

Manchester, Vermont

Community Data Profile

Prepared for VCRD's Manchester Community Visit
March 11, 2013



Prepared by Julia Rumery and Michael Moser at the Center for Rural Studies

What follows is a collection of indicators and information on the town of Manchester and its residents. These data are meant to inform the March 11th community visit by the Vermont Council on Rural Development, but they certainly have many other uses.

Most of these indicators have been produced by the US Census Bureau. Sources also include the Vermont Departments of Taxes and Labor, among others.

The UVM Center for Rural Studies engages in many projects to assist Vermonters in accessing and using community-level data for their towns, cities and villages. We encourage all Vermonters to familiarize themselves with some of the most common online sources of this data.

Vermonters will find community profiles with data from assorted sources at:

- **Vermont Indicators Online** – <http://uvm.edu/crs/indicators> and
- **Vermont Housing Data** – www.housingdata.org

Direct access to many of the agencies that produce the indicators can also be found at:

- the US Census Bureau's American FactFinder – <http://factfinder2.census.gov>
- the Vermont Dept. of Labor's Covered Employment & Wages report – www.vtmi.info/indnaics.htm
- the Vermont Dept. of Labor's Labor Force & Unemployment site – www.vtmi.info/labforce.cfm
- the Vermont Dept. of Taxes' statistics site – www.state.vt.us/tax/statistics.shtml
- the Local Employment Dynamics site – <http://lehd.ces.census.gov/led/>
- the Vermont Crime Information Center – www.dps.state.vt.us/cjs/crimestats.htm and
- the USDA's Census of Agriculture – www.agcensus.usda.gov

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Introduction

Area Comparisons

	Manchester	Stowe	Woodstock	Chester
2010 % Vacant Seasonal Houses	21.5%	39.4%	19.1%	17.7%
2011 Sales and Use Retail receipts	\$90,639,062	\$60,373,176	\$20,844,845	\$7,801,810
2010 Population	4,391	4,314	3,048	3,154

Manchester displays a unique set of socio-demographic characteristics as compared to many other Vermont communities. The researchers made efforts to include comparisons to communities within the region with similar population characteristics as well to other communities in the state that display economic characteristics similar to those of Manchester.

Civics

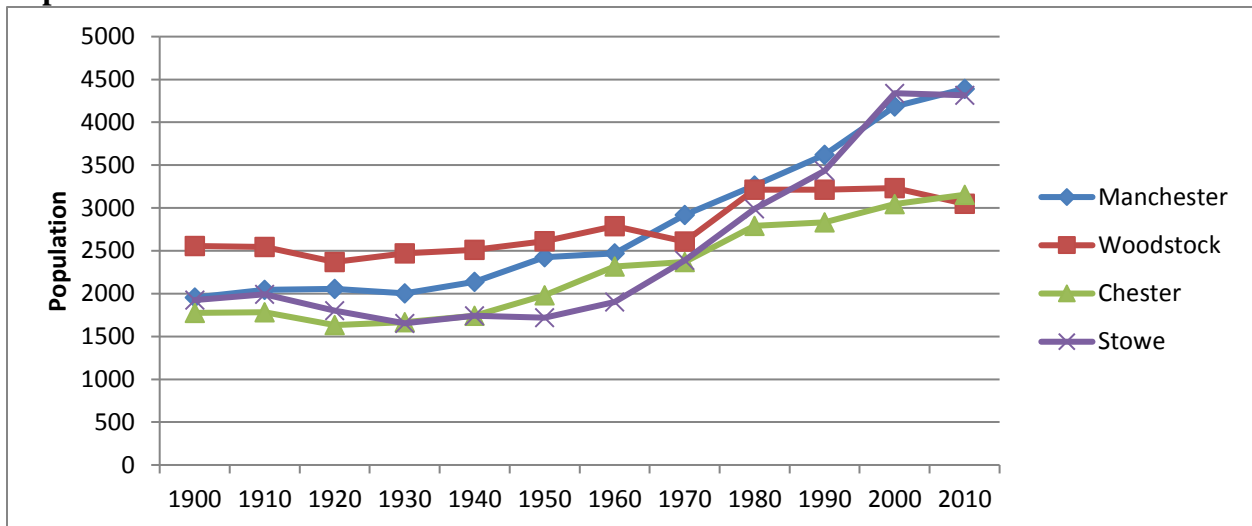
Manchester Civic Stats	
Year Town Incorporated or Chartered	1761
Type of Entity	Municipality - Town
County	Bennington County
Regional Planning Commission	Bennington County Regional Commission
Incorporated Villages	Manchester Village
Municipal Plan	Yes
...approved by Regional Planning Commission	Yes
Zoning Ordinance	Yes
Subdivision Ordinance	Yes
Development Review Board	Yes
Development Category	1 - Traditional Center

Source: Vermont Indicators Online

Population Demographics

Manchester’s population trend is characterized by steady growth through history. In recent years this trend has been dissimilar to trends occurring in more communities across VT that are seeing leveling or decline in their populations. Manchester’s 2009 natural population change (births minus deaths) was -21. That is, 21 more residents died than were born in Manchester in 2009. Manchester’s continual population increase is driven by new residents moving into the community. In the period 2007-2011, nearly 8% of Manchester’s population moved to Manchester from somewhere else in the US or abroad.

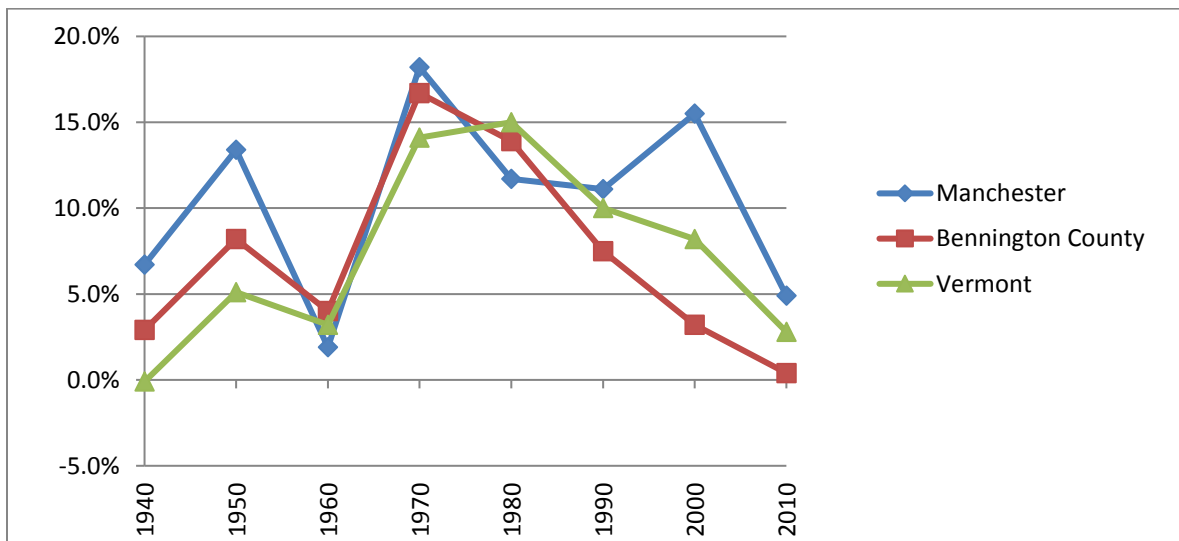
Population over Time - Manchester and Selected VT Communities of Similar Size



Sources: Vermont Indicators Online, US Census Bureau, 2010 Census

Population Percent Change over Time

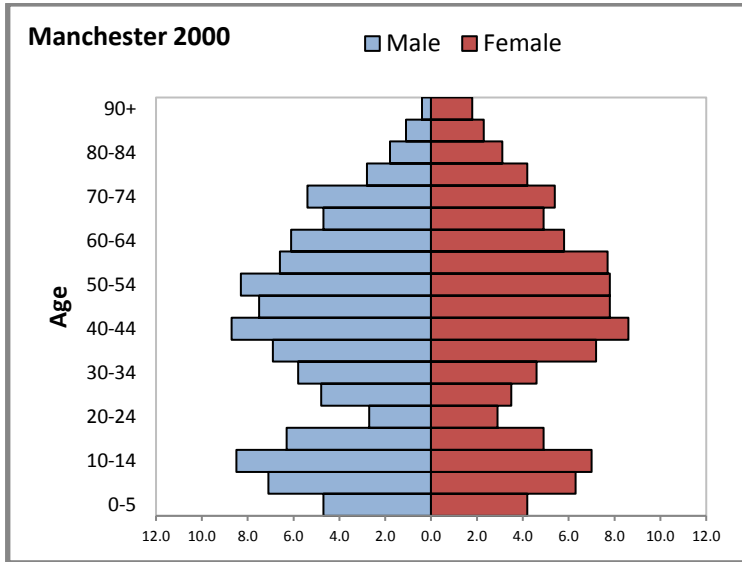
	1940	1950	1960	1970	1980	1990	2000	2010
Manchester	6.7%	13.4%	1.9%	18.2%	11.7%	11.1%	15.5%	4.9%
Bennington County	2.9%	8.2%	4.0%	16.7%	13.9%	7.5%	3.2%	0.4%
Vermont	-0.1%	5.1%	3.2%	14.1%	15.0%	10.0%	8.2%	2.8%



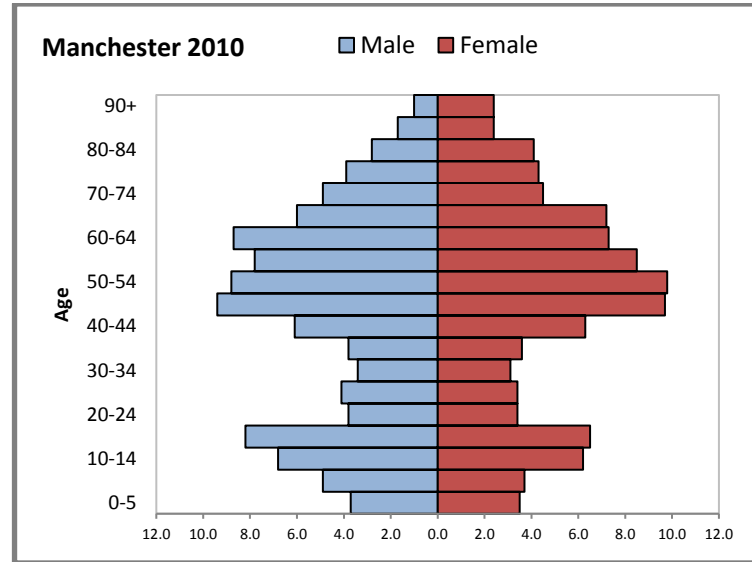
Sources: Vermont Indicators Online, US Census Bureau, 2010 Census

Manchester’s population growth is significantly higher than that of the County’s and the State’s.

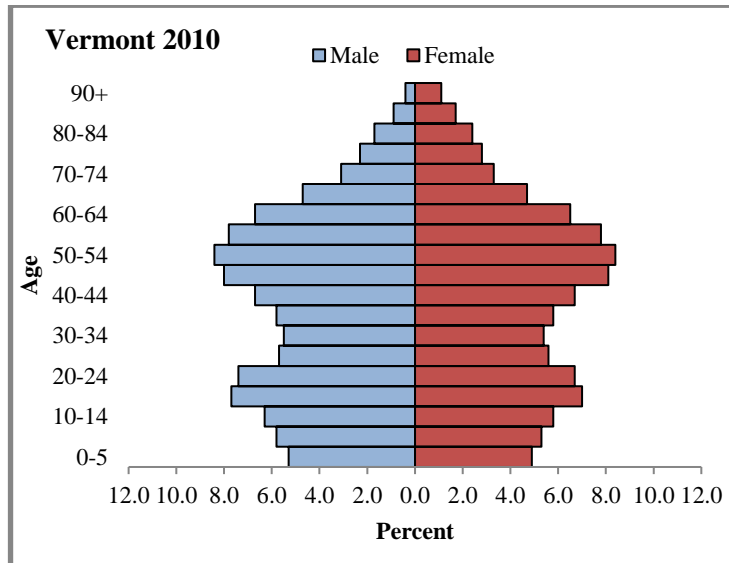
Population Pyramids



Source: US Census Bureau, Census 2000 and Census 2010



Manchester's population pyramid is fairly typical of towns across Vermont. One can see the "Baby Boom Bulge," which is roughly the 40-60 age groups in both Manchester and Vermont in 2010. Below the Baby Boom Bulge we see the echo effect of that generation's children within the population. The town does appear to have a smaller percentage of adults in the 20-30 year age range than the state.



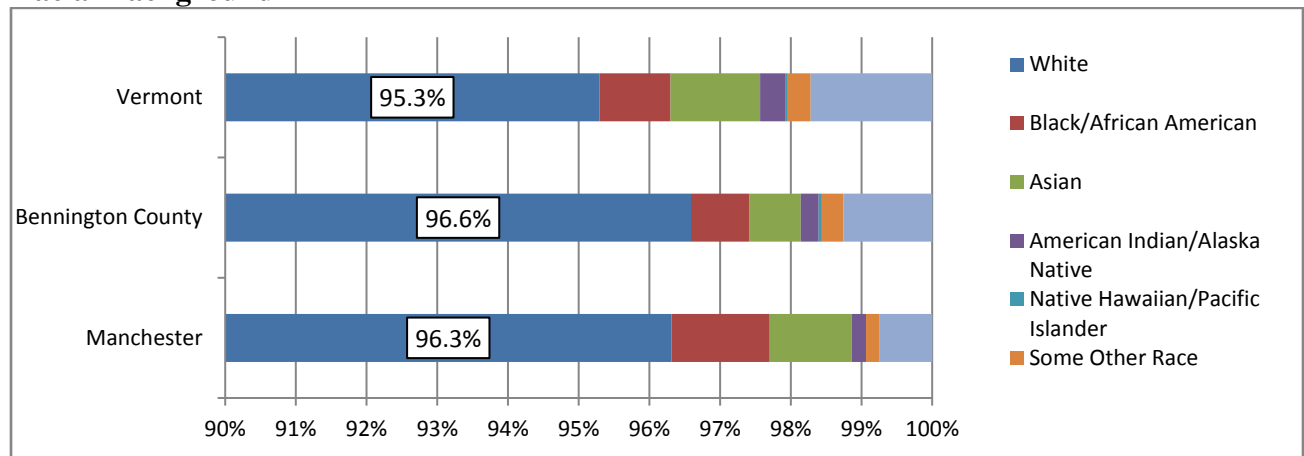
Median Age

	Census 2000	Census 2010
Manchester	44.0	49.2
Bennington County	40.3	45.1
Vermont	37.7	41.5

Source: US Census Bureau, 2000 Census and 2010 Census

Census data from 2000 and 2010 show that the median age in Manchester tends to be much higher than that of the County and the State. Vermont's median age is one of the highest in the Country.

Racial Background



*Note that this table begins at 90%

Source: US Census Bureau, 2010 Census

Manchester's racial profile does not vary significantly from the County's or the State's in 2010. Those who claimed white race alone represent the vast majority for all areas in Vermont.

Native Vermonters

In the period 2007-2011 38.8% of Manchester residents were native to Vermont, compared to 45.8% in the County and 51.2% across the State.

Source: US Census Bureau, 2007-2011 American Community Survey

Housing

Manchester had a lower proportion of owner occupied units and a higher proportion of seasonal (vacation) units than the County and State in both 2000 and 2010. The Town's median housing prices continually track far higher than the County and State averages.

	Manchester		Bennington County		Vermont	
	2000	2010	2000	2010	2000	2010
Total Housing Units	2456	2864	19,403	20,922	294,382	322,539
...Owner Occupied	1283	1406	10,599	11,017	169,784	181,407
<i>Owner occupied as percent of all housing</i>	<i>52.2%</i>	<i>49.1%</i>	<i>54.6%</i>	<i>52.7%</i>	<i>57.7%</i>	<i>56.2%</i>
...Renter Occupied	536	641	4,247	4,453	70,850	75,035
<i>Renter occupied as a percent of all housing</i>	<i>21.8%</i>	<i>22.4%</i>	<i>21.9%</i>	<i>21.3%</i>	<i>24.1%</i>	<i>23.3%</i>
...Vacant (not seasonal, recreational)	101	202	884	1,158	10,688	15,899
<i>Vacant (not seasonal/rec.) as a percent of all housing</i>	<i>4.1%</i>	<i>7.1%</i>	<i>4.6%</i>	<i>5.5%</i>	<i>3.6%</i>	<i>4.9%</i>
...for Seasonal, Recreational, or Occasional Use	536	615	3,673	4,294	43,060	50,198
<i>Seasonal/recreational as a percent of all housing</i>	<i>21.8%</i>	<i>21.5%</i>	<i>18.9%</i>	<i>20.5%</i>	<i>14.6%</i>	<i>15.6%</i>

Source: US Census Bureau, 2000 and 2010 Census

Home Sale Prices

	2007-2011 Media Home Value	% of Manchester Median Home Value
Manchester	341,700	100%
Bennington County	204,000	59.7%
Vermont	213,000	62.3%

Source: 2007-2011 ACS

Housing Costs, 2007-2011 Combined Estimates

	Manchester	Bennington County	Vermont
Households with a mortgage... percent with housing costs at or above 35% of household income	31.1%	31.6%	28.3%
Renter Households... percent with housing costs at or above 35% of household income	51.4%	43.3%	41.3%

Source: US Census Bureau, 2007-2011 American Community Survey

Note: MoE = Margin of Error

Manchester's renter households' housing costs tend to be higher than the County's and State's within the period of 2007-2011.

Employment and Labor Force

The two tables below show the degree to which Manchester employs its own resident workers. While 79.3% of those working in Manchester come from outside Town, half of working Manchester residents are employed in Manchester.

Manchester Labor Force Efficiency, 2010

	Count	Percent
Living in Manchester	1390	100%
Living and Employed in Manchester	693	49.9%
Living in Manchester but Employed Outside	697	50.1%

Source: Local Employment Dynamics partnership of the US Census Bureau and Vermont Dept. of Labor

Note: Covers Primary Jobs, not all jobs.

Manchester Regional Employment, 2010

	Count	Percent
Employed in Manchester	3,349	100%
Employed and Living in Manchester	693	20.7%
Employed in Manchester but Living Outside	2656	79.3%

Source: Local Employment Dynamics partnership of the US Census Bureau and Vermont Dept. of Labor

Note: Covers Primary Jobs, not all jobs.

The following two tables show that Manchester Town and Bennington County are highly linked in terms of labor force. For the daily commute, about half of Manchester residents who work do so in town. About two thirds of employed Manchester residents work within Bennington County.

The Daily Commute – Where Manchester Residents Work, 2010

	Count	Percent
Manchester Town	693	49.9%
Bennington Town	89	6.4%
Londonderry Town	81	5.8%
Dorset Town	62	4.5%
Rutland City	45	3.2%
Arlington Town	34	2.4%
Burlington City	33	2.4%
Peru Town	24	1.7%
Winhall Town	18	1.3%
South Burlington City	16	1.2%
All Other Location	295	21.2%
Total	1,390	100.0%

Source: Local Employment Dynamics partnership of the US Census Bureau and Vermont Dept. of Labor

Note: Covers Primary Jobs, not all jobs.

The Manchester Labor Shed – Where Workers Commute from to Work in Manchester, 2010

	Count	Percent
Manchester Town	693	20.7%
Arlington Town	283	8.5%
Bennington Town	236	7.0%
Dorset Town	235	7.0%
Shaftsbury Town	138	4.1%
Danby Town	90	2.7%
Rutland City	90	2.7%
Londonderry Town	79	2.4%
Pawlet Town	78	2.3%
Granville Town	66	2.0%
All Other Locations	1,361	40.6%
Total	3,349	100.0%

Source: Local Employment Dynamics partnership of the US Census Bureau and Vermont Dept. of Labor

Note: Covers Primary Jobs, not all jobs.

Industry by Sectors

On the next page, the industry sector tables show that the industry with the highest number of jobs in Manchester is Retail Trade (30.2%). That is a slight drop from 32.1% in 2002. The next highest local job sectors are Accommodation and Food Services (17.0%) and Education (9.7%). Manufacturing saw a noticeable drop from 11.3% in 2002 to 3.2% in 2010.

The top four sectors in which Manchester residents work (whether in town or elsewhere) are:

1. Retail Trade: 18.3%
2. Accommodation and Food Services: 17.2%
3. Educational Services: 11.3%
4. Health Care and Social Assistance: 11.1%

Manufacturing and retail trade experienced noticeable drops between 2002 and 2010, with the Recession likely being a likely factor.

Jobs in Manchester by Industry Sector, 2002 vs 2010

Jobs by NAICS Industry Sector	2002		2010		VT 2010
	Count	Percent	Count	Percent	Percent
Agriculture, Forestry, Fishing and Hunting	16	0.4%	11	0.3%	0.8%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0.2%
Utilities	2	0.1%	3	0.1%	0.8%
Construction	117	3.2%	110	3.3%	4.4%
Manufacturing	418	11.3%	107	3.2%	11.7%
Wholesale Trade	95	2.6%	68	2.0%	3.5%
Retail Trade	1,186	32.1%	1010	30.2%	12.6%
Transportation and Warehousing	3	0.1%	9	0.3%	2.4%
Information	100	2.7%	68	2.0%	2.0%
Finance and Insurance	178	4.8%	133	4.0%	3.4%
Real Estate and Rental and Leasing	46	1.2%	78	2.3%	0.9%
Professional, Scientific, and Technical Services	154	4.2%	178	5.3%	5.1%
Management of Companies and Enterprises	0	0.0%	189	5.6%	0.3%
Admin & Support, Waste Mngmt and Remediation	67	1.8%	43	1.3%	2.8%
Educational Services	239	6.5%	324	9.7%	13.6%
Health Care and Social Assistance	201	5.4%	216	6.4%	16.6%
Arts, Entertainment, and Recreation	63	1.7%	103	3.1%	1.1%
Accommodation and Food Services	636	17.2%	568	17.0%	9.1%
Other Services (excluding Public Administration)	129	3.5%	74	2.2%	2.8%
Public Administration	43	1.2%	57	1.7%	5.8%

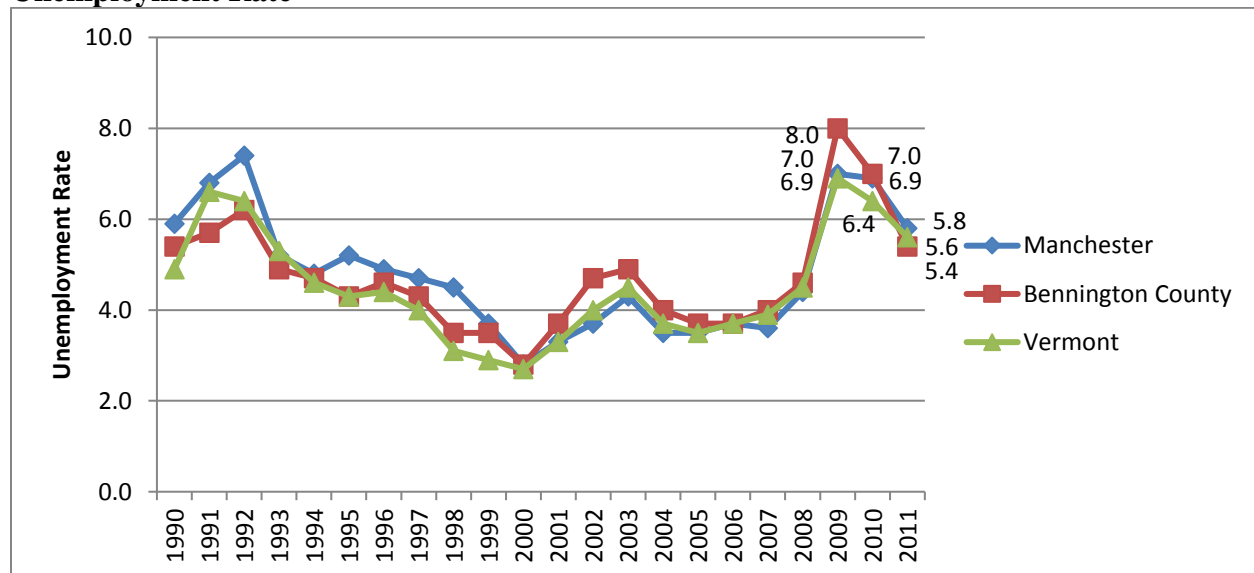
Source: Local Employment Dynamics partnership of the US Census Bureau and Vermont Dept. of Labor

Industry Sectors in Which Manchester Residents Work, 2002 vs 2010

Jobs by NAICS Industry Sector	2002		2010		VT 2010
	Count	Percent	Count	Percent	Percent
Agriculture, Forestry, Fishing and Hunting	6	0.5%	5	0.4%	0.8%
Mining, Quarrying, and Oil and Gas Extraction	2	0.2%	4	0.3%	0.2%
Utilities	3	0.2%	10	0.7%	0.7%
Construction	45	3.7%	57	4.1%	4.3%
Manufacturing	141	11.5%	77	5.5%	11.6%
Wholesale Trade	35	2.9%	28	2.0%	3.4%
Retail Trade	269	21.9%	255	18.3%	12.8%
Transportation and Warehousing	11	0.9%	14	1.0%	2.3%
Information	24	2.0%	32	2.3%	2.0%
Finance and Insurance	49	4.0%	52	3.7%	3.4%
Real Estate and Rental and Leasing	11	0.9%	28	2.0%	0.9%
Professional, Scientific, and Technical Services	47	3.8%	61	4.4%	5.1%
Management of Companies and Enterprises	1	0.1%	50	3.6%	0.4%
Admin & Support, Waste Mngmt & Remediation	34	2.8%	29	2.1%	2.9%
Educational Services	136	11.1%	157	11.3%	14.1%
Health Care and Social Assistance	108	8.8%	154	11.1%	16.9%
Arts, Entertainment, and Recreation	25	2.0%	63	4.5%	1.1%
Accommodation and Food Services	196	16.0%	239	17.2%	8.7%
Other Services (excluding Public Administration)	61	5.0%	42	3.0%	2.8%
Public Administration	22	1.8%	33	2.4%	5.7%

Source: Local Employment Dynamics partnership of the US Census Bureau and Vermont Dept. of Labor

Unemployment Rate



Source: US Dept. of Labor

Manchester's unemployment rate has historically tracked close the County and State levels. In 2009, the Town's rate peaked at 7.0%, just higher than the State's rate, but below the County. The 2011 data reveal a downward trend from what will hopefully be the highest point of this most recent economic recession.

Income & Poverty

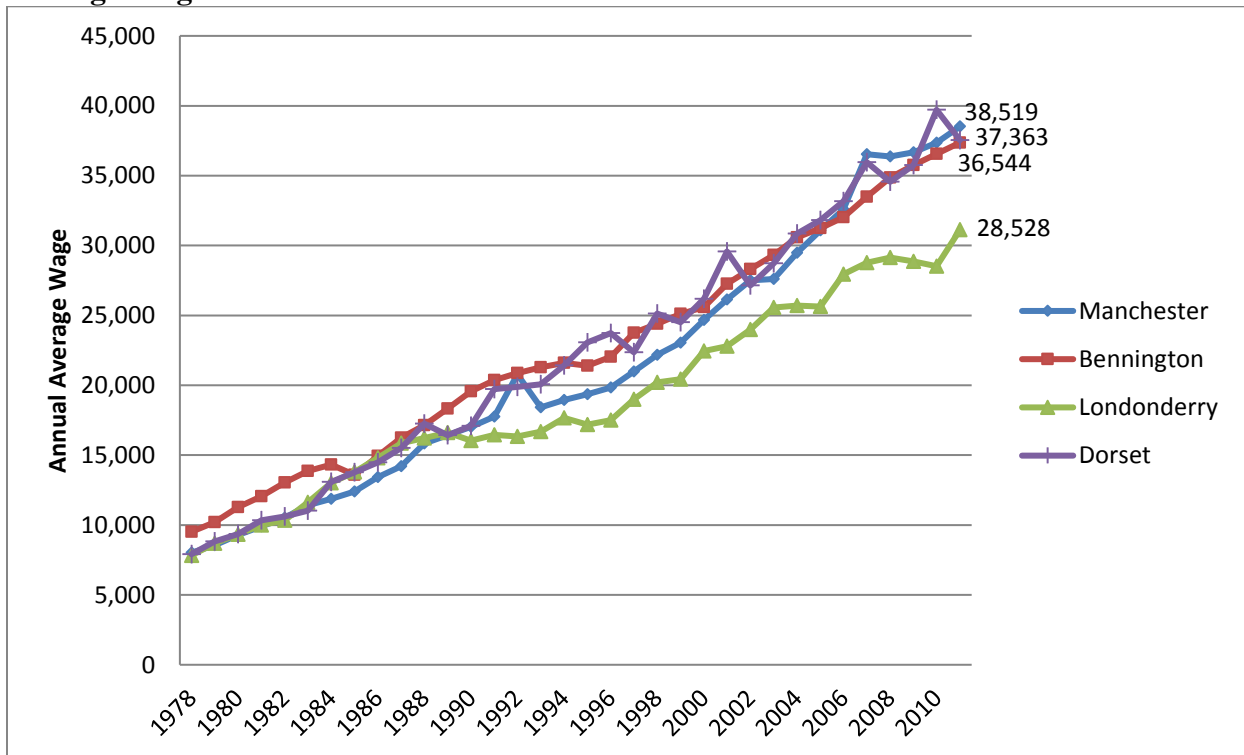
Incomes earned by households in Manchester were higher than Bennington County and the State in 1999, but between the County and State level in the 2007-2011 sample. Comparing these changes over time is difficult due to the lack of adjustment for inflation in the available 2007-2011 data.

Median Household Income

	1999 (Not Adjusted for Inflation)	2007-2011
Manchester Town	47,196	50,671
Bennington County	39,926	48,083
Vermont	40,856	53,422

Sources: U.S. Census Bureau, 2000 Census of Population and Housing and 2006-2010 American Community Survey
 Note: These data reflect gross income from all sources.

Average Wages



Source: Vermont Dept. of Labor

Notes: These are the average wages paid by employers in the given locations – e.g. not all Bennington residents earn Bennington wages. These numbers are LIMITED to employers that pay Unemployment Insurance. The numbers are NOT adjusted for inflation.

The previous chart lists the average wages earned by jobs in the top four towns that Manchester workers commuted to in 2009. Note that these are averages of ALL wages paid in these towns, and not specifically the wages earned by Manchester residents.

Poverty Rate

	1989	1999	2007-2011 ACS
Manchester	NA	4.6%	9.4%
Bennington County	11.3%	10.0%	12.3%
Vermont	9.9%	9.4%	11.3%

Source: US Census Bureau, Census of Population and Housing, and American Community Survey

Manchester's poverty rate is consistently lower than County and State poverty rates over time.

Food Stamps/SNAP

% Households receiving food stamps	
Manchester	11.2%
Bennington County	14.2%
Vermont	11.0%

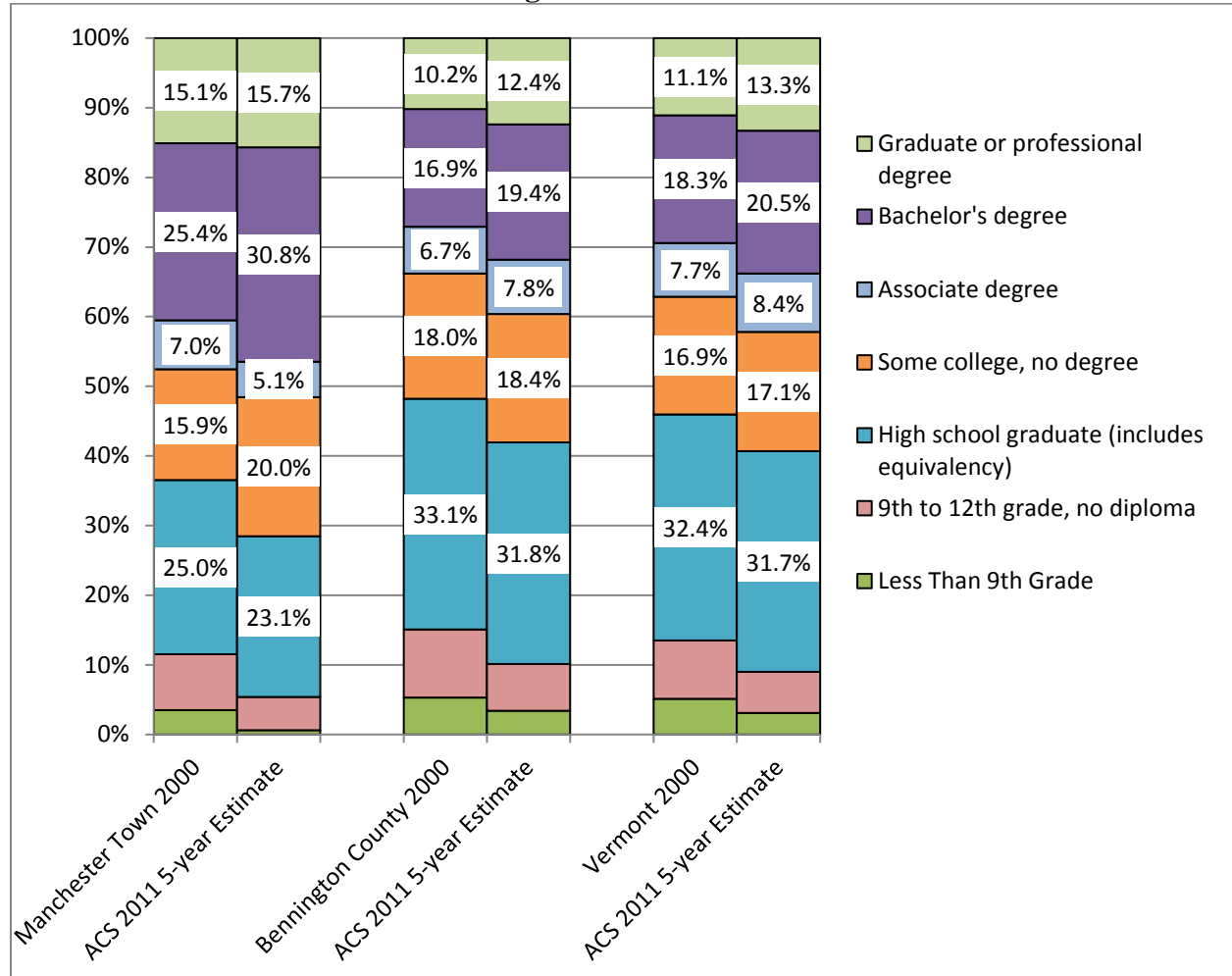
Source: US Census Bureau, 2007-2011 American Community Survey

Manchester residents have a lower rate of Food Stamp/SNAP assistance than the County overall, though this rate is nearly identical to the State's.

Education

Bennington maintains consistently higher numbers of residents with a Bachelor's degree and Graduate or Professional degrees than the County or the State.

Educational Attainment – Residents Age 25+



Source: US Census Bureau, 2000 Census and 2006-2010 American Community Survey Note: Margins of Error not shown.

Agriculture

Farm Inventory by County

	Number of farms			Acres of land in farms		
	2002	2007	% Change	2002	2007	% Change
Addison	676	773	14.3%	193,376	187,482	-3.0%
Bennington	228	226	-0.9%	41,126	36,580	-11.1%
Caledonia	505	531	5.1%	84,318	81,946	-2.8%
Chittenden	473	591	24.9%	76,679	83,382	8.7%
Essex	98	94	-4.1%	19,838	26,732	34.8%
Franklin	770	740	-3.9%	190,115	180,006	-5.3%
Grand Isle	99	114	15.2%	16,289	17,138	5.2%
Lamoille	317	300	-5.4%	53,820	49,749	-7.6%
Orange	680	683	0.4%	110,415	101,645	-7.9%
Orleans	583	635	8.9%	132,240	130,308	-1.5%
Rutland	623	658	5.6%	121,203	130,580	7.7%
Washington	425	444	4.5%	53,942	61,029	13.1%
Windham	397	428	7.8%	61,596	50,764	-17.6%
Windsor	697	767	10.0%	89,952	95,972	6.7%
Vermont	6,571	6,984	6.3%	1,244,909	1,233,313	-0.9%

Source: 2007 USDA Census of Agriculture

Market Value of Agricultural Products Sold by County

	Thousands of dollars			Average per farm (Dollars)		
	2002	2007	% Change	2002	2007	% Change
Addison	105,923	161,417	52.4%	156,691	208,819	33.3%
Bennington	7,818	10,518	34.5%	34,292	46,542	35.7%
Caledonia	23,789	31,542	32.6%	47,107	59,401	26.1%
Chittenden	28,109	33,662	19.8%	59,427	56,958	-4.2%
Essex	6,790	12,147	78.9%	69,283	129,222	86.5%
Franklin	115,435	160,619	39.1%	217,052	217,052	0.0%
Grand Isle	9,236	13,391	45.0%	149,915	117,463	-21.6%
Lamoille	13,732	21,594	57.3%	43,319	71,980	66.2%
Orange	32,008	43,292	35.3%	47,070	63,385	34.7%
Orleans	57,340	82,348	43.6%	98,354	129,682	31.9%
Rutland	23,987	35,286	47.1%	38,503	53,626	39.3%
Washington	14,739	21,511	45.9%	34,680	48,448	39.7%
Windham	18,321	21,408	16.8%	46,150	50,018	8.4%
Windsor	15,838	24,978	57.7%	22,723	32,566	43.3%
Vermont	473,065	673,713	42.4%	71,993	96,465	34.0%

Source: 2007 USDA Census of Agriculture