remained approximately the same in the East Side. During that same timeframe the Hispanic population of the Enterprise, Hollow and West Side/West End neighborhoods grew from 40% in each neighborhood to approximately 50%.

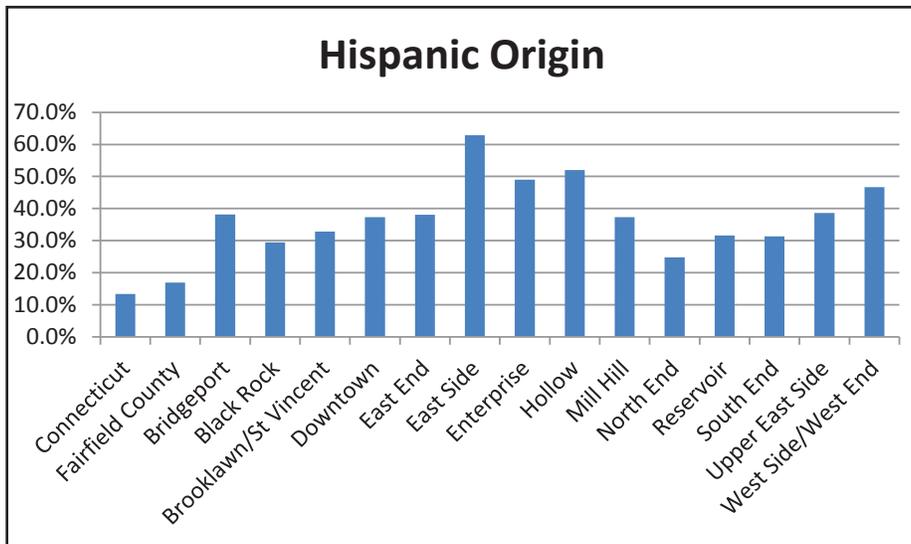


Figure 6

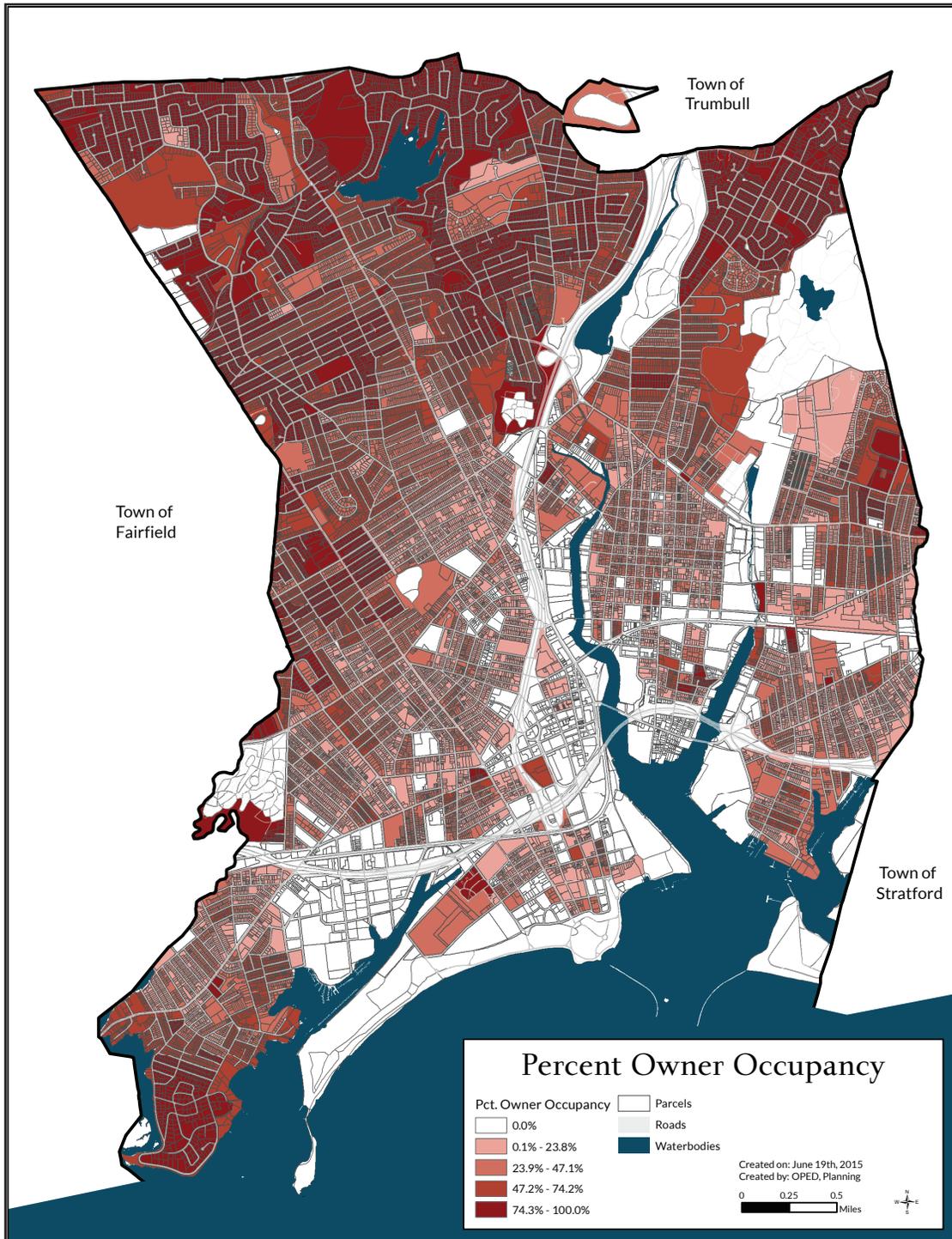
Source: U.S. Census Bureau Decennial 2010

2.2 Housing

The neighborhoods north of U.S. Route 1, which are dominated by single-family homes, clearly have the highest percentage of owner-occupied housing units in Bridgeport. Two neighborhoods, North End and Reservoir, exceed the owner-occupied percentages

for both the state of Connecticut and Fairfield County. These two neighborhoods have few rental apartment buildings, and most large residential buildings are condominiums.

The highest renter-occupied percentage is found Downtown, an area that is being redeveloped with high rise rental units as a transit-oriented neighborhood. Approximately 200 new units are currently in the pipeline for development.



Map 3 - Percent Owner Occupancy

Source: U.S. Census Bureau Decennial 2010

2.3 Building Permits

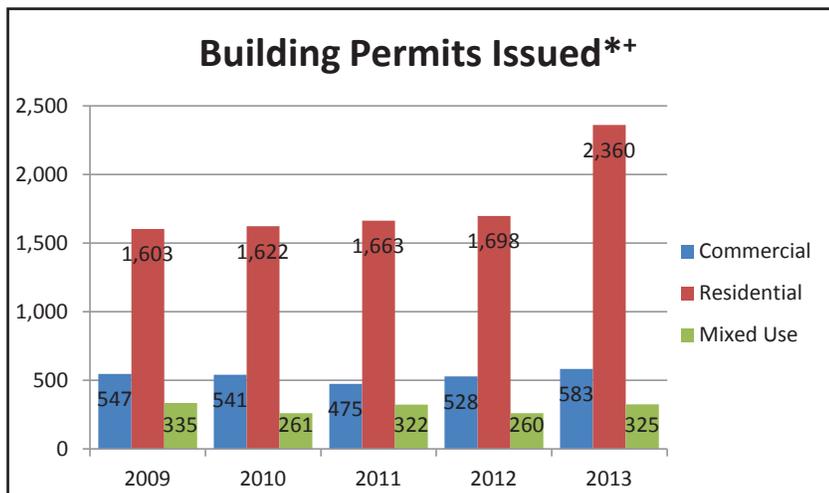


Figure 7 Source: Bridgeport Building Department

*Building permits include all general and trade permits (mechanical, electrical, plumbing, etc.).
 +Permits were divided into categories based upon the zoning category for that parcel.

Building permits issued remained steady during the period of 2009 through 2012, hovering between 2,424 and 2,486. In 2013 the total number of permits issued jumped significantly, to over 3,200. This spike is noted particularly in permits for residential units.

Value of Work is estimated at the time the building permit is issued. Value of work in mixed use zoning classifications has increased since 2009. Value of work in commercial zoning classifications remains steady. The increase in mixed use value of work can be attributed to upgrades and renovations at the University of Bridgeport and Bridgeport Hospital during those timeframes.

While the number of residential building permits has increased substantially, the value of work for those permits has decreased. This indicates that there are many small improvements being made to residential units across the city that require various trade permits.

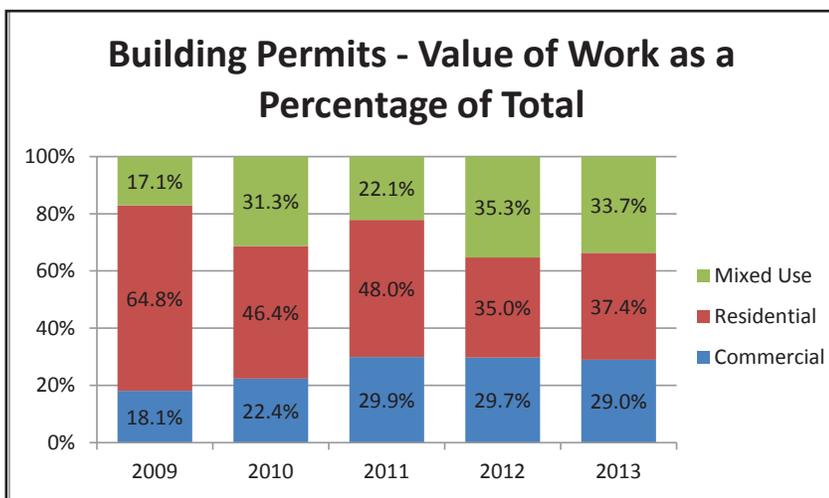


Figure 8 Source: Bridgeport Building Department

2.4 Labor

Educational attainment in Bridgeport improved between 1990 and 2010. A 12% drop occurred in the number of adults with no high school degree or GED, while there are increases in those attending college and obtaining an Associate's degree.

Fifty three percent of the businesses located within Bridgeport fall into five sectors: Construction; Administrative & Support & Waste Management & Remediation Services; Other (except Public Administration); Retail Trade; and Professional,

Scientific & Technical Services.

The Administrative & Support & Waste Management & Remediation Services sector has such a high number of businesses in the city because this sector covers so many types of businesses, from blue collar to white collar. This sector is comprised of many back office type businesses such as telemarketing, copy shops, court reporting/stenographers and collection agencies, as well as locksmiths, exterminators, janitors and landscapers. The sector also includes packaging and labeling and travel/tour operators. The last catch-all in this sector includes solid and hazardous waste collection, treatment and disposal, landfills and incinerators, remediation and materials recovery, and septic and related services.

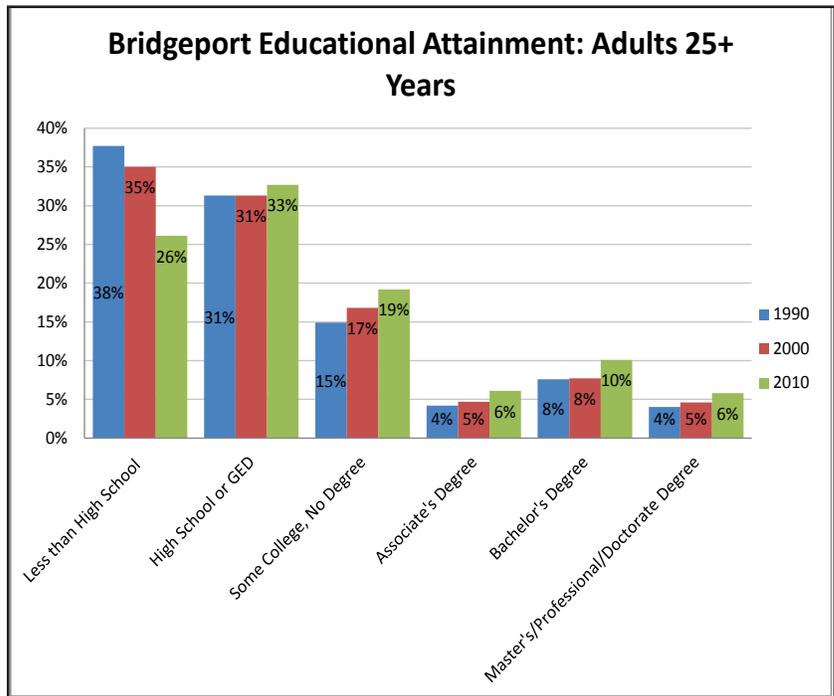


Figure 9

Source: American Community Survey 2008-2012

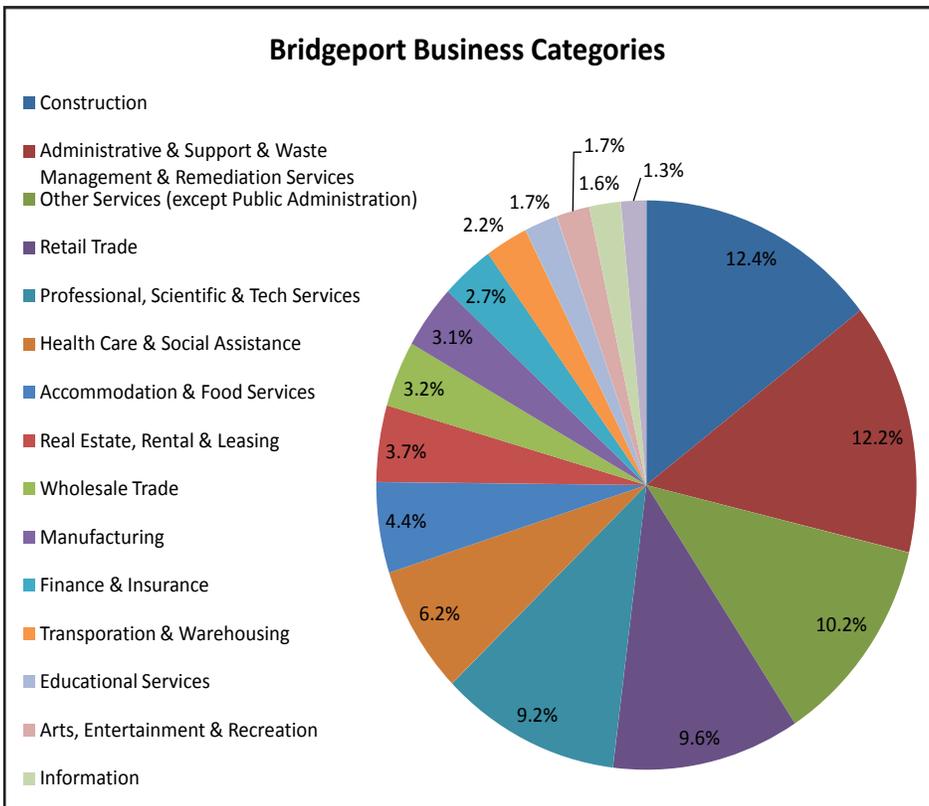


Figure 10

Source: Dun & Bradstreet 2014

One contributing factor to the large retail sector in Bridgeport is that big box retailers, aside from grocery stores and Home Depot, have not saturated the city. With their absence, smaller locally owned retailers continue to exist and keep this percentage high. This is evidenced by the many bodegas serving the neighborhoods.

The Professional, Scientific and Technical Services sector is boosted by a high concentration of lawyers in Bridgeport, largely due to their desire to be located close to the four courthouses in Downtown.

Bridgeport's top ten employers, in descending order, are:

- City of Bridgeport
- People's United Bank
- Bridgeport Public Schools
- St. Vincent's Medical Center
- Bridgeport Hospital
- Housatonic Community College
- University of Bridgeport
- Connecticut
- Post/Hearst Media Services
- Southwest Connecticut Mental Health System
- Lacey Manufacturing

Unemployment rates in Bridgeport have been decreasing over the past five years. This positive trend mirrors that found throughout the state.

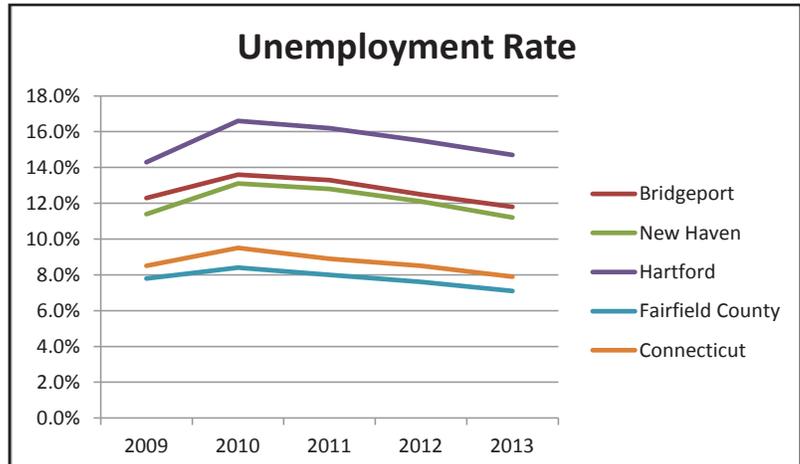


Figure 11

Source: Connecticut Department of Labor

2.5 Schools

Public Primary & Secondary Schools

There are currently 37 Bridgeport-run public schools providing education to over 20,000 students in Pre-K through 12th grade. This includes twenty-nine elementary schools, five high schools and three alternative schools. Five of the elementary schools are



Source: Bridgeport Public Schools website

magnet schools, while each high school has a specific focus such as business, performing arts, international baccalaureate, military sciences and aquaculture.

Bridgeport has five public interdistrict schools that have opened since the 2011-2012 school year, and which accept students from Bridgeport and seven

surrounding towns: Discovery Magnet elementary, Bridgeport Military Academy and Fairchild Wheeler High School. Fairchild Wheeler's gold LEED certified campus hosts three magnet schools which include Zoology and Biotechnology Research, Aerospace and Physical Science, and Information Technology and Software Engineering. The Bridgeport Military Academy focuses on first responders of Police, Fire, Emergency Medical, Homeland Security and Military Sciences.

Efforts to dramatically transform district-wide student achievement began in January 2012. One of these efforts, to increase investment in technology within the schools, began in earnest during the 2012-2013 school year and has resulted in smartboards in every classroom, laptops for every teacher, all High School students receiving Chromebooks, and shared laptop carts at all middle schools.

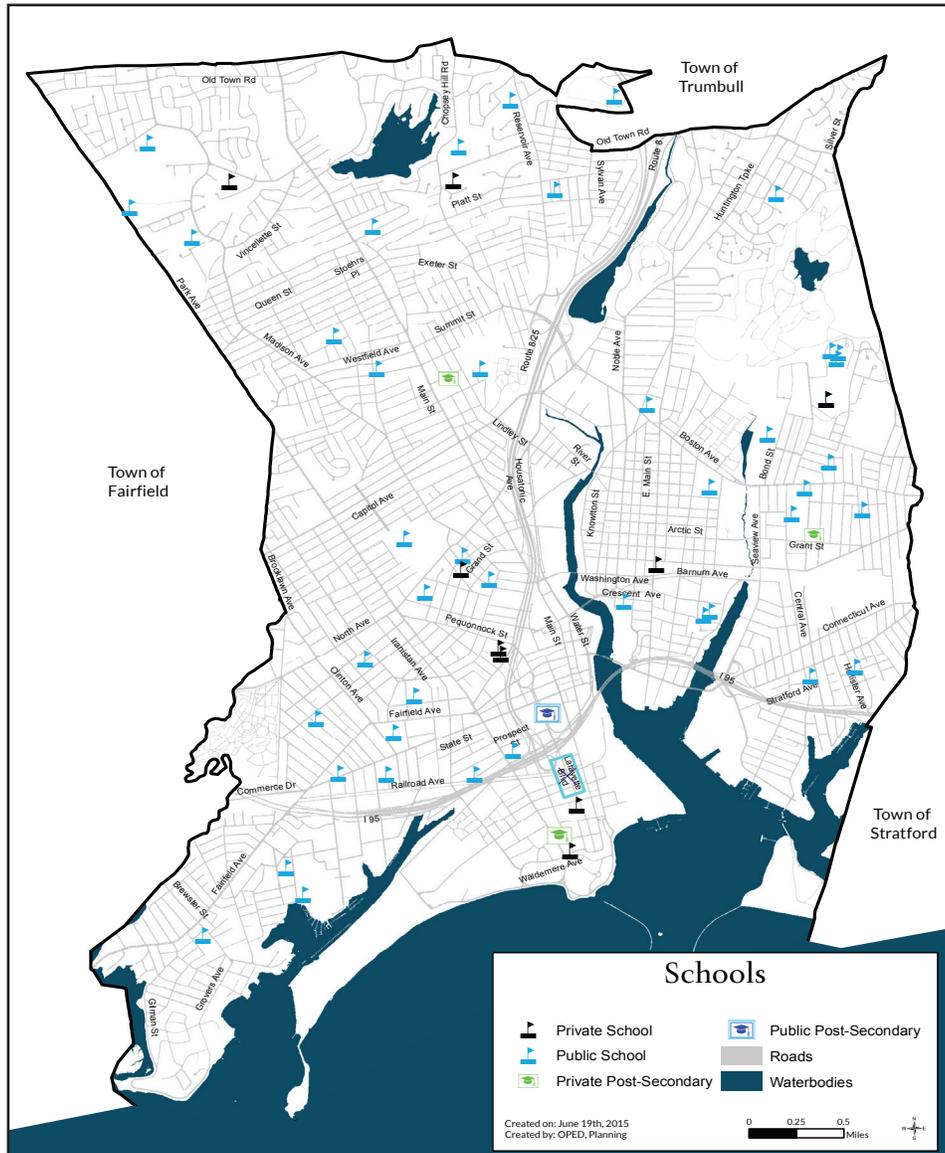
All Bridgeport public high schools have a relationship with Housatonic Community College (HCC) to obtain college credits while in high school, as well as receive workshops on college readiness and financial aid. Fairchild Wheeler Magnet has additional arrangements with area University's to allow for obtaining college credits while in high school.

Transforming student achievement is also being realized through a capital improvement program. Between 2006 and 2013 five new elementary schools (Discovery Magnet, Garaldine Johnson, Barnum/Waltersville, Jettie Tisdale, Cesar Batalla) and a new high school campus (Fairchild Wheeler) opened. Major renovations were completed at two elementary schools (Columbus and Wilbur Cross) during that same time period. New construction is underway at two elementary schools (Roosevelt and Longfellow) and one high school (Harding), while major renovations are underway at two more elementary schools (Black Rock and Dunbar) and one high school (Central). These capital improvements make a total of fifteen schools physically modernized to improve the instructional environment for the students and teachers, and positively impacting 52% of the student population.

Further supports in place to assist the students and their families are the Parent Center (the only of its kind in Connecticut), six school-based Parent Resource



Source: Fairchild Wheeler Interdistrict Magnet High School website



Map 4- Schools

Source: Office of Planning and Economic Development

Centers and fourteen School Based Health Centers. Two state funded public schools are located in the Mill Hill neighborhood. Six to Six Interdistrict Magnet School provides Pre-Kindergarten through



Source: Bridgeport Master Plan of Conservation and Development; Lighthouse Program

8th grade focus on science, math and technology. Bullard-Havens Technical High School offers technical training in fields which include automotive, all facets of construction, culinary arts, hairdressing, computers, nursing and early education. Park City Prep Charter School is an additional state funded public school. This school focuses on science and technology for students in grades 5 through 8.

Private Primary & Secondary Schools

Several private schools are located within Bridgeport.

The Catholic Diocese has three elementary schools, all Pre-K through 8th grade, and one high school. St. Ann is located in Black Rock, St. Andrew in the North End, and Cathedral Academy and Kolbe High School are both located in the Hollow neighborhood.

The South End neighborhood is home to two private elementary schools that both provide education to students in Kindergarten through 8th grade. They are the Bridgeport Hope School and Bridgeport International Academy.

Fairfield County SDA School provides schooling for Kindergarten through 8th grade students and is located in the Reservoir neighborhood.

There are several other private schools identified within the neighborhood profiles in Chapter 4.

Post-Secondary Schools

Bridgeport is proud to be home to four post-secondary schools: community college, university, and two medical schools. Two private universities are located in the neighboring town of Fairfield, Sacred Heart and Fairfield Universities. Altogether, these six post-secondary institutions provide extensive educational ities to Bridgeport and the region.

- Housatonic Community College, located downtown, has an enrollment of 8,800 and is looking to add another building to its current city-block sized campus to meet course demand.



Source: HCC website

- The University of Bridgeport is located in the South End with a 50-acre campus adjacent to Seaside Park and Long Island Sound. This university attracts students from all across the globe with academic programs in education, business, public and international affairs, engineering and dental hygiene. UB, with an enrollment of 5,800, is in the midst of a physical expansion to its facilities.
- St. Vincent's College is associated with St. Vincent's Medical Center in the Brooklawn/St. Vincent's neighborhood. This College offers several degree and certificate programs in the medical field.
- Bridgeport Hospital School of Nursing is associated with Bridgeport Hospital in the Mill Hill neighborhood. This school offers programs focused on nursing, surgical technology and sterile processing technicians.

2.6 Redevelopment Areas

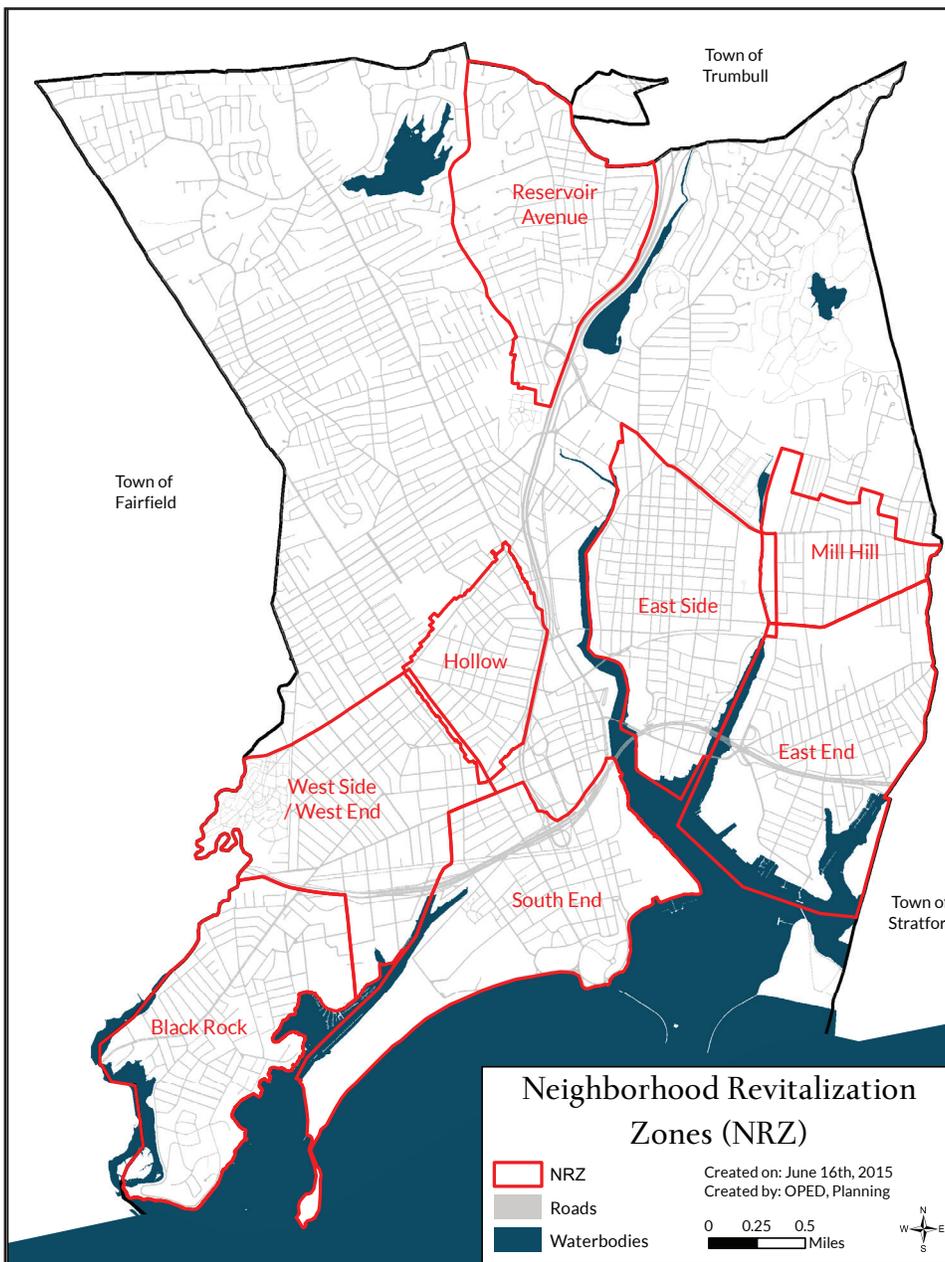
The city has eight existing Neighborhood Revitalization Zones (NRZ):

- Black Rock
- East End
- East Side
- Hollow
- Mill Hill
- Reservoir

- South End
- West Side/West End

A ninth NRZ, Upper East Side, began the visioning process in early 2015. NRZs are a bottom-up process: a committee of residents and stakeholders in each NRZ area creates and administers a Strategic Plan which speaks to goals and objectives for redeveloping and improving the neighborhood. The NRZs follow guidelines and statutes established by the State of Connecticut. Each NRZ generally follows neighborhood boundaries as shown in the Master Plan of Conservation and Development.

In addition to NRZs, the city also has two Urban Renewal Plans and two Municipal Development Plans (MDP). The State Street Urban Renewal Area and East Side Neighborhood Development Plan #1 are the two Urban Renewal Plans still in existence. The State Street URA is located downtown, while the East Side NDP is located in the lower East Side of Bridgeport. These two documents were enabled through regulations enacted during the 1970's. The two MDPs are focused on redevelopment around commercial and industrial areas in the West Side and East End of Bridgeport.



Map 5- Neighborhood Revitalization Zones

Source: Office of Planning and Economic Development

2.7 Parks and Open Space

The City adopted a Parks Master Plan in 2011 as an outgrowth of the Mayor’s BGreen 2020 Initiative. The Parks Master Plan lays out the framework for reconnecting to the often hidden waterfront, enhancing existing parks, creating new parks and providing better connections between parks and people. There are over forty-five parks in the system, including two iconic Frederick Law Olmsted landscapes and dozens of neighborhood parks.



Source: Bridgeport Parks Master Plan

Five strategically located ‘hyper-parks’ are being planned to serve the more densely populated areas of Bridgeport with more recreational amenities such as splash pads, high-demand court sports and sports fields. These hyper-parks are planned for the West Side/West End, Upper East Side and East Side neighborhoods.



Source: Bridgeport Master Plan of Conservation and Development

Since 2009 the City has used capital funding to make major improvements on seventeen parks, and major capital improvements are underway or planned for nine additional parks.

As a result of the Parks Master Plan and the City’s greening effort, additional parks are being added to the portfolio. The most recent parks are Nob Hill, Wayne Street Park and Congress Street East.