

Greater New Haven Middlesex Association of Realtors

Where is the Economy and Why? CT too!



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Quick Overview

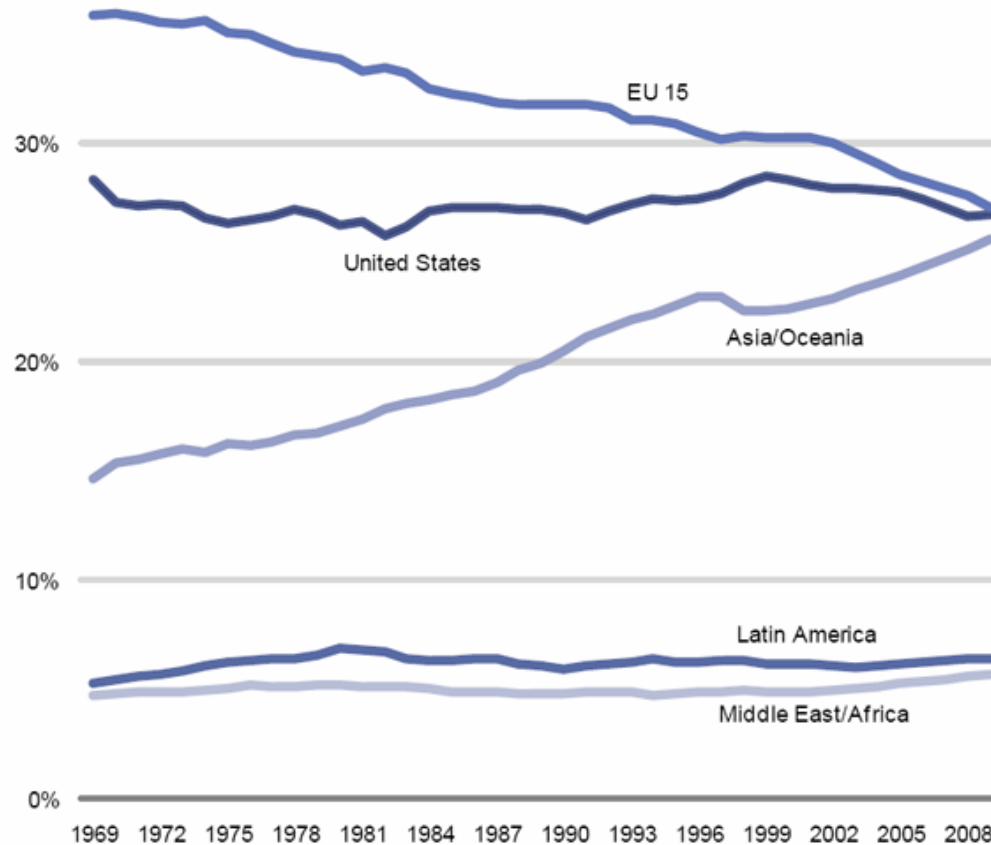


- **1. The economy is stronger than before the recession—GDP and jobs**
- **2. CT has more people working than before the recession—but more are out of state than before**
- **3. CT is doing very well: but virtually no one has the growth of the 50 or 60s—that's the new normal**
- **Get data: Bureau labor statistics, census.gov, bber.unm.edu, infoplease.com, quickfacts.census.gov, Wikipedia.com, data.worldbank.org, visualizingeconomics.com**

USA Holding Its Own!



**Share of World Gross Domestic Product,
1969-2009**



USA



- **Best recovery after the Great Recession**
- **China is in trouble—it's all about control, not ability to grow (Shenzhen story)**
- **USA energy gift is huge!**
- **Europe is hurting-so is Japan and that is helping the USA.**
- **We are the ONLY safe place to invest and live in the World!**

USA, BUT...



- **Must allow the market to start new jobs**
- **Must not over government, jobs control, etc.**
- **Let me talk about affordable housing and Hartford**
- **Trinity is the key...NOT offices, NOT sports by itself**

CT is doing well!



- **CT is highest in per capita income**
- **CT has two of the world's most productive urban areas: Bridgeport and Hartford**
- **CT has 2 best places to live (money Magazine): West Hartford (45) and Fairfield (44)**
- **CT has the most public High Schools in the US News' 100 best HS list! WOW—we do well...because we have small, locally controlled schools—do not forget this! California has most private because...**

CT becoming more productive



- **UT announced new Middlebury plant**
- **This is the kind of productivity change that makes the industry and the state work**
- **The key to CT jobs is transportation and productivity-we want to create good jobs by losing jobs**

But CT is not growing fast—why?



- **1. CT is no longer in the main trading route**
- **Europe traded through NYC and Boston and CT, but today the key trading group is Asian—thus LA is the key winner**
- **2. Finance is declining as a job generator! Even in NYC. Engineering is more crucial to CT's future than FINANCE**
- **3. Transportation is good/no longer great in CT**
- **Airport is ok, too many fees for parking and some key routes no longer flow!**
- **4. Key corporate headquarters will no longer be in the 'the city.' Our cities need to get that message! In Chicago, most Corporate HDQ are in the burbs, Exxon is in BURB in Texas, Key players in Hartford are in the burbs (United Technology just left DT). This will not change. Later what can Hartford, New haven do?**

It is harder to grow fast when you are already good!



Jobs/ Year	1940	2010
• Manufacturing	23.4%	10.4
• Agriculture	18.5	2%
• Education/health care		23.2
• Retail Trade	14.0	11.7.....7
• Professional, scientific	10.6	7.4
• Construction	{10}	6.2

• **OK where to get the gains? Health –education (but only about 2-3% of GDP!): so health and Manufacturing is the key**

Let's Check Housing First



- **1. We scared the public, with huge price declines**
- **2. Demographics have changed**
 - Women marry at about 30, kids at 32-33, then a house
 - Dual careers until early 30's
 - Mid-west is shrinking (Ill, Indy, Michigan, Ohio)
 - Mid-west & East Coast is shifting (fewer young: CT, NY, Penn)
 - Income skewedness—thus fewer upper middle class houses
- **3. Metro-areas are shifting**
 - Boston-NY area is mature: doing well, but
 - Atlanta/ Raleigh, etc., and SW areas are growing

What does this mean for CT



- **1. Fewer traditional new houses**
- **2. More abandoned homes**
- **3. More concentration in key suburbs**
- **4. Growth along coast—retirement and recreational**
- **5. Urban oriented housing with amenities (West Hartford Blue Back try developments. Hartford/New Haven could take advantage of this...BUT**
- **6. More upscale, more rental and fewer srater**

National Observations



- **Growth/Productivity Corridors**
 - Boston to NYC
 - DC-Baltimore (maybe Philly ??)
 - Atlanta to Nashville
 - San Francisco to Phoenix
 - Texas area—but Dallas to Oklahoma City
 - Raleigh-Durham-Chapel-Hill
 - Cincinnati-Louisville (not as clear)
- **City areas**
 - Denver/Salt-Lake City
 - Seattle to Canada

How do CT Universities do?



- **UCONN graduates about 88% of students in 6 years—why 6?**
- **NO other state college graduates even 50% in 6 years—what is going on?**
- **Our private schools?**

NOT Trinity or



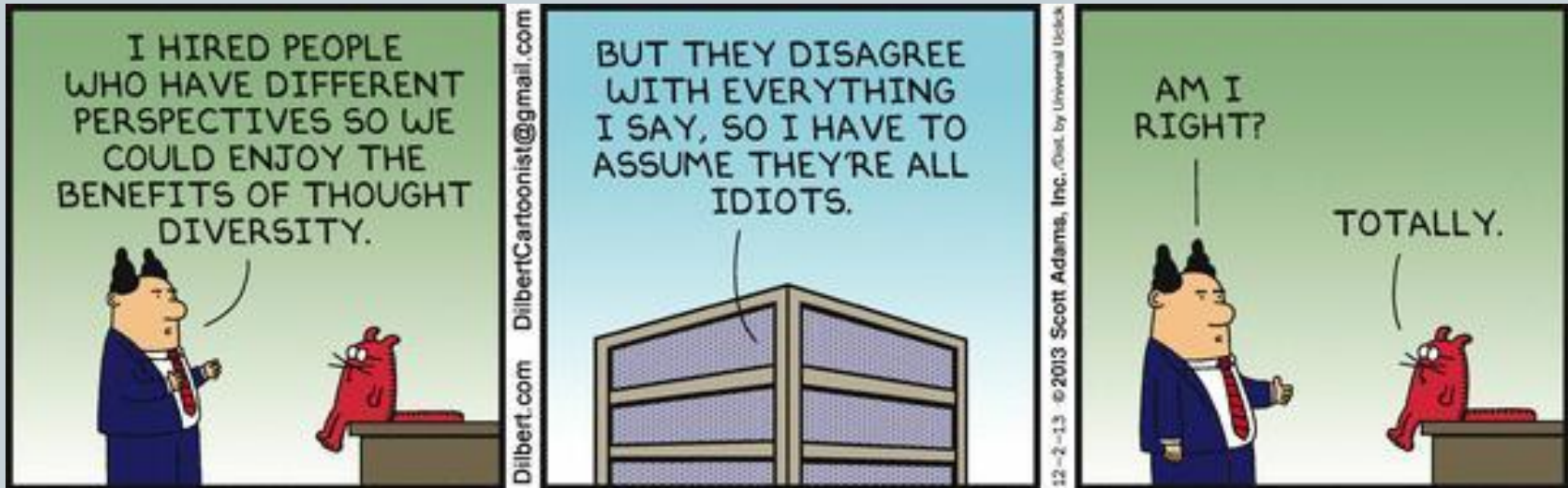
- **1. YALE**
- **2. Louisiana Tech**
- **3. UCONN**
- **...**
- **When you look at payscale.com data and outcomes:**
- **1. Engineering schools win**
- **2. East Coast/West Coast schools win**
- **By the way, UHART beats OHIO STATE!**

How to Create new Jobs in New Haven, Bridgeport and Hartford



- **1. Get over the old world! Offices are not the key to the future—offices are going to the burbs and engineering and is more imp't than finance in the future**
- **2. Create synergy and clusters in the CITY!—Hartford and Trinity is the FIRST real key...if they don't get it, they don't get it.**
- **3. Transportation, convenience and style are really important.**

Thank You –Questions?

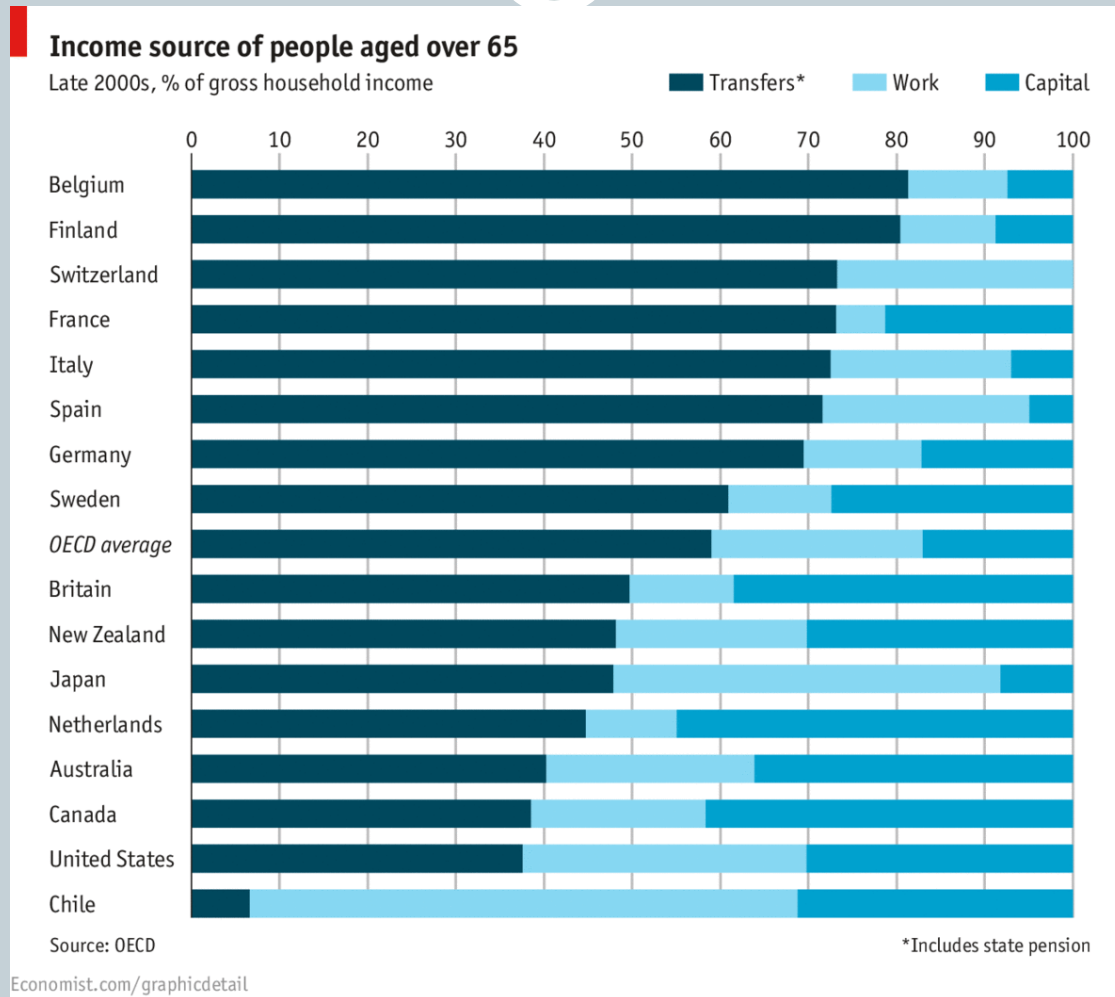


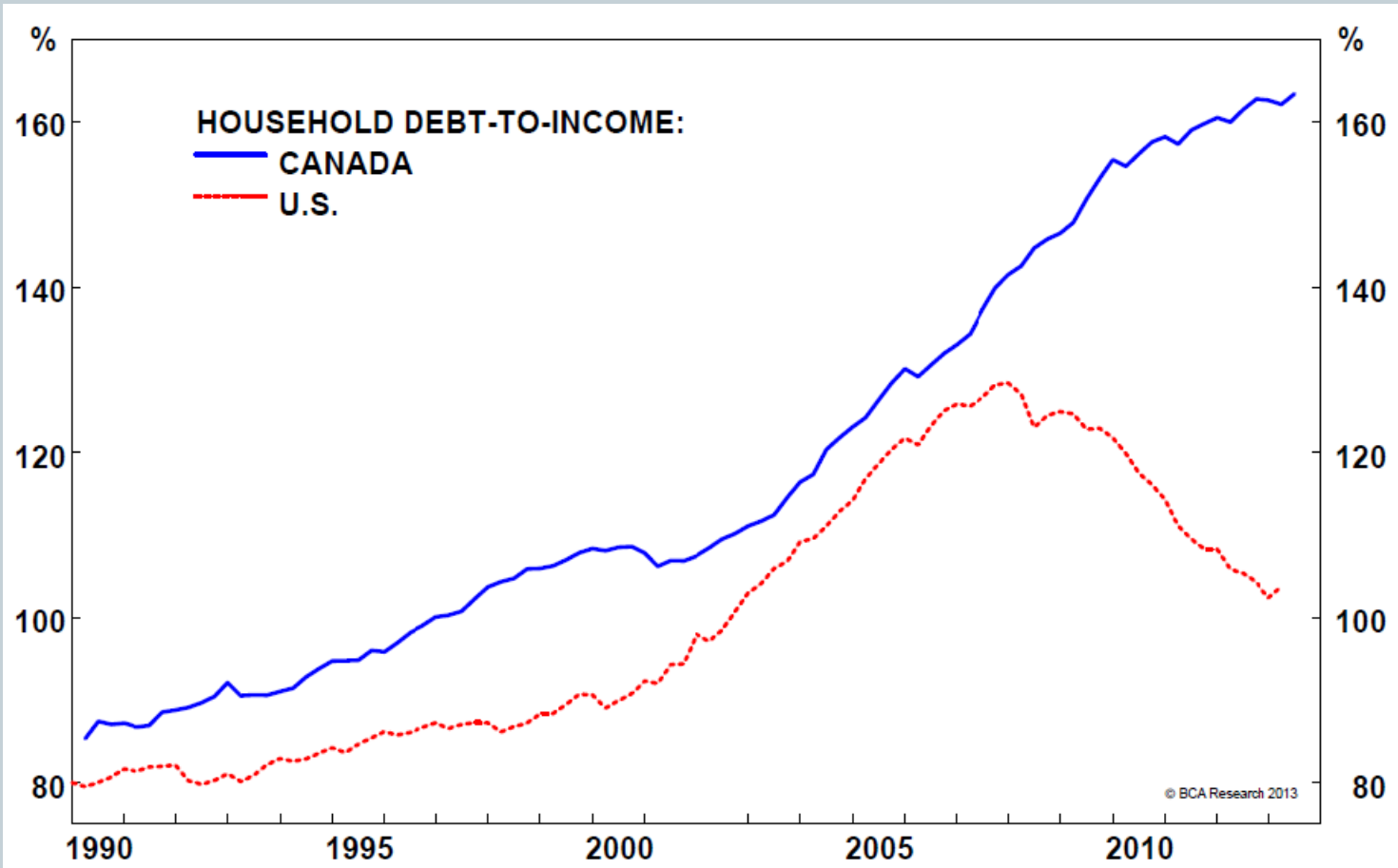
Other Books to Read



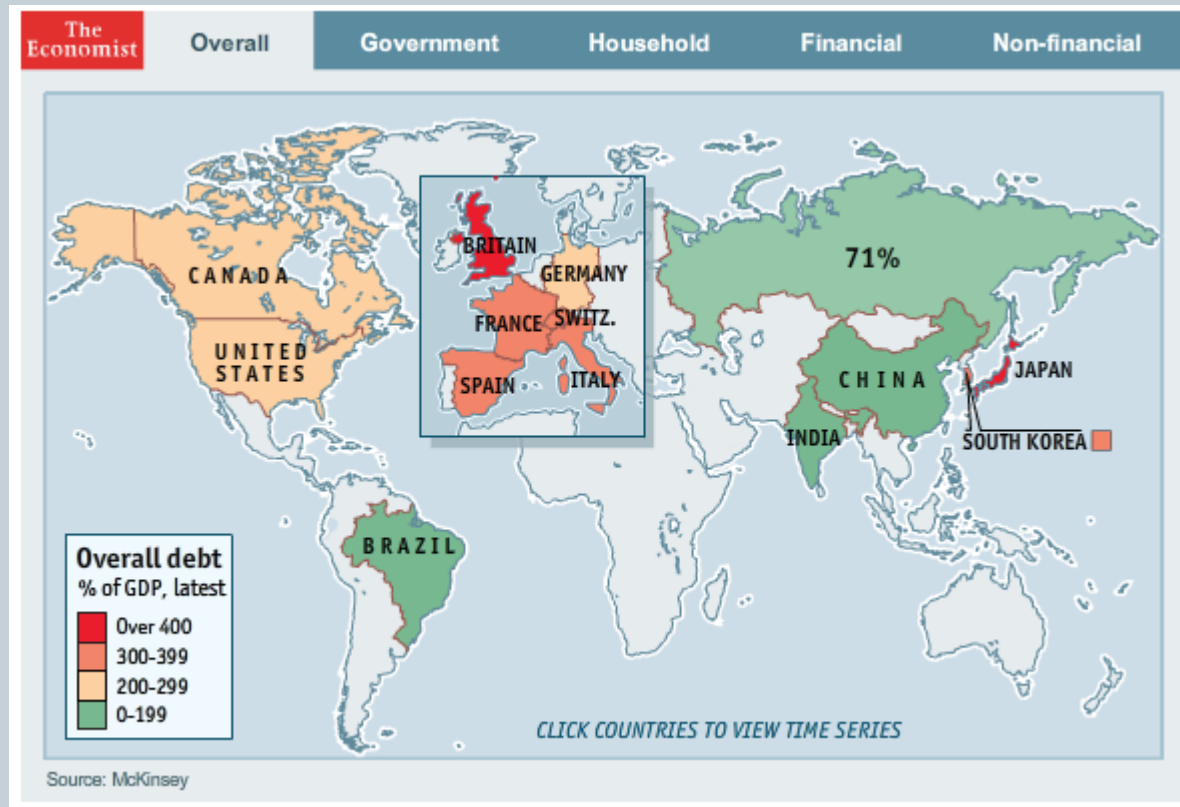
- **Crash Course, Paul Ingrassia, 2010**
- **How We Do Harm, Otis Webb Brawley, 2011**
- **The Global Achievement GAP, 2008, Tony Wagner**
- **Checklist Manifesto, Atul Gawande, 2009**
- **Catastrophic Care, David Goldhill, 2013**
- **Over-diagnosed: Making People Sick in the Pursuit of Health**
- **Dr. H. Gilbert Welch, 2011**

Western World Growth Weak-Pensions!





USA Debt essentially 'like' Germany



Obama has fewer Federal Jobs than Bush or Reagan and lower Compensation too

