

# CONDITIONS & TRENDS

## Overview

This booklet provides a general overview of conditions and trends affecting Orange. It has been prepared for the Town Plan and Zoning Commission and for people interested in preparation of the 2015 Plan of Conservation and Development.

*“If we could first know where we are and whither we are tending, we could then better judge what to do and how to do it.”*

Abraham Lincoln,  
American President

History



People



Housing



Economy



## History Of Orange

---

The basic landscape of Orange has evolved over millions of years as a result of natural and geologic processes. While human settlements of this area are believed to date back about 10,000 years, a written history of settlement patterns is only available for the past 400 years or so.

### Native American Settlement

By the early 1600s, Native Americans of the Paugusset tribe and other Algonquian people had inhabited the coastal and inland areas of much of what we know today as western Connecticut for centuries. The Paugusset tribe subsisted as hunters and gatherers supplemented by fishing, shellfishing, and rudimentary agriculture.

### European Settlement

After 1614, Dutch and English expeditions began exploring areas along Long Island Sound and the Connecticut River and trading with the Native American tribes. European diseases were unknown to Native Americans and native populations were devastated by smallpox and other outbreaks.

In 1633-34, Dutch and English outposts were established along the Connecticut River in what is known today as Windsor, Hartford, and Wethersfield. There were trading and other disagreements between the English, the Dutch, and Native Americans which resulted in the Pequot War of 1637. The victory by European settlers changed the balance of power between natives and immigrants and accelerated the pace of European settlement in New England.

In 1639, land in the area we now know as Milford and Orange was obtained from the Indians for six coats, ten blankets, one kettle, twelve hatchets, twelve hoes, two dozen knives and a dozen small mirrors. Due to differences in cultures, the Paugussets may not have realized that the English settlers understood they were acquiring the exclusive rights to the land area.

Settlement began thereafter and the population grew over time. The soils in this area were good for subsistence agriculture and the land and waters supported hunting and fishing. As population increased, settlement spread out.

By 1800, this area (known as Milford) had grown to a community of about 2,400 people. .



## Community Evolution

By 1822, internal differences and the distance to the meetinghouse in Milford resulted in establishment of a separate municipality - the town of Orange. The town is said to be named after King William III, "Prince of Orange", successor to the British king who tried to seize Connecticut's Charter.

This new municipality also included what is now known as West Haven. Eventually, differing outlooks caused a rift between rural Orange and urbanizing West Haven. In 1921, the Legislature authorized the separation and the community of West Haven was split off from Orange.

Even though railroad service and trolley service started in the late 1800s and connected Orange to surrounding communities, Orange remained a predominantly rural and farming community. Even though speculators proposed a new development called "Tyler City" with 2,000 lots and though many of the lots were sold at auction, it never really took off. The construction of the Wilbur Cross Parkway also did not change rural nature of Orange. In 1940, Orange had a population of only 2,009 people.

## Post-War Suburbanization

However, after World War II, Orange experienced the same surge of growth that affected other suburban communities. The proliferation of roads and the automobile made individual transportation more convenient and areas more accessible. Construction of Interstate 95 in the 1950s encouraged the suburban development of residential areas and Orange was no different.

By 1970, Orange had grown to be a community of over 13,500 people and was well on its way to being a suburban community.

## Community Formation

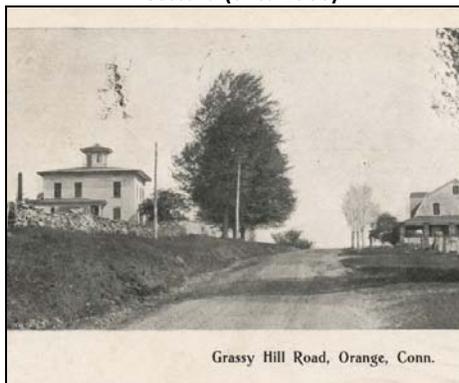
The conditions that resulted in the establishment of other communities in Connecticut generally proceeded as follows.

People built houses in outlying areas (that would eventually become other communities) so that they did not have to travel back and forth from the village to their fields on a daily basis.

Settlers then established parishes or ecclesiastical societies in outlying areas near their houses so that they would not have to travel back and forth to the meetinghouse for religious services on a regular basis.

Finally, parishioners established a town (with the approval of the General Assembly) so that they would not have to travel back and forth to the village for town meetings and other governmental purposes on a monthly or annual basis.

Postcard (circa 1906)



Tyler City Map



## Orange's Regional Role

---

Information suggests that Orange has two regional roles:

- as an employment center (Orange must import at least 2,300 workers for local businesses), and
- as a residential suburb for persons working elsewhere.

**2012 Jobs / Housing / Workers Balance**  
(ranked by jobs/housing ratio)

Town	Number of Jobs	Number of Housing Units	Jobs/Housing Ratio	Number of Workers	Jobs/Worker Ratio
<b>Orange</b>	<b>9,546</b>	<b>5,330</b>	<b>1.77</b>	<b>7,227</b>	<b>1.31</b>
New Haven	79,279	55,992	1.42	58,704	1.35
Shelton	21,490	15,785	1.36	22,679	0.95
Milford	28,392	22,554	1.26	30,108	0.94
Woodbridge	3,654	3,708	0.98	4,651	0.79
Derby	4,801	5,610	0.86	7,053	0.68
West Haven	14,477	23,524	0.62	31,252	0.46
<b>County</b>	<b>325,467</b>	<b>360,445</b>	<b>0.90</b>	<b>448,744</b>	<b>0.72</b>
<b>Connecticut</b>	<b>1,442,620</b>	<b>1,481,396</b>	<b>0.97</b>	<b>1,879,473</b>	<b>0.77</b>

DECD Connecticut Town Profiles

Note that the concentration of jobs and people in and around Orange make Orange a desirable community due to its proximity to employment opportunities (for residents) and to other commercial enterprises and a labor force (for businesses).

# People Of Orange

According to the Census, Orange had a population of 13,956 people in the year 2010. This represents an increase of 723 people (5.4 percent) since the 2000 Census.

In the following chart, the first wave of population growth (1830 to 1920) reflects the growth of both Orange and what is now West Haven. Once West Haven split off, Orange was a community of 1,530 people in 1930.

The post-war trend of suburbanization swelled Orange's population from 1950 to 1970. Population growth has been slower in the last few decades since housing growth has slowed and the residents of new houses have been offset by the decreasing size of existing households.

If recent trends continue, Orange's population could grow modestly to 2020 and beyond.

## Population Change

<b>1900</b>	6,995
<b>1910</b>	11,272
<b>1920</b>	16,614
<b>1930</b>	1,530
<b>1940</b>	2,009
<b>1950</b>	3,032
<b>1960</b>	8,547
<b>1970</b>	13,524
<b>1980</b>	13,237
<b>1990</b>	12,830
<b>2000</b>	13,233
<b>2010</b>	13,956

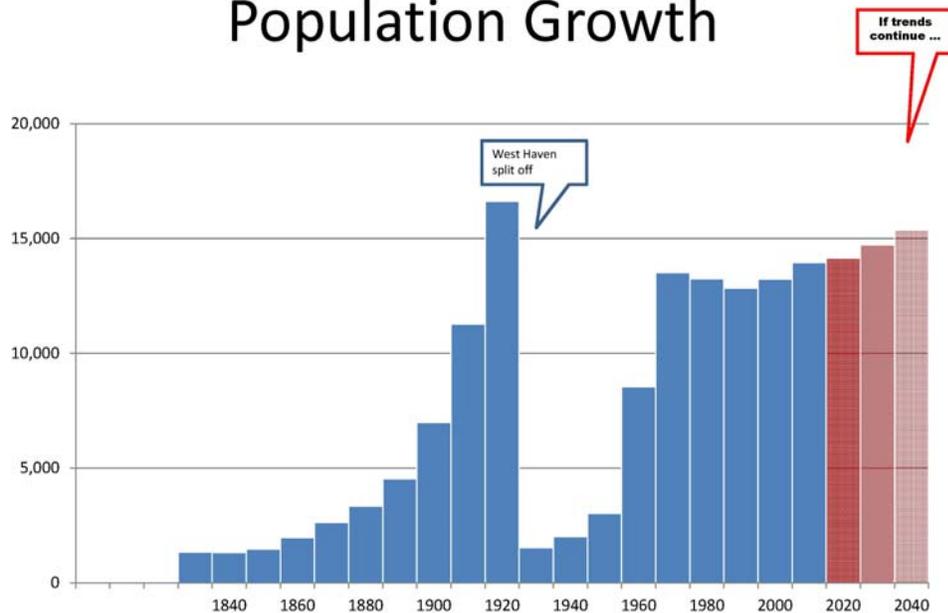
1900 - 2010 Census

## Projections

<b>2020</b>	14,147
<b>2030</b>	14,719
<b>2030</b>	15,373

Planimetrics

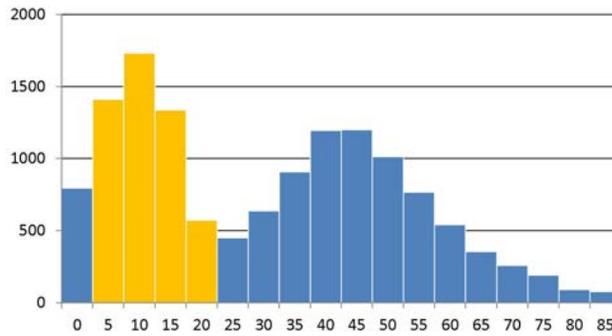
# Population Growth



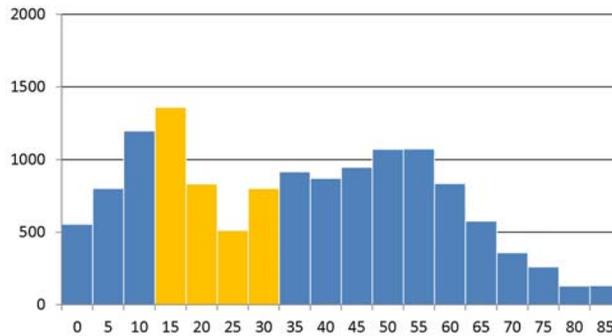
## Age Composition

In addition to the overall number of people, it is important to understand how the age composition of the community has been changing over time as well. In the charts below, the “baby boom” generation (people born between 1945 and 1965) is highlighted in yellow.

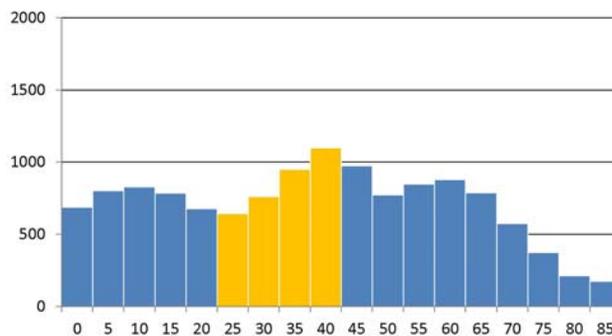
1970 Population = 13,524



1980 Population = 13,237

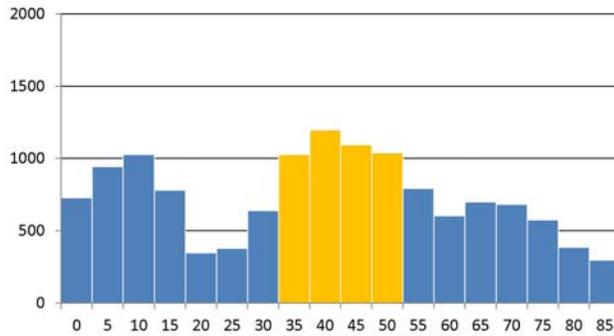


1990 Population = 12,830

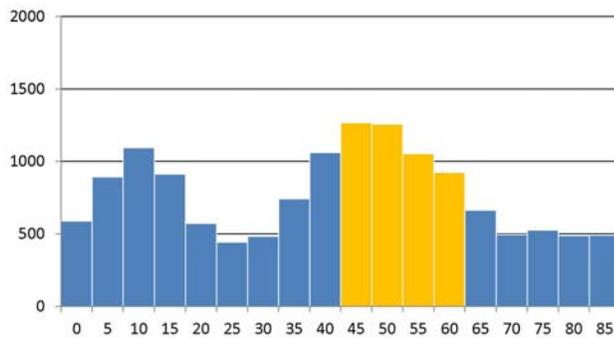


The “baby boom” will be aged 55 to 75 in the year 2020 and the changing needs and desires of this age group and their children (the “baby boom echo” - born between about 1980 and 2000) will have implications for Orange and for other communities.

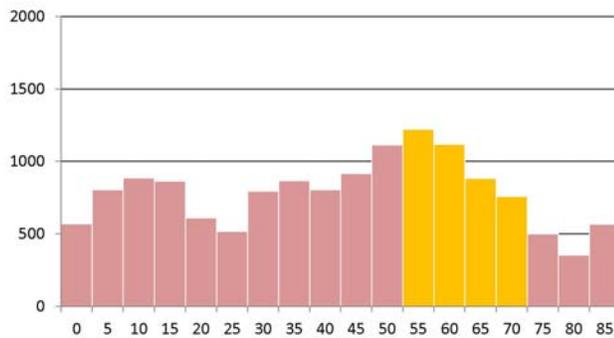
**2000 Population = 13,233**



**2010 Population = 13,956**



**2020 Projection = 14,147**



## Dynamics of Migration

By comparing the size of each age group in the Census with the same birth year in the prior Census (the group that was 10 years younger ten years ago), migration patterns by age group can be evaluated.

As shown in the bottom table and chart, there has been a fairly consistent pattern in Orange over the past twenty years of:

- births and net in-migration to about age 19,
- death and net out-migration above age 50.

The key variable in population change over the past twenty years has been the amount of migration in the age groups between 20 and 50.

## Dynamics of Population Change

Population growth in a community can occur due to natural increase (more births than deaths) and/or net migration (more people moving in than moving out).

From 1950 to 1970, Orange's population grew primarily due to net in-migration, supplemented by natural increase. However, during the 1970s and 1980s, Orange experienced natural decrease (more deaths than births) and net out-migration, even as new housing units were constructed. Net out-migration often reflects children leaving home, divorce, separation, death, and larger households being replaced by smaller households.

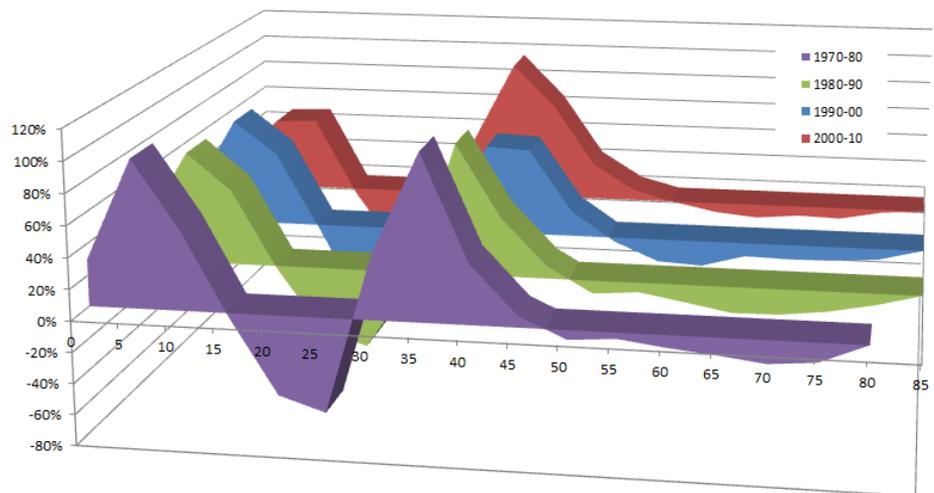
Components of Population Change

	1950s	1960s	1970s	1980s	1990s	2000s
Births	910	1,436	845	1,021	1,152	1,089
Deaths	377	732	941	1,060	1,050	1,222
<b>Change By Natural Increase</b>	<b>+533</b>	<b>+704</b>	<b>(96)</b>	<b>(39)</b>	<b>+102</b>	<b>(134)</b>
<b>Total Change</b>	<b>+5,515</b>	<b>+4,977</b>	<b>(287)</b>	<b>(407)</b>	<b>+403</b>	<b>+723</b>
<b>Change From Net Migration</b>	<b>+4,982</b>	<b>+4,273</b>	<b>(191)</b>	<b>(368)</b>	<b>+301</b>	<b>+857</b>

Connecticut State Department of Health, Planimetrics

When we look at migration by age group over the last four decades, we can see that Orange has typically attracted young families with school age children and lost young adults (off to college and to find jobs) and older households (above age 50).

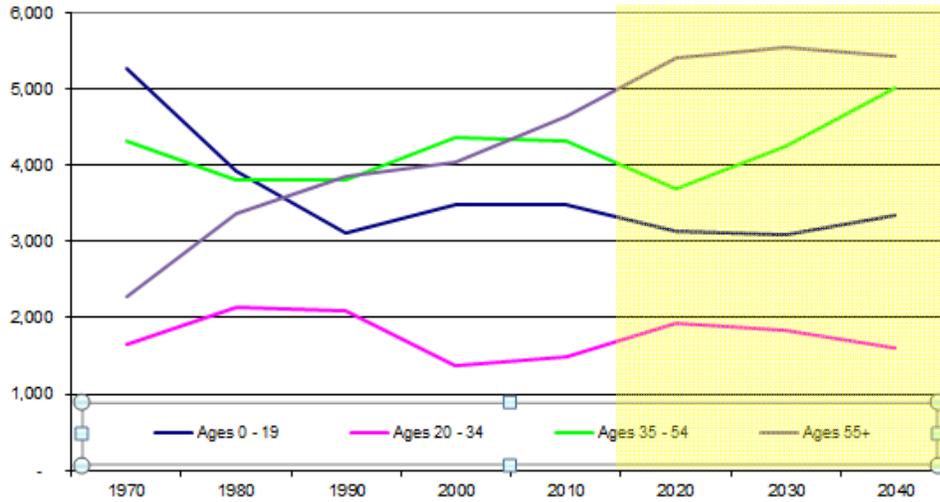
Migration Rates By Age Group



## Age Composition Projections

While modest population growth is expected in Orange over the next 20 years or so, the age composition of the community is expected to change. The following chart illustrates anticipated trends in Orange’s age composition.

**Orange Age Composition – History And Projections (1970 – 2040)**



Since different age groups have different needs and desires, Orange might anticipate the following changes in the community over the next 20 to 30 years.

Description	Needs	Projection to 2040
<b>Children</b> (Ages 0 to 19)	<ul style="list-style-type: none"> <li>• Child Care</li> <li>• School facilities</li> <li>• Recreation facilities/programs</li> </ul>	<b>Expected to remain fairly steady / possible uptick towards 2040</b>
<b>Young Adults</b> (Ages 20 to 34)	<ul style="list-style-type: none"> <li>• Rental housing</li> <li>• Starter homes</li> <li>• Social destinations</li> </ul>	<b>Possible uptick to 2020 due to “baby boom echo”</b>
<b>Middle Age Adults</b> (Ages 35 to 54)	<ul style="list-style-type: none"> <li>• Family programs</li> <li>• Trade-up homes</li> </ul>	<b>Uptick anticipated after 2020 due to “baby boom echo”</b>
<b>Mature Adults</b> (Ages 55+)	<ul style="list-style-type: none"> <li>• Housing options / smaller homes</li> <li>• Second homes</li> <li>• Tax relief</li> <li>• Elderly programs</li> </ul>	<b>Increase expected to 2030 as “baby boom” ages</b>

## Demographic Changes

The overall composition of a community changes as a result of demographic changes in:

- new housing units (where new residents move in),
- sales of existing units (where new households moving in may be different than those moving out), and
- stable units (where existing residents may age, have children, move out, divorce, separate, marry, adopt, or die).

## Housing

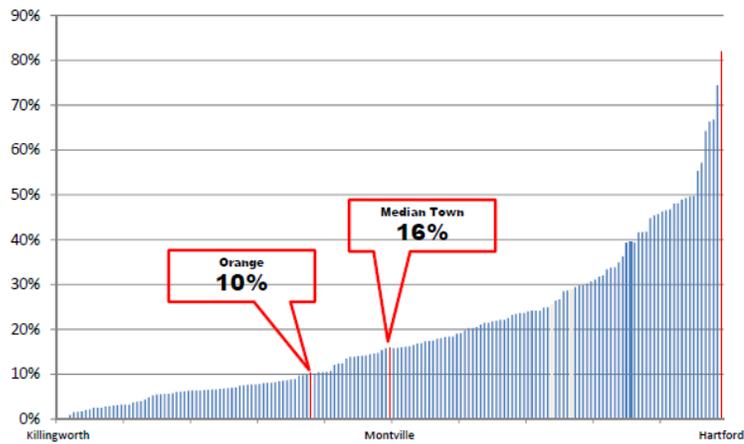
According to the Census, Orange had 5,345 housing units in the year 2010. This represents an increase of 475 housing units (9.8 percent) since the 2000 Census. Due to overall economic conditions, growth has been slow since the late 2000s.

### Housing Portfolio

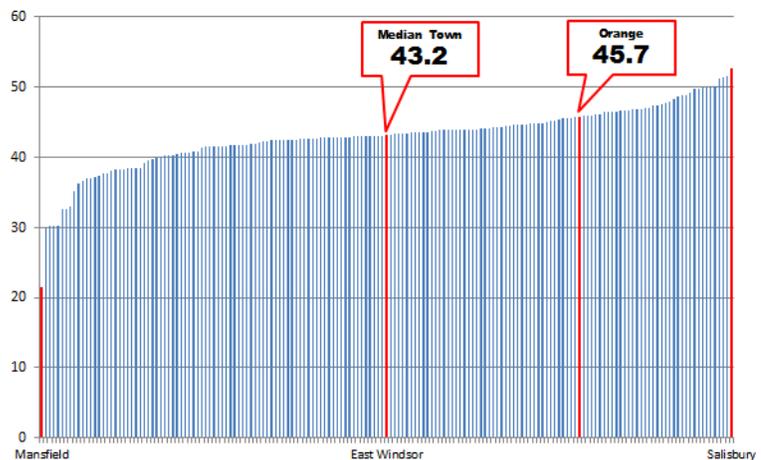
The overall housing mix in Orange is dominated by single-family homes. About 10 percent of the housing units in Orange were classified in the American Community Survey as multi-family units.

This housing mix most likely reflects Orange's growth phase in the 1960s and 1970s when there was a strong preference for single-family detached homes to house young families in a suburban setting. Since Orange has a higher median age than many communities and older residents may seek housing options (see out-migration trends), this may be an issue for Orange to consider.

**Percent Multi-Family**



**2010 Median Age**



## Housing Values

The 2010 median housing sale price in Orange was higher than the median for New Haven County and for all surrounding municipalities except Woodbridge. However, housing in Orange is considered more affordable than housing in many areas of Fairfield County. Since there are not many housing units in Orange which meet the state criteria for “affordable housing”, Orange is vulnerable to the Affordable Housing Appeals Procedure (CGS 8-30g).

### Housing Values / Affordable Housing

Town	2010 Median Sales Price	Percent Affordable
<b>Orange</b>	<b>\$355,000</b>	<b>1%</b>
Woodbridge	\$420,000	1%
Shelton	\$319,000	3%
Milford	\$284,900	7%
Derby	\$204,800	11%
West Haven	\$174,950	12%
New Haven	\$162,500	29%
<b>New Haven County</b>	<b>\$243,000</b>	<b>Not calculated</b>
<b>Fairfield County</b>	<b>\$522,000</b>	<b>Not calculated</b>
<b>Connecticut</b>	<b>\$250,000</b>	<b>11%</b>

## Household Size

The term “household size” refers to the number of persons per occupied housing unit.

Many people are surprised to learn that more than half of the housing units in Orange (52.7 percent) were occupied by one or two people.

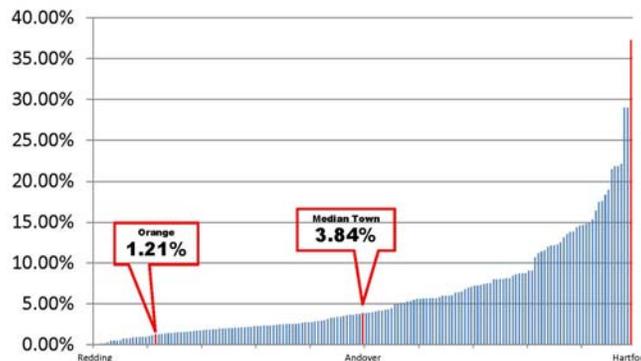
### 2010 Household Size

<b>1-person</b>	948	19%
<b>2-person</b>	1,754	34%
<b>3-person</b>	953	19%
<b>4-person</b>	972	19%
<b>5-person</b>	346	7%
<b>6+-person</b>	150	3%

### Median Sales Price (2010)



### Percent Affordable

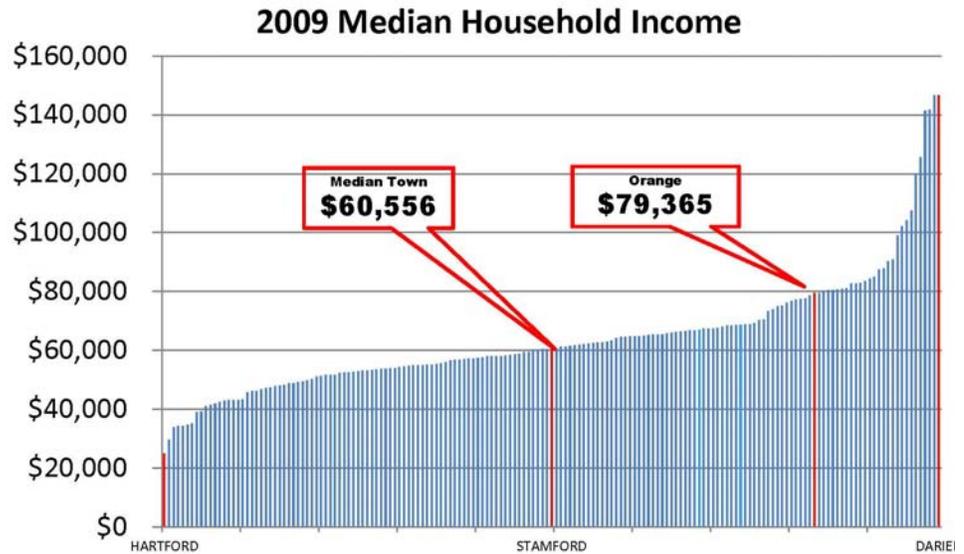


## Economy

---

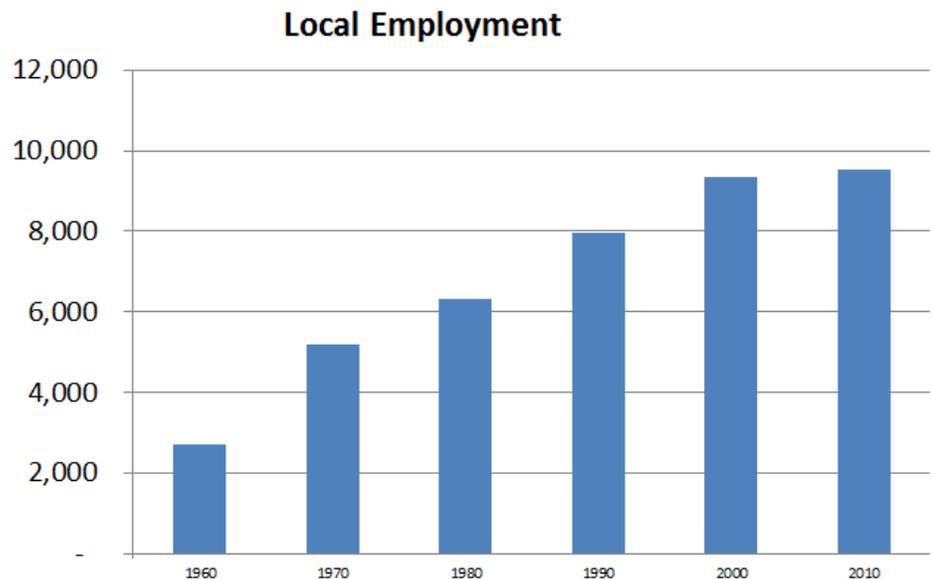
### Income of Residents

Median household incomes in Orange have historically been higher than that for both the state and New Haven County. .



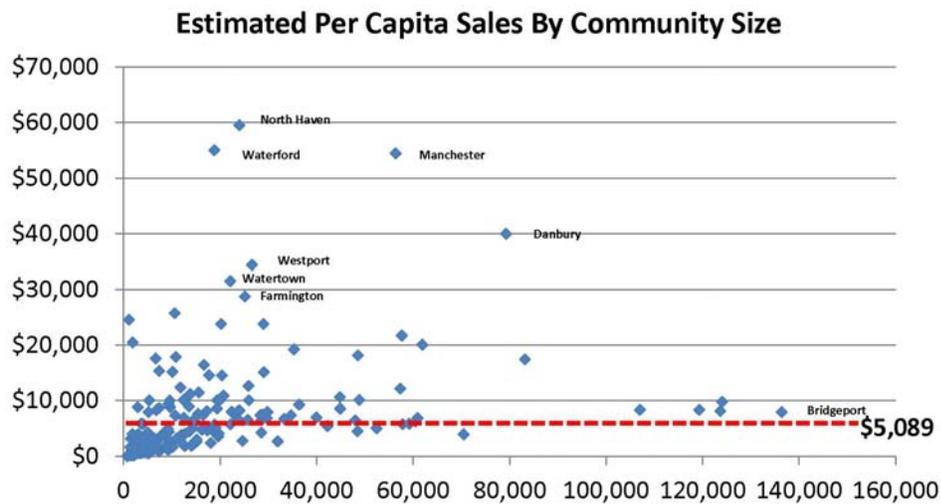
### Employment

Since the early 1960s, Orange has been an employment center and has hosted companies employing thousands of workers. Orange has been fortunate to be able to capitalize on its location and highway accessibility.



## Retail Sales

In terms of retail sales, the fact that per capita sales in Orange are more than double that for the median town indicates that Orange is serving a larger population than just local residents.



## Fiscal Overview

---

### Expenditures

Expenditures are the major component of the municipal fiscal equation and the 2013-14 annual budget in Orange is approximately \$61 million. Education is the highest category of expenditures (\$39.9 million).

In terms of overall spending, Orange spends more on a per capita basis than surrounding towns with the exception of Woodbridge. Education spending on a per pupil basis is slightly higher than the state average (\$14,138).

**2011 Municipal Expenditures**

<b>Town</b>	<b>Per Capita Spending</b>	<b>Per Pupil Spending</b>
Woodbridge	\$4,936	\$15,743
<b>Orange</b>	<b>\$4,461</b>	<b>\$14,458</b>
New Haven	\$3,937	\$17,530
Milford	\$3,872	\$15,213
Derby	\$3,091	\$12,577
Shelton	\$2,868	\$12,035
West Haven	\$2,761	\$11,774

### Revenue

Most revenue in Orange comes from the property tax. In fact, Orange has the highest percentage of revenue from the property tax compared to surrounding communities. Only Woodbridge received less state aid and other intergovernmental revenue than Orange.

**2011 Municipal Revenues**

<b>Town</b>	<b>Per Cent From Property Taxes</b>	<b>Per Cent From Intergovernmental</b>
<b>Orange</b>	<b>90.2%</b>	<b>7.8%</b>
Woodbridge	89.3%	5.9%
Shelton	83.2%	12.9%
Milford	80.3%	13.2%
Derby	63.5%	29.9%
West Haven	57.6%	38.5%
New Haven	45.2%	46.9%

## Tax Base

On a per capita basis, Orange has a stronger tax base than many other communities.



Since about 20 percent of the local tax base consists of non-residential property (commercial, business, and public utility), this helps reduce the tax burden on residential property owners.

