

Executive Summary

The Shelton Economic Development Corporation (SEDC) and the Waterbury Development Corporation (WDC), two non-profit corporations, jointly agreed to prepare and submit a new Comprehensive Economic Development Strategy (CEDS) for the 17 municipalities, which make up the NVC. The two corporations did complete an Economic Development Strategy for the NVC in 1998/99. The US Department of Commerce Economic Development Administration (EDA) requires a CEDS in order for an area, region and/or community to qualify for assistance under its public works, economic adjustment and most of its planning programs. The two regionally focused corporations received financial assistance from EDA, the Community Foundation of Greater New Haven and the Matthies Foundation to prepare a CEDS based on EDA criteria for the NVC area.

The NVC consists of two planning regions, represented by the Valley Council of Government (VCOG), which was formed in 2002, which reorganized the former Valley Regional Planning Agency into the VCOG. Communities include Ansonia, Derby, Shelton and Seymour the Community covering a total of 59+/- square miles.

The Central Naugatuck Valley Region located north of the Valley Council of Governments' Region is in the western central area of Connecticut; communities include Beacon Falls, Bethlehem, Cheshire, Middlebury, Naugatuck, Oxford, Prospect, Southbury, Thomaston, Waterbury, Watertown, Wolcott, and Woodbury. The area covers approximately 311 square miles. The two regions total 17 communities and 370 square miles.

The area also represents two of the state's 15 Regional Planning Districts.

The NVC is also home to two very active Chambers of Commerce; the Greater Waterbury Chamber of Commerce covers 13 communities and the Valley Chamber of Commerce represents 6 communities, two are overlapped in the north section of the lower valley, i.e., Oxford and Beacon Falls.

Connecticut has long been a state that focuses on regionalism, starting in 1947 with the first Regional Planning Enabling Act. Over the past half-century few changes were enacted by the Connecticut General Assembly concerning regionalism. Connecticut continues to support programs and projects at the regional level.

The work of defining the regional boundaries was authorized in the 1957 legislative session. The Connecticut Development Commission was directed to proceed to define "the logical economic and planning regions of the state and to promote the establishment of regional planning agencies therein." The Commission's findings, and

the roots of the geographic scope of regional planning today, are contained in the Development Commission's 1959 report entitled "Progress Toward Regional Planning."

Classic planning studies were used to identify the strength of intermunicipal ties. Within these studies the key definition of "logical and economic planning region" was determined to be a "group of closely related municipalities." It was believed that to be viable, "a regional planning authority must be clearly identifiable with local objectives and local problems."

It was also believed that "within a region kept small in area the relationships between municipalities, and the need for a joint approach to common problems, are very real and practical matters." This nexus for regional identification had then, and retains today, the great advantage of being easy to understand and experience.

The Commission "evolved a number of homogeneous areas where common interests and problems across municipal boundaries were anticipated." The regional designation process was also structured to give strong weight to the views of municipalities themselves, not just research criteria. The key criteria for regional boundary definition, strong intermunicipal relationships, became the prime force leading to the formation of 15 regions in Connecticut.

Research criteria were designed to identify urban centers and those towns exhibiting social, economic, cultural and physical orientation to such core areas. Municipal orientation was rated by studies of variables such as readership of daily newspapers, commuting patterns, destination of phone calls, and usage of major hospitals, all logical measures of what local people could easily understand, and in most cases already knew to be, their surrounding regional community.

Regionalism in Connecticut Today

By 1991 intermunicipal relationships within planning region boundaries had significantly solidified beyond what had been identified in state studies of the later 1950's. A 1989 CT OPM report entitled "Profiles of Regional Planning Organizations in CT" concluded "forty-two years after its initial authorization, a review of Connecticut's regional planning system shows it to be meeting modern needs."

CT OPM's own comprehensive plan for growth and policy coordination, known as the "1992-1997 Conservation and Development Policies Plan for Connecticut," states that a major issue is the strengthening of regional approaches, to be based, according to the OPM plan, on the regional planning program that already exists.

Regional boundaries were by definition natural areas of common interest, and it was often that common interest itself that led to the creation of special interest groups covering the same territory.

Regional boundaries have become integrated into federal and state agencies planning objectives. There is the emerging trend of these agencies seeking to make their expenditures more efficient by utilizing regional planning organizations to address intermunicipal issues of traffic and transit, water, sewer, waste disposal, and emergency services.

Today based on the global economy, transportation patterns, telecommunication capabilities, technology transfer and the need for a "Just In Time Delivery System" demands a continuous planning process, like the CEDS, in order to constantly monitor the ever-changing economic conditions. This process will permit an old motto to prevail "be prepared." Existing and new business potential for the NVC will be prepared to respond to change, not react. Therefore, SEDC and WDC emerged to assist with the preparation of the CEDS, further to commit to promote and modify the CEDS over the coming years, and continue to promote economic development opportunities for each and every community. Sharing the regional benefit, including cluster development, transportation enhancements, job preservation and growth, information technology transfer, Brownfields redevelopment, improve the overall quality of life and protect our environment.

The SEDC working with the Community Foundation for Greater New Haven and its Valley Advisory Committee prepared a report "Addressing needs and opportunities in the Lower Naugatuck Valley," prepared by Mt. Auburn Associates. This report can be accessed through the web site YouBelonginCT.com. Some of the excerpts taken from this report not only applies to the Lower Valley, but the entire NVC.

"The Community Foundation for Greater New Haven (the "Foundation") uses the revenues generated by the many funds that it oversees to improve the quality of life for citizens of New Haven and surrounding communities. The towns of the Lower Naugatuck Valley – Derby, Shelton, Ansonia, Oxford and Seymour – are part of the 20-town area served by the Foundation. To assist in its grant-making to these communities, the Foundation established the Valley Advisory Committee (VAC) in 1993 to advise the Foundation in assessing charitable needs in the Valley and in proactively soliciting Valley applications. To further this agenda, the VAC commenced a project to assess the strengths and needs of the Valley and to recommend comprehensive strategies for grant making in the Valley. This report is the result of that effort. It seeks to clarify Valley funding priorities, to identify areas of overlap, to highlight best practices in the region, to encourage agency and program collaboration where feasible, and to present an agenda for addressing identified needs in the Valley.

Methodology

The methodology for completing this work includes the review of all existing relevant studies on the region, individual interviews with 51 stakeholders in the Valley, 13 focus groups to solicit input from special populations, and a survey of nonprofit organizations in the greater Valley area.

Findings: Regional Overview

- Historically, the Valley has been defined by its rivers, the manufacturing base, the Route 8 and Interstate 84 Corridors. The NVC is identified as the Lower Valley and the Greater Waterbury area. These links have continued to provide a strong sense of a region among Lower and Upper Valley communities.
- While there is no one clear definition of which municipalities to include in the Lower Valley, the most common definition includes Shelton, Derby, Ansonia, Seymour, Oxford and Beacon Falls.
- The Greater Waterbury area includes the 13 towns in the Central Naugatuck Valley Planning area.
- The Lower Valley is in the middle of three economic regions – New Haven, Bridgeport and Waterbury. It should be considered its own distinct region and not purely as a subregion of New Haven, Bridgeport or Waterbury.
- Waterbury in the Upper Valley area is considered the primary supplier of most regional public services. It is the largest community in the NVC and yet it ranks as one of the lowest economic indicators for unemployment, job growth, poverty, concentration of minorities, an aging infrastructure, and contains many former industrial sites that are identified as Brownfields targets.
- The Lower and Upper Valley economy has emerged from a period of structural transition – the manufacturing base has rebounded and the region has grown in service producing industries.
- The NVC's economic base as a whole has regained jobs and grown from the period 1997-2001, which has been spearheaded by the nationally recognized City of Shelton's economic expansion. Other communities have shown a growth in jobs like Cheshire, Southbury, while communities like Waterbury, Ansonia, Derby, Wolcott have lost jobs per the Connecticut Department of Labor.
- The downtown areas of several municipalities within the NVC present a very serious challenge to economic and community revitalization.
- A demographic surge of newcomers to the Valley has created both a sense of excitement and tension.
- People inside and outside the Valley perceive the area as being somewhat insular and suffering from an inferiority complex. On the other hand, the Valley also has a reputation of being a community of fighters.
- SEDC/WDC recognize from the demographic information that there still remains two distinct areas, the Lower Valley and the Upper Valley and that the economic

summit recommended in the report would encourage better cooperation between Chief Elected Officials, Regional Planning Agencies/Councils of Government, Chambers of Commerce and other private non-profit corporations interested in economic growth and expansion.

Findings: Populations With Special Needs

A. Working Poor and Poor

The Valley's working poor can be grouped into a few categories: people earning low wages, the underemployed, vulnerable blue collar workers, and former welfare recipients with low-wage jobs. These residents face a host of barriers in efforts to improve their economic well-being:

Workforce Development

- The Connecticut Workforce Investment System is a network of state and local entities, partnered in the objective of meeting the needs of both employers seeking more qualified employees and workers seeking jobs or to change or advance their careers.
- NVC job seekers are guaranteed access to information on job vacancies, career options, student financial aid, relevant employment trends, and instruction on how to conduct a job search, write a resume, or interview with an employer.
- The NVC is again split into two segments: The Work Place, Inc. covers 20 municipalities in southwestern Connecticut, including the four Lower Valley communities of Ansonia, Derby, Seymour and Shelton. The Upper Valley communities are represented by the Greater Waterbury Workforce Investment Boards covering this area.
- NVC communities and businesses need to utilize the assistance provided by these two "one stop" service organizations to match workers current skills with the market place required skills.
- The working poor have access to a number of workforce development programs, chief among them are those operated by TEAM and Valley Regional Adult Education in the Lower Valley and NOW, Inc. for the Greater Waterbury area.
- The Valley faces two major challenges in terms of creating a workforce development system that meets the needs of its working poor: no resources are focused specifically on the Valley and there are many uncertainties in light of the new Workforce Investment Act.

Transportation

- Two Councils of Government adopted individual long-range transportation plans, which are required by CTDOT and FHWA. Goals and objectives for these plans are reported in Section D of the Strategy.
- Transportation systems that will provide a high level of mobility, safety and choice are needed for continued economic development and have been identified as a community problem.

Findings: Community Needs

A. Civic Infrastructure

Civic infrastructure is the backbone or “operating system” that gives shape and substance to a community. Civic infrastructure manifests itself in the decisions that individuals, organizations, businesses, and community institutions make over time. When civic infrastructure is strong, unified, and broadly representative, it creates a vision for a community, it provides a voice to people who live in the community, and it puts in place the leadership and resources to make the vision a reality.

B. Community Development

Community development within the Valley region involves efforts to strengthen the overall quality of life in the community by promoting: a healthy economic and commercial base; quality housing available for all residents; healthy natural environments, and a cultural environment that enriches the lives of people living in the region. Community development activities affect the lives of all residents of the Valley as well as the vitality of the businesses that operate in the Valley.

The Environment

- Waterbury has identified over 40 suspected Brownfields within its border that need to be further investigated, catalyzed and assessed based on the likelihood of a positive ROI.
- Industrial waste and Brownfields are the most identifiable and pressing environmental problems confronting the Valley.
- The Brownfields Pilot project is an innovative and effective regional effort that offers considerable promise in addressing environmental issues throughout the CEDS area.

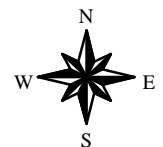
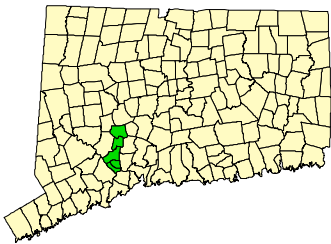
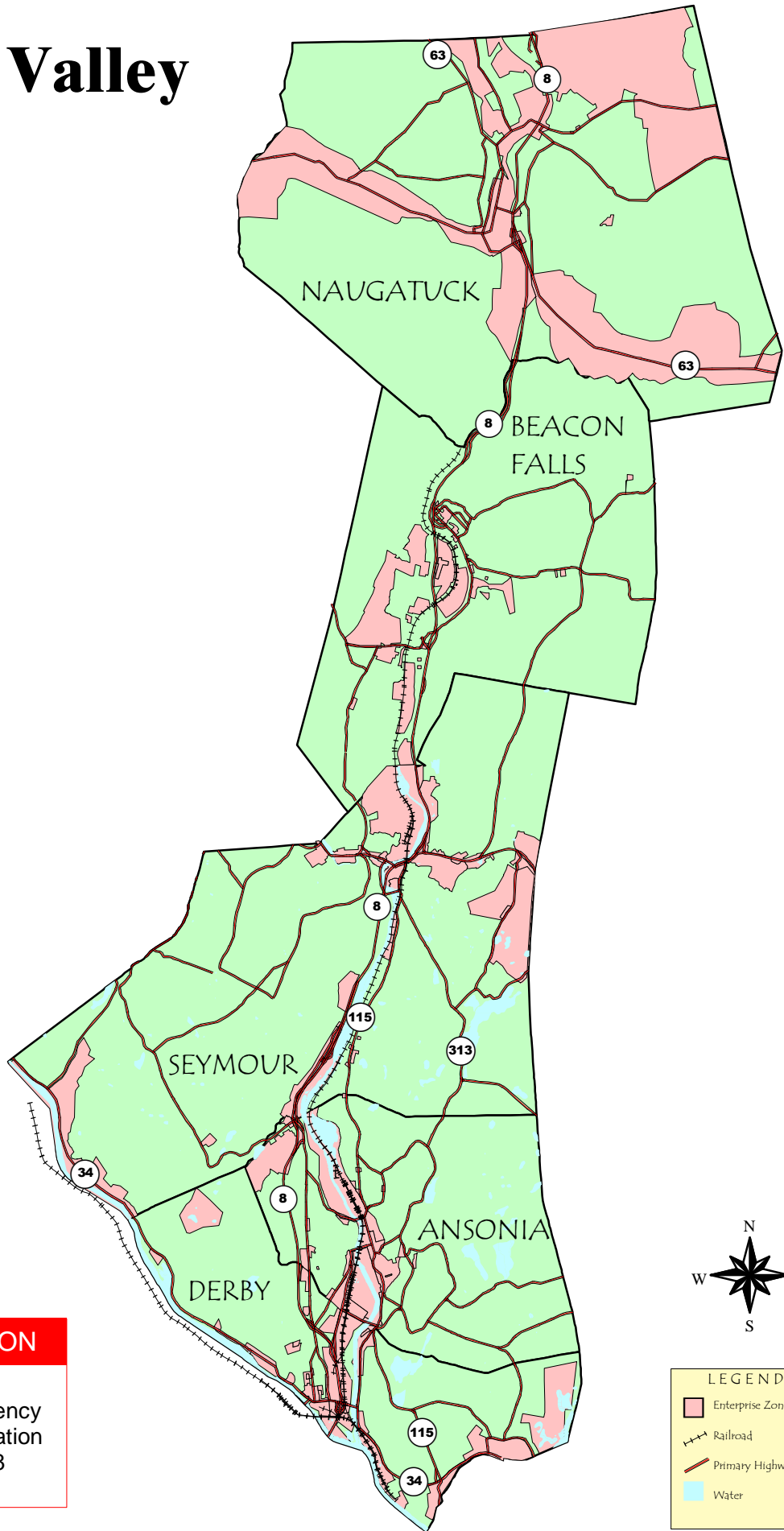
The Region's Downtowns

- The downtowns of several municipalities present a very serious challenge to economic and community revitalization.
- The small, downtown-oriented business organizations have limited capacity.

Economic Development in the Region

- The City of Waterbury has been designated an Enterprise Zone as defined in CGS '32-222(u) as a Targeted Investment Community, while others have been designated an Enterprise Corridor Zone. Enterprise Corridor Zones are located along Route 8 in the state's Naugatuck Valley region. The benefits available in an Enterprise Corridor Zone are the same as in an Enterprise Zone, and subject to the similar qualifying terms and conditions. For the purpose of obtaining the enhanced 50% level of corporate credits, the hiring level for new full time positions remains at 30% of those positions being filled by residents of the community in which the project takes place, who are JTPA eligible. The communities located in the corridor zones are: Ansonia, Beacon Falls, Derby, Naugatuck and Seymour. See map "Naugatuck Valley Corridor" attached. Communities are urged to utilize the benefits of these designations in order to promote and expand the local economic development initiatives.
- Focus on the use of cluster power to boost the NVC economy. The clusters are Manufacturing Precision Metals, Plastics, Financial Services and Health Care.
- Economic expansion and new development opportunities are desired by NVC communities. Based on the fact that half the capital investment projects requested under the investment survey report located in Exhibit Z of the CEDS were for business and commerce park development type projects.
- Consider Economic Development Summits for all communities particularly those with commerce and business parks requested to coordinate and exchange ideas and concepts that will encourage regional economic expansion.
- The region's economic development efforts have focused very extensively on attracting new companies to the region and have spent limited time on retention and small business development."

Naugatuck Valley Corridor



FOR MORE INFORMATION

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LEGEND	
	Enterprise Zones
	Railroad
	Primary Highway
	Water

ANALYSIS OF 5-YEAR EMPLOYMENT TRENDS FOR THE 17 TOWNS
WITHIN THE NAUGATUCK VALLEY CORRIDOR - NVC

COMPARING 1997 EDA STRATEGY WITH 2001 CEDS

Shelton Economic Development Corporation
64 Bridge Street
Shelton, CT 06484

Naugatuck Valley Development Corporation
156 West Main Street
Waterbury, CT 06702

DeCarlo & Doll, Inc.
1952 Whitney Avenue
Hamden, CT 06517

SUMMARY TRENDS CONNECTICUT ECONOMY:

- CT ECONOMIC EXPANSION IS CURRENTLY LOSING GROUND, BASED ON WORK PLACE SURVEYS BY CT LABOR DEPARTMENT FROM JULY 2000 HIGH OF 1,698,800 JOBS TO FEBRUARY 2003 OF 1,656,700 A LOSS OF 26,100 JOBS. SEE CT LABOR CHART.
- PRIOR TO THAT, BASED ON INFORMATION FROM THE CT LABOR DEPARTMENT, CT HAS CREATED 70,400 NEW JOBS IN EXPANSION FROM 1997 TO 2001 OR 4% POINTS. NOTE CHART: EMPLOYMENT BY PLACE OF WORK 1997 TO 2001. SOURCE: CT LABOR DEPARTMENT.
- CT AND THE NVC WON'T MAKE PROGRESS UNTIL THE NATIONAL ECONOMY RECOVERS. SEVERAL ECONOMIC DEVELOPMENT INDICATORS POINT TO A SLOWING ECONOMY.
- AREA OF CONCERN FEDERAL BUDGET DEFICIT, STATE AND LOCAL BUDGET SHORTFALLS, OIL PRICES AND THE WAR.
- EMPLOYMENT WILL NOT GROW UNTIL BUSINESSES START HIRING, WHICH WILL NOT HAPPEN UNTIL SALES STEADILY INCREASE.
- STRUCTURAL SHIFTS ARE APPARENT AS THE STATE'S ECONOMY SHIFTS AWAY FROM TRADITIONAL TYPES OF MANUFACTURING, CONSTRUCTION AND MINING, FIRE, TRANSPORTATION, COMMUNICATE AND UTILITIES TOWARD TRADE AND SERVICES.

- POSITIVE ECONOMIC DEVELOPMENT INDICATOR - FORTY YEAR LOWEST INTEREST RATE FOR BORROWERS SHOULD AID WITH BUSINESS EXPANSION AND NEW HOUSING CONSTRUCTION STARTS. PLUS, RECORD REFERENCE FOR EXISTING MORTGAGES WILL PROVIDE ADDITIONAL CAPITAL FOR INCREASED SPENDING.

Employment by Place of Work 1997 and 2001

Year	1997	2001	Change	
			Total	Percent
CT	1,612,400	1,682,800	70,400	4%
NVC	133,910	137,920	4,010	3%
Ansonia	4,380	4,220	-160	-4%
Beacon Falls	790	920	130	16%
Bethlehem	420	550	130	31%
Cheshire	12,610	14,210	1,600	13%
Derby	4,940	4,860	-80	-2%
Middlebury	3,380	3,510	130	4%
Naugatuck	9,010	8,260	-750	-8%
Oxford	1,580	1,970	390	25%
Prospect	2,180	2,330	150	7%
Seymour	4,050	4,440	390	10%
Shelton	19,480	21,810	2,330	12%
Southbury	8,920	9,760	840	9%
Thomaston	2,970	3,280	310	10%
Waterbury	44,080	42,460	-1,620	-4%
Watertown	9,900	10,150	250	3%
Wolcott	3,140	2,800	-340	-11%
Woodbury	2,080	2,390	310	15%

Source: CT Dept of Labor

Percent Change in Employment by Industry 1997 to 2001

Connecticut = top line
NVC = bottom line

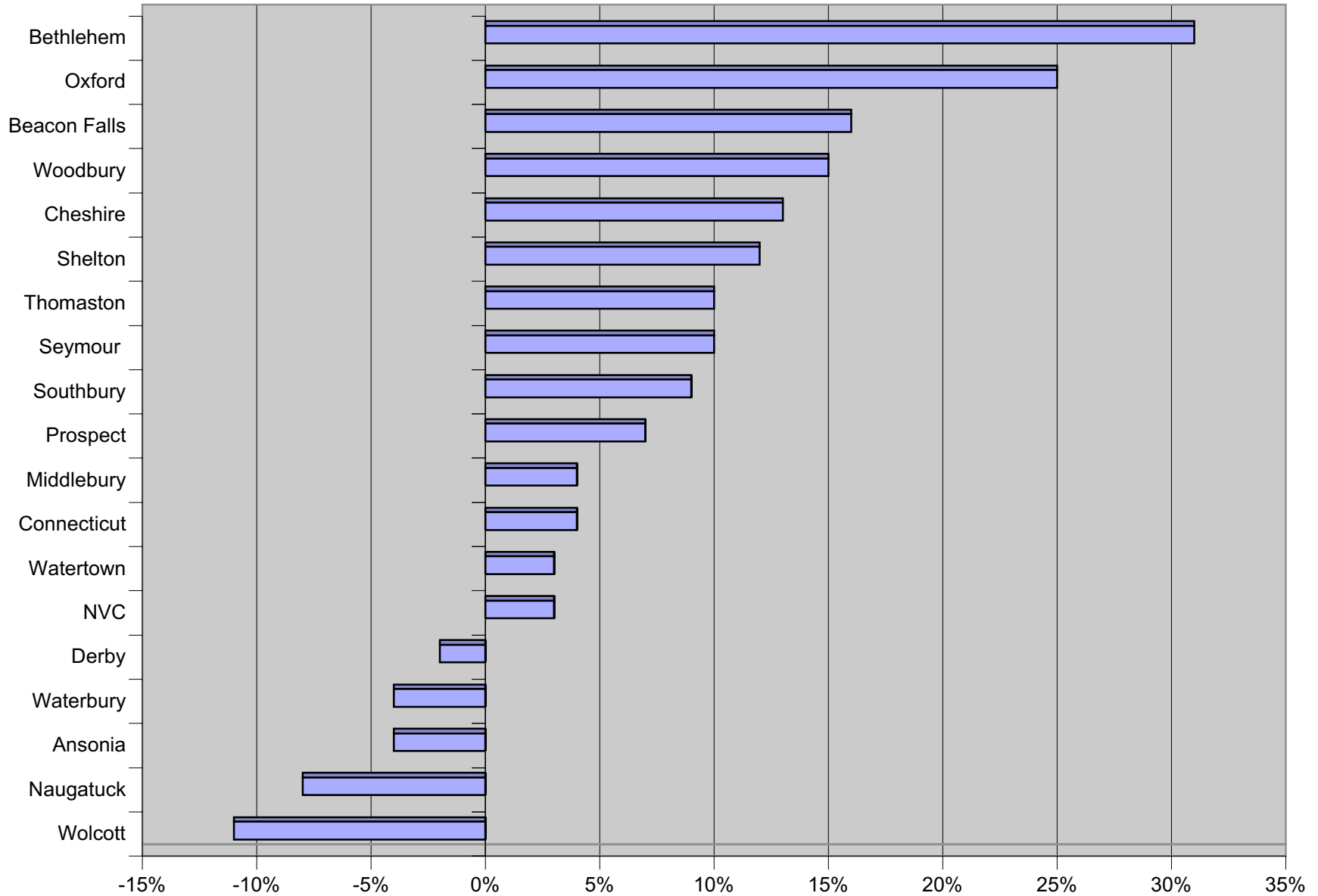
		1997	2001	Change	Percent
Agriculture		17,760	20,500	2,760	16
		1,364	1,580	216	16
Construction and Mining		104,344	88,594	-15,750	-15
		10,088	8,263	-1,825	-18
Manufacturing		304,755	270,954	-33,801	-11
		32,856	30,437	-2,419	-7
Transportation		86,358	81,435	-4,923	-6
		5,719	4,737	-982	-17
Wholesale/Retail		366,547	388,303	32,756	9
		28,407	34,148	5,741	20
Fire		188,409	118,399	-70,010	-37
		10,874	7,630	-3,244	-30
Service		637,130	660,204	23,044	4
		52,352	55,923	3,571	7
Government/Public Admin.		108,903	132,102	23,199	21
		9,444	8,538	-906	-10

Source: Dunn and Bradstreet

Employment Snapshots

Year	First Yr 1990	Lowest Yr NVC 1993	Highest Yr NVC 2000	Last Yr 2001	Change			Percent change			AARG
					1990-1993	1993-2000	1990-2001	1990-1993	1993-2000	1990-2001	1990-2001
CT	1,623,500	1,531,100	1,693,500	1,682,800	-92,400	162,400	59,300	-5.7%	10.6%	3.7%	0.30
NVC	128,730	124,140	138,910	137,920	-4,590	14,770	9,190	-3.6%	11.9%	7.1%	0.58
Ansonia	5,310	4,510	4,430	4,220	-800	-80	-1,090	-15.1%	-1.8%	-20.5%	(1.90)
Beacon Falls	820	760	960	920	-60	200	100	-7.3%	26.3%	12.2%	0.96
Bethlehem	300	350	510	550	50	160	250	16.7%	45.7%	83.3%	5.18
Cheshire	12,060	11,810	14,350	14,210	-250	2,540	2,150	-2.1%	21.5%	17.8%	1.38
Derby	6,050	5,510	5,080	4,860	-540	-430	-1,190	-8.9%	-7.8%	-19.7%	(1.81)
Middlebury	3,660	3,370	3,640	3,510	-290	270	-150	-7.9%	8.0%	-4.1%	(0.35)
Naugatuck	7,970	7,390	8,590	8,260	-580	1,200	290	-7.3%	16.2%	3.6%	0.30
Oxford	1,320	1,290	1,870	1,970	-30	580	650	-2.3%	45.0%	49.2%	3.39
Prospect	1,800	1,880	2,210	2,330	80	330	530	4.4%	17.6%	29.4%	2.17
Seymour	4,010	3,720	4,470	4,440	-290	750	430	-7.2%	20.2%	10.7%	0.85
Shelton	13,760	15,120	21,180	21,810	1,360	6,060	8,050	9.9%	40.1%	58.5%	3.91
Southbury	6,440	7,440	9,550	9,760	1,000	2,110	3,320	15.5%	28.4%	51.6%	3.53
Thomaston	3,880	3,100	3,340	3,280	-780	240	-600	-20.1%	7.7%	-15.5%	(1.39)
Waterbury	48,510	44,620	42,640	42,460	-3,890	-1,980	-6,050	-8.0%	-4.4%	-12.5%	(1.10)
Watertown	8,040	8,590	10,610	10,150	550	2,020	2,110	6.8%	23.5%	26.2%	1.96
Wolcott	2,690	2,730	3,140	2,800	40	410	110	1.5%	15.0%	4.1%	0.33
Woodbury	2,110	1,950	2,340	2,390	-160	390	280	-7.6%	20.0%	13.3%	1.04

Percent Change of Employment by Place of Work in CT and the NVC Towns 1997 through 2001



Source: CT Dept. of Labor

SUMMARY TRENDS FOR THE NVC 17 TOWN AREA:

- DURING THE CURRENT ECONOMIC EXPANSION THE 17 TOWN REGION HAS LAGGED SLIGHTLY IN TERMS OF JOB GROWTH BETWEEN 1997 TO 2001, UP 3.0% VS. 4.0% FOR THE STATE. SEE CHART - CT LABOR DEPARTMENT EMPLOYMENT BY PLACE OF WORK 1997 AND 2001.
- THE NVC 17 TOWNS HAVE CREATED 4,010 JOBS IN EXPANSION DURING THIS PERIOD OF TIME (1997-2001).
- HOWEVER, THE 17 TOWN AREA CONTINUES TO BE EXTREMELY VULNERABLE GOING FORWARD AS IT HAS LARGE CONCENTRATIONS OF EMPLOYMENT WITHIN MATURE INDUSTRY SEGMENTS. SEE CHART - PERCENT CHANGE IN EMPLOYMENT BY INDUSTRIES CT, US, NVC.
- THE 17 TOWN AREA IS INCREDIBLY DIVERSE FROM AN EMPLOYMENT BASE STANDPOINT WITH VARIED POCKETS OF STRENGTH AND WEAKNESS.
- EMPLOYMENT SNAPSHOT PERCENT CHANGE BETWEEN 1993 AND 2000 RANGED FROM A HIGH OF 45.7% IN BETHLEHEM TO A LOW OF -7.8% IN DERBY. SEE CHART - EMPLOYMENT SNAPSHOTS.
- EMPLOYMENT BY PLACE OF WORK PERCENT CHANGE BETWEEN 1997 AND 2001 RANGED FROM A HIGH OF 31% IN BETHLEHEM TO A LOW OF -11% IN WOLCOTT. SEE CHART - CT LABOR DEPARTMENT EMPLOYMENT BY PLACE OF WORK 1997 - 2001.

- THIS WIDE ECONOMIC DIVERSITY COULD SERVE TO UNDERMINE THE CONSENSUS-BUILDING NECESSARY TO PROMOTE MEANINGFUL LONG-TERM EXPANSION. REGIONAL COOPERATION IS THEREFORE ESSENTIAL.
- IT IS RECOMMENDED THAT THE 17 TOWN AREA TAKE AN INVENTORY OF ITS CRITICAL ECONOMIC BASED INDUSTRIES AND EMBARK ON AN ANALYSIS AS TO HOW TO BEST LEVERAGE ITS EXISTING RESOURCES.
- TWENTY-FOUR ECONOMIC EXPANSION, CAPITAL IMPACT PROJECTS WITHIN THE NVC WERE RECOMMENDED BY ELEVEN COMMUNITIES. NINE OF THE COMMUNITIES RECOMMENDED ELEVEN COMMERCE AND/OR BUSINESS PARKS AS MAJOR CAPITAL PROGRAMS TO CREATE JOBS BOTH SHORT AND LONG TERM AND IN ORDER TO DIVERSIFY THE LOCAL TAX BASE.
- OLDER COMMUNITIES WITH LIMITED LAND USE AND/OR BUILDINGS ARE STRONGLY RECOMMENDING INVESTIGATING CATALOGING AND ASSESSING BROWNFIELD PROPERTIES FOR REDEVELOPMENT OFFERING “NEW” USES FOR OLDER AND/OR ABANDONED PROPERTIES.
- IT IS RECOMMENDED THAT THE 17 TOWN AREA GROW ITS ECONOMIC BASE IN THE AREA OF WHOLESALE AND RETAIL TRADE, TRANSPORTATION, COMMUNICATION AND UTILITIES AND SERVICES AS THESE SEGMENTS ARE UNDER REPRESENTED RELATIVE TO STATE SHARES.
- IT IS RECOMMENDED THAT A STUDY OF COMMUNITY AND BUSINESS RESOURCES AND OPINION BE ASSEMBLED FOR THE PURPOSE OF ASSESSING AND WEIGHTING

ECONOMIC DEVELOPMENT ALTERNATIVES.

- THE 17 TOWN AREA IS VULNERABLE TO FURTHER DOWNSIZING WITHIN MANUFACTURING, CONSTRUCTION AND MINING DUE TO THE ECONOMIC PROLONGED DOWNTURN.

Percentage Change in Employment by Industry 1997 to 2001

#6

Town	Total	Agriculture	Construction and Mining	Manufacturing	Transportation, Communication and Utilities	Wholesale and Retail Trade	Finance, Insurance, and Real Estate	Services	Government and Public Administration
Connecticut	-2%	16%	-15%	-11%	-6%	9%	-37%	4%	21%
NVC	0%	16%	-18%	-7%	-17%	20%	-30%	7%	-10%
Ansonia	-3%	120%	-26%	-12%	10%	1%	-5%	3%	-5%
Beacon Falls	36%	600%	-1%	135%	10%	6%	-14%	26%	8%
Bethlehem	11%	30%	-99%	100%	-6%	10%	-27%	12%	30%
Cheshire	-10%	23%	-10%	-56%	-1%	1%	-1%	6%	10%
Derby	-22%	78%	-21%	20%	-21%	-10%	-13%	-38%	84%
Middlebury	-33%	74%	-7%	-79%	20%	-7%	16%	41%	-3%
Naugatuck	4%	-4%	-12%	-6%	-68%	20%	17%	19%	24%
Oxford	16%	19%	-6%	25%	9%	14%	6%	54%	-81%
Prospect	0%	-32%	-13%	-22%	43%	5%	-3%	12%	-71%
Seymour	5%	12%	6%	19%	-25%	-16%	4%	16%	36%
Shelton	18%	4%	-31%	46%	-30%	10%	-19%	36%	19%
Southbury	-10%	-4%	-8%	-29%	-12%	370%	-69%	-12%	-85%
Thomaston	4%	58%	-28%	8%	6%	21%	-15%	-26%	213%
Waterbury	-3%	46%	-19%	-14%	-23%	3%	-19%	0%	14%
Watertown	22%	-7%	-17%	17%	-1%	45%	26%	28%	-4%
Wolcott	17%	27%	-24%	14%	116%	6%	5%	40%	-1%
Woodbury	15%	6%	-4%	8%	48%	13%	4%	32%	-86%