



Population

In 1950 Avon had a population of only 3,171. Between 1950 and 1960 and 1960-1970 there was significant growth. Population increased to 5,273 or by 39% from 1950-1960. During the next decade, 1960-1970, population increased by 36% to 8,352. Population has continued to grow during each successive decade but at a significantly slower rate. The US Census Bureau estimates the 2014 population at 18,597. **Table 2-1** presents information on population growth.

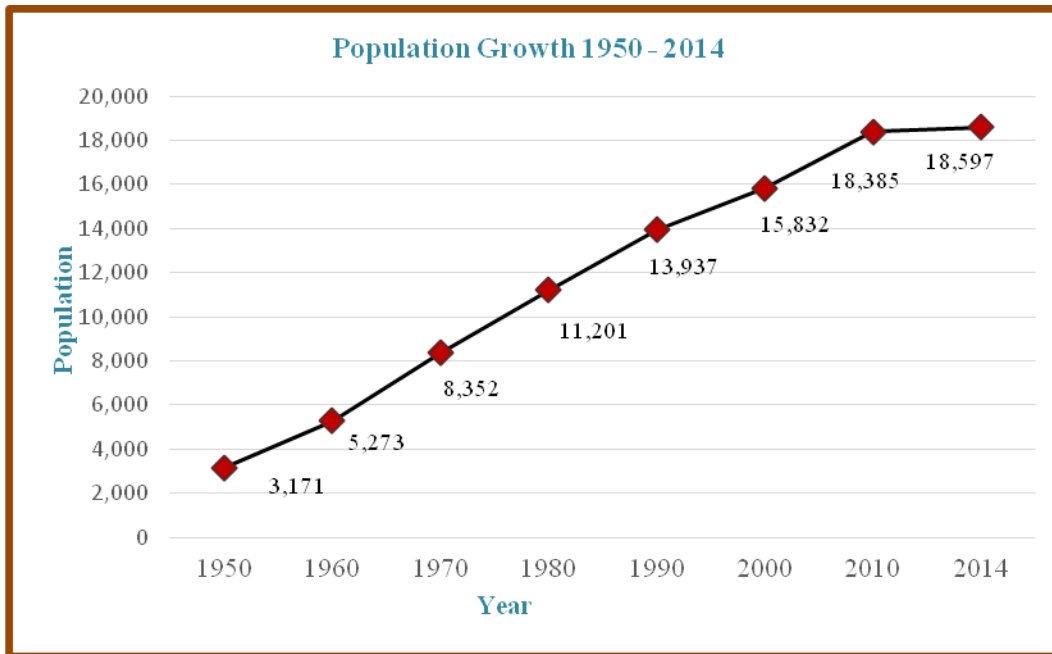


Table 2-1 Avon Population Growth 1950-2014

Source: US Census

Avon has experienced higher than average growth when compared with the State as a whole as well as the 38 Towns that comprise the Capitol Region. Avon is certainly not immune to downturns in the overall State and national economy but historically Avon has been able to weather these conditions better than other towns, in large part due to a significant number of attributes which make Avon a very desirable place to live. In every decade since 1950 growth in Avon has been substantially higher on a percentage basis, as compared to both the Capitol Region and the State of Connecticut. **Table 2.2** presents this information.



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Town or Region Year	Avon Population	Capitol Region	Connecticut
1950	3,171	418,191	2,007,280
1960	5,273	546,545	2,535,234
% Change 50-60	39.8%	30.7%	26.3%
1970	8,352	669,907	3,032,217
% Change 60-70	36.8%	22.6%	19.6%
1980	11,201	668,479	3,107,576
% Change 70-80	25.4%	-0.2%	2.5%
1990	13,937	709,404	3,287,116
% Change 80-90	19.6%	6.1%	5.8%
2000	15,832	721,320	3,405,565
% Change 90-2000	11.9%	1.7%	3.6%
2010	18,385	769,598	3,574,097
% Change 2000-10	13.8%	6.6%	4.9%
2014	18,597	781,188	3,592,053
% Change 2010-14	1.2%	1.5%	0.5%

Table 2-2 Comparison of Population Growth in Avon with Region and State

Future population growth in Avon will be dependent on a number of factors. These include:

- Social trends such as average age at time of marriage.
- Changes in the rates of births and deaths.
- In and out migration (or the number of people moving into and out of Avon each year).
- The health of the local, regional, State, and national economy.
- Changes in the average number of people per household, including the tendency of children over the age of 18 to reside with parents.
- The availability of vacant land for development. (This has become much less as the Town approaches build out, thus different types of development with different densities should be considered.)
- The likelihood that the Planning and Zoning Commission may permit additional multi-family housing developments (condominiums, apartments, or small single-family homes on smaller lots) on remaining vacant or redeveloped parcels. (For a more detailed discussion please refer to Chapter 7, Housing.)

Population Projections

It is often difficult to accurately predict future population growth due to the variables just discussed, and the way in which they intersect. However, one methodology for projecting population growth known as the constant growth method has proven to be reasonably accurate when utilized in past plans. This methodology assumes that the average rate of growth per year over the last 30-year period will continue into the future.



Accurate population counts are available from the U.S. Census Bureau on a decennial basis. The population of Avon increased by 7,184 people during the 30-year period from 1980-2010. This is an increase of 239 people per year. Applying this projection results in a predicted population of 20,775 in 2020 and 21,226 in the year 2025. As mentioned earlier, Avon is getting closer to build out and the availability of vacant land parcels for development is substantially less than in prior decades. As a result, it is likely that population growth will be lower. However, this reality will be offset by some number of moderately higher density multifamily projects which may be approved in Avon Center, as well as other possible locations. Please see Chapter 7, Housing, for a more detailed discussion.

School Enrollment Projections

Enrollment in Avon public schools was at 2,402 students in 1972. Between then and 1984, notwithstanding growth in new house construction, enrollment went on a decline. In 1984 enrollment was 2,005 students (a decline of 397 students). Between 1984 and 2007 enrollment increased by 1,595 students. There were 3,600 students enrolled in 2009, which was the all-time peak, and represented a 79.6% increase over the 1984 low. Enrollment then entered a second downward cycle. Between 2007 and 2012 enrollment declined by 192 students to 3,408.

In 2012 the Avon Board of Education hired Peter M. Prowda, PhD, to conduct a study and project school enrollment to the year 2022. Mr. Prowda reviewed 10 factors which can affect enrollment. These include:

- Population growth
- Projected population ages 0-19
- Women of child-bearing age
- The labor force
- New house construction
- Sales of existing homes
- High school dropout rate
- Non-public school enrollment
- Non-resident enrollment in Avon schools
- Resident enrollment in other public schools and student migration

Mr. Prowda projects that in the year 2022, school enrollment will decrease an additional 27%, going from 3,408 students in 2012 to about 2,500 students in 2022. Mr. Prowda indicates that the most important variable in making this projection relates to relatively low projected birth rates. Actual enrollment for the years 2013-2015 was somewhat higher than predicted in this report. Total school enrollment for the year 2015 was 3,336. The trend is, however, clearly for a reduction in enrollment over the next 10-year period.

When preparing the 2006 Plan of Conservation and Development in 2005, the Planning and Zoning Commission was asked by the Board of Education to identify suitable locations for the possible construction of another school on land already owned by the Town and not restricted for development. The 2006 Plan identified 2 locations. These were the Huckleberry Hill Open Space and the Found Land. It appears clear based on these most recent projections provided by the Board of Education's consultant that another school will not be needed and, therefore, no future school sites have been identified for this next ten year planning period.



Chapter 2 Community Profile: Population, School Enrollment, Labor Force, Income and Housing Characteristics

People of Avon

The population of every community is somewhat unique. In order to more fully understand the present and future needs of Town residents it is helpful to have an understanding of various community characteristics. These include age composition, income levels, education levels, occupation and place of employment, and household characteristics. It is helpful in some instances to compare this information with the region and State to understand how Avon may be similar or different in certain instances.

Median Age

Over the past 40 years, Avon’s population has continued to age with each successive decade. The median age in 1970 was 32.2. In 2010 the median age in Avon according to the 2010 US Census was 45. This is higher than the median age for the State of Connecticut which was 40, and the US as a whole, which was 37.2. **Table 2-3** shows this trend of an aging population in Avon.

1970	1980	1990	2000	2010
32.2	36.2	40.1	42	45

Table 2-3 Median Age of Avon Residents

Source: US Census 2010

The baby boom generation, those residents born between 1946 and 1964, comprise a significant portion of the Town’s overall population. As a result, we can expect a greater demand for services and housing choices for seniors. This trend will include a demand for smaller housing units near services and shopping, active adult and senior living facilities, and specialized transportation. **Table 2-4** presents information on the age distribution of Avon’s population.

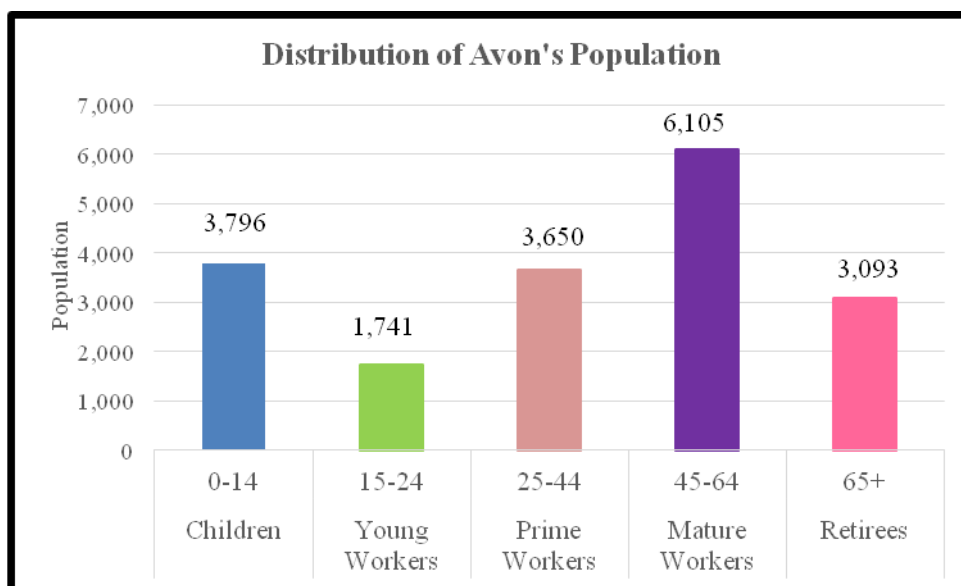


Table 2-4 Age Distribution of Avon’s Population

Source: 2010 US Census



Avon's Labor Force

As of 2014, there were 8,682 residents employed in the workforce with an unemployment rate of 4.9%. There are 8,055 jobs within Avon. There are 738 Avon residents who also work in Avon and fill 9% of these jobs. Although there have been very significant gains in employment opportunities outside of Hartford, there are still 1,435 Avon residents who commute from Avon to Hartford each day. **Table 2-5** presents information on the most prevalent Towns where Avon residents work, as well as the most prevalent Towns from where workers originate from who are employed in Avon.

Commuters Into Town From:		Town Residents Commuting to:	
Avon	738	Hartford	1,435
Simsbury	521	Farmington	874
West Hartford	414	Avon	738
Bristol	385	Simsbury	403
Farmington	380	West Hartford	402
New Britain	351	Bloomfield	288
Canton	313	Bristol	287
Hartford	309	New Britain	282
Torrington	255	Windsor	243

Table 2-5 Commuting Patterns to Work in and out of Avon

Source: State Department of Labor 2011

The most common areas of employment for Avon's 8,682 workers include finance, insurance, and real estate at 1,552; professional, scientific, and management at 1,528; and educational services and health care at 2,114. **Table 2-6** presents a detailed summary of the occupations of Avon workers.

Educational services and health care and social assistance	2,114
Finance and insurance, and real estate and rental and leasing	1,552
Professional, scientific, and management, and administrative and waste management services	1,528
Retail trade	891
Manufacturing	649
Other services except public administration	374
Wholesale Trade	285
Information	287
Construction	314
Public administration	256
Arts, entertainment and recreation, and accommodation and food services	236
Transportation and warehousing and utilities	188
Agriculture, forestry, fishing, and hunting and mining	8
Total Civilian employed population 16 years and over	8,682

Table 2-6 Occupation of Avon Workers

Source: American Factfinder US Census 2014



Chapter 2 Community Profile: Population, School Enrollment, Labor Force, Income and Housing Characteristics

Income

The 2014 median income for all Avon workers was \$71,913. Median family income was \$115,754. This was substantially higher than Hartford County and the State of Connecticut. See **Table 2-7**.

Median Income	71,913	42,210	42,203
Median Household Income	115,745	65,499	69,899
	Avon	Hartford County	State of CT

Table 2-7 Comparison of Median Income in Avon with Hartford County and Connecticut
Source: American Factfinder, US Census 2014

Educational Levels

Avon ranks very high in educational attainment levels, as compared with both State and the US as a whole. As shown in Table 2-8, over 97% of all adult residents have earned a high school diploma. At least 37% have earned a bachelor’s degree and 31% have earned a graduate or professional degree. **Table 2-8** presents this information.

Educational Attainment	< than 9 th Grade	9 th to 12 th Grade No Diploma	High School Graduate	Some College No Degree	Associates Degree	Bachelors Degree	Graduate or Professional Degree
Percentage of Avon Population	.9%	1.6%	11.2%	10.8%	6.9%	36.9%	31.7%

Table 2-8 Highest Level of Educational Attainment of Avon Residents Ages 25+
Source: American Factfinder, US Census 2014

Housing

In 2014 there were a total of 7,650 housing units in Avon. Of these, 5,279 (or 69%) were single-family homes and 2,342 (or 30.6%) were units in multi-family structures. **Table 2-9** provides a breakdown by housing type.

UNITS IN STRUCTURE		
Total Housing Units	7,650	7,650
1-unit, detached	5,279	69.0%
1-unit, attached	1,011	13.2%
2 units	172	2.2%
3 or 4 units	508	6.6%
5 to 9 units	121	1.6%
10 to 19 units	74	1.0%
20 or more units	456	6.0%
Mobile home	29	0.4%

Table 2-9 Total Housing Units by Unit Type
Source: 2014 US Census American Factfinder



Eighty-five percent of all housing units are owner occupied. There are a substantial number of home sales each year. The 10-year average is 311 sales per year. **Table 2-10** presents information on how long the current occupant has lived in the home with a comparison to the State. Length of residency closely matches the State, as a whole.

YEAR HOUSEHOLDER MOVED INTO UNIT			
	Avon		Connecticut
Occupied housing units	7,372		1,356,206
Moved in 2010 or later	1,413	19.2%	20.4%
Moved in 2000 to 2009	2,897	39.3%	40.2%
Moved in 1990 to 1999	1,723	23.4%	17.5%
Moved in 1980 to 1989	659	8.9%	9.5%
Moved in 1970 to 1979	345	4.7%	6.1%
Moved in 1969 or earlier	335	4.5%	6.0%

Table 2-10 Year Householder Moved into Home

Source: 2014 US Census American Factfinder

The 2014 median value of all homes in Avon was \$374,400. There are more homes (2,308) in the \$300,000 to \$500,000 range than any other. **Table 2-11** presents information on 2014 home values. Chapter 7 presents additional information on housing characteristics.

VALUE		
Owner-occupied units	6,304	
Less than \$50,000	114	1.8%
\$50,000 to \$99,000	54	0.9%
\$100,000 to \$149,000	163	2.6%
\$150,000 to \$199,999	522	8.3%
\$200,000 to \$299,999	1,356	21.5%
\$300,000 to \$499,999	2,308	36.6%
\$500,000 to \$999,999	1,506	23.9%
\$1,000,000 or more	281	4.5%
Median (dollars)	374,400	

Table 2-11 2014 Home Values

Source: 2014 American Factfinder

Tax Base and Burden

Avon is very fortunate to have a substantial grand list, comprised of a healthy mix of commercial and residential properties. This mix of uses has been promoted in every Plan of Conservation and Development beginning in 1956. This has permitted the Town to offer quality schools and services while maintaining tax rates similar to, or below, those of adjoining towns. A town's grand list is comprised of the aggregate value of all business, personal property, real property, and motor vehicles. Approximately 10.5% of Avon's Grand List is derived from commercial and industrial properties. Avon's 2015 Grand List totaled \$2.6 billion. **Table 2-12** presents information on how the Grand List has changed over the past 10 years.



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Grand List Totals as of October 1	Year
2,209,649,900	2005
2,248,357,760	2006
2,279,275,160	2007
2,635,643,520	2008
2,640,534,810	2009
2,660,165,380	2010
2,689,255,700	2011
2,708,637,470	2012
2,582,648,610	2013
2,606,515,660	2014
2,625,169,800	2015

Table 2-12 Avon Grand List 2005-2015

Source : Avon Assessors Office

A predicted drop in school-age population, a projected reduction in total debt, and anticipated tax revenues from the recently approved 1.2M square-foot Avon Center mixed-use project (see Chapter 9), should result in a very favorable situation over this next planning period, permitting the Town to continue to offer a top tier educational system and high quality services, while maintaining a modest tax rate. Avon presently enjoys an Aaa bond rating from both Moody’s and Standard and Poor’s.

To obtain more detailed information regarding a profile of Avon, please visit the following websites:

1. US Census Bureau – www.census.gov
2. American Factfinder – www.factfinder.census.gov
3. CT State Department of Labor – www.ctdol.state.ct.us
4. CT State Department of Health – www.ct.gov/dph
5. Capitol Region Council of Governments – www.crcog.org
6. CT Economic Resource Center – www.CERC.org
7. Town of Avon – www.avonct.gov