

# Guilford, Vermont

## Community Data Profile

Prepared for VCRD's Guilford Community Visit  
October 15, 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 Guilford and its residents. These data are meant to inform VCRD's community visit process, 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
- **The Center for Rural Studies** – <http://www.uvm.edu/crs/>

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](http://www.vtmi.info/indnaics.htm)
- the Vermont Dept. of Labor's Labor Force & Unemployment site – [www.vtmi.info/labforce.cfm](http://www.vtmi.info/labforce.cfm)
- the Vermont Dept. of Taxes' statistics site – [www.state.vt.us/tax/statistics.shtml](http://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](http://www.dps.state.vt.us/cjs/crimestats.htm) and
- the USDA's Census of Agriculture – [www.agcensus.usda.gov](http://www.agcensus.usda.gov)
- Vermont Housing Data – [www.housingdata.org](http://www.housingdata.org)

Information about town history sourced from:

- Vermont Place-Names: Footprints of History by Esther Munroe Smith

Enjoy!



[uvm.edu/crs](http://uvm.edu/crs)  
802-656-3021

The Center for Rural Studies at the University of Vermont is a nonprofit, fee-for-service research and resource center that works with people and communities to address social, economic, and resource-based challenges. A part of the University's College of Agriculture and Life Sciences since 1978, CRS supports the research and teaching missions of the university through its work in applied research, community outreach, program evaluation, and consulting services. CRS is also the US Census Bureau's State Data Center for Vermont.

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## Selected Community Organizations

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- **Guilford Historical Society-** A group whose is to preserve for posterity items and places which can serve as a resource to study and interpret the Guilford community, its environment and its people. (Source: <http://guilfordhistorical.org/>)
- **Friends of Music at Guilford-** A community music organization offering a year-round season of concerts in Southern Vermont. (Source: [www.fomag.org/Home.html](http://www.fomag.org/Home.html))
- **Guilford Cares-** a volunteer powered non-profit organization offering Guilford residents a variety of health care and wellness support services. Guilford Cares enables the elderly, disabled and other vulnerable Guilford residents to receive vital medical and social services while remaining in their homes and communities. (Source: <http://www.guilfordcares.com/>)
- **Broad Brook Grange** – is an emergency shelter, polling place for General Elections, headquarters for Green Up Day, and holds many events throughout the year. The grange also awards scholarships annually. (Source: <http://vtstategrange.org/broad-brook-grange.html>)
- **Save Sweet Pond-** a group whose task is to organize local efforts to restore Sweet Pond Dam which was deemed unsafe, and the 18 acre lake was drained in 2011. (Source: <http://www.guilfordschool.org/sweetpond.php> )

## Civics

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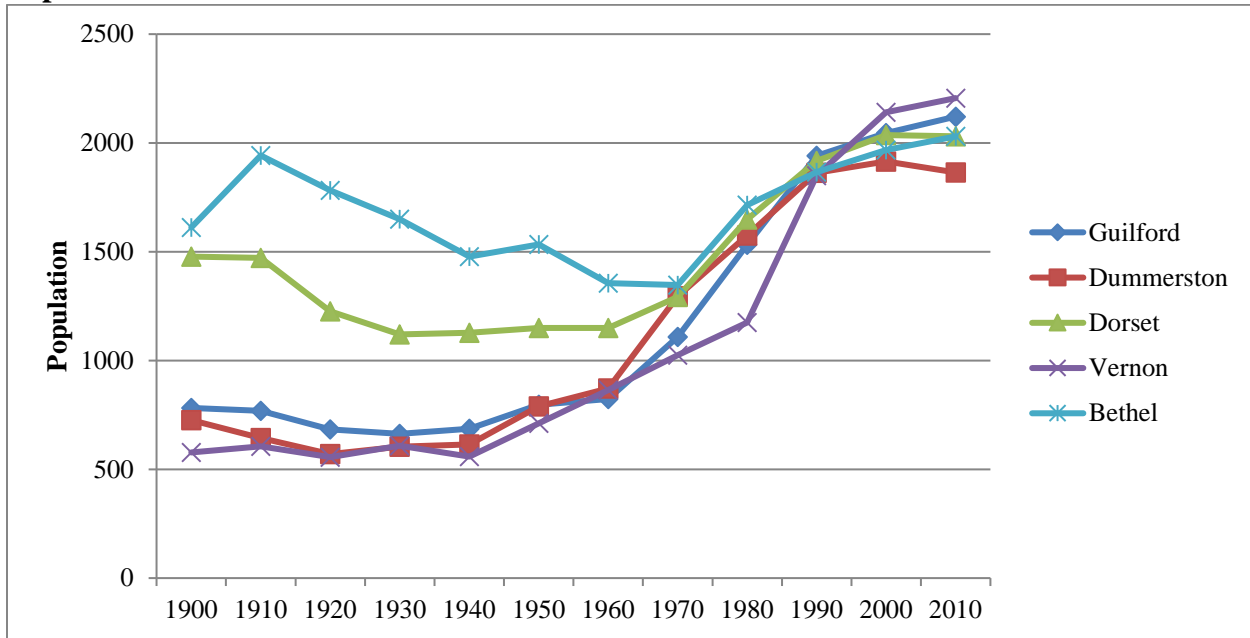
<b>Manchester Civic Stats</b>	
Year Town Incorporated or Chartered	1754
Type of Entity	Municipality - Town
County	Windham County
Regional Planning Commission	Windham Regional Commission
Incorporated Villages	Manchester Village
Municipal Plan	Yes
...approved by Regional Planning Commission	Yes
Zoning Ordinance	No
Subdivision Ordinance	No
Development Review Board	No
Development Category	2- New Growth Town

Source: Vermont Indicators Online

# Population Demographics

When the first Census was taken in 1791, Guilford was the most populous town in Vermont. After that the town's population decreased through the mid-1900's, when it began growing again. (Swift, p. 486)

## Population over Time - Guilford and Selected VT Communities of Similar Size



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

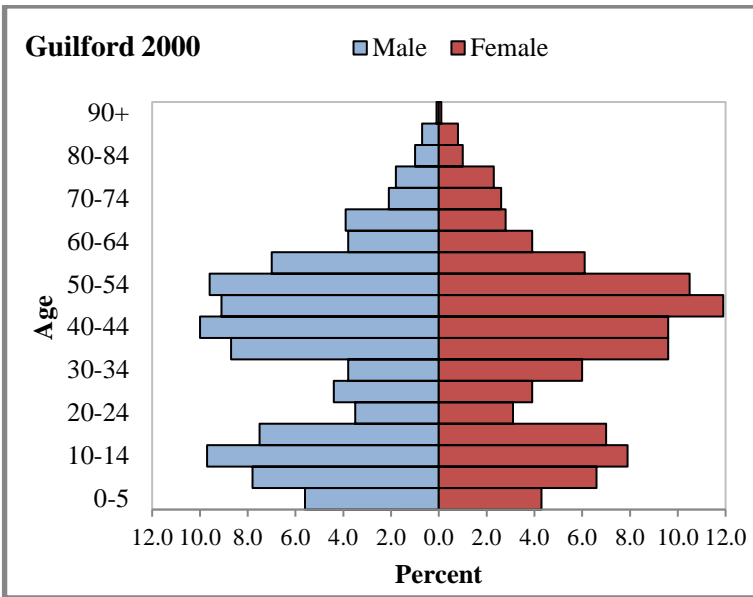
## Population Change over Time

	1940	1950	1960	1970	1980	1990	2000	2010
Guilford Population	686	796	823	1,108	1,532	1,941	2,046	2,121
Windham County Population	27,850	28,749	29,776	33,476	36,933	41,588	44,216	44,513
Percent of County Pop.	2.5%	2.8%	2.8%	3.3%	4.1%	4.7%	4.6%	4.8%

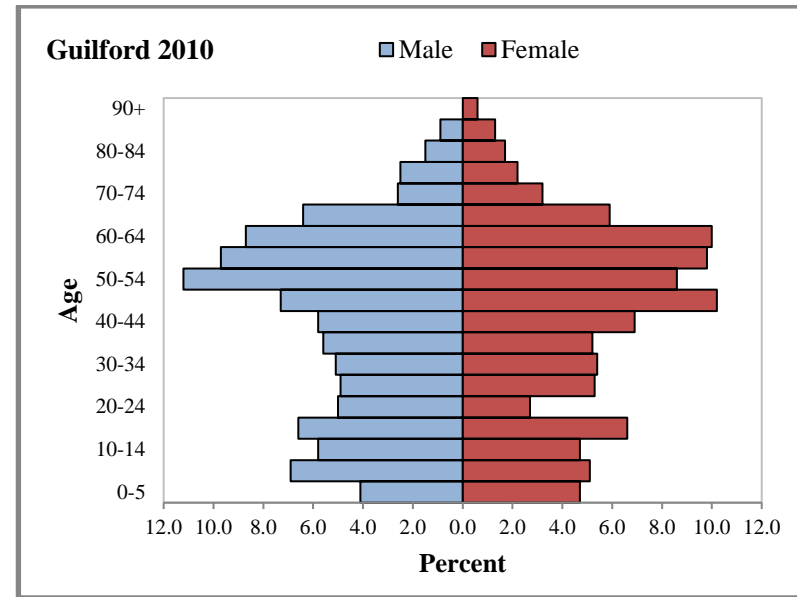
Sources: Vermont Indicators Online, US Census Bureau, Decennial Census

Guilford's population growth was significantly higher than that of the County's and the State's, between 1960 and 2000, but has returned to state and county averages.

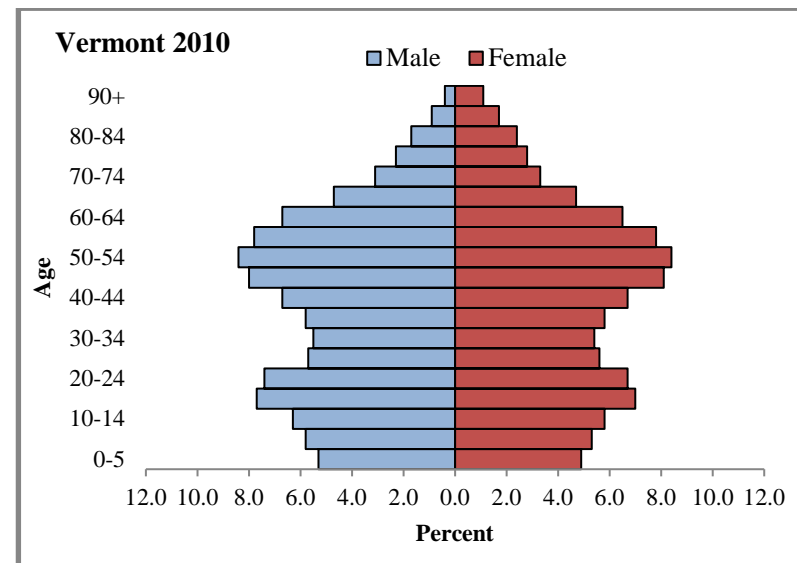
## Population Pyramids



Source: US Census Bureau, Census 2000 and Census 2010



Guilford'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 Guilford and Vermont in 2010. Below the Baby Boom Bulge we see the echo effect of that generation's children within the population. Guilford does appear to have a smaller percentage of adults in the 20-30 year age range than the state.



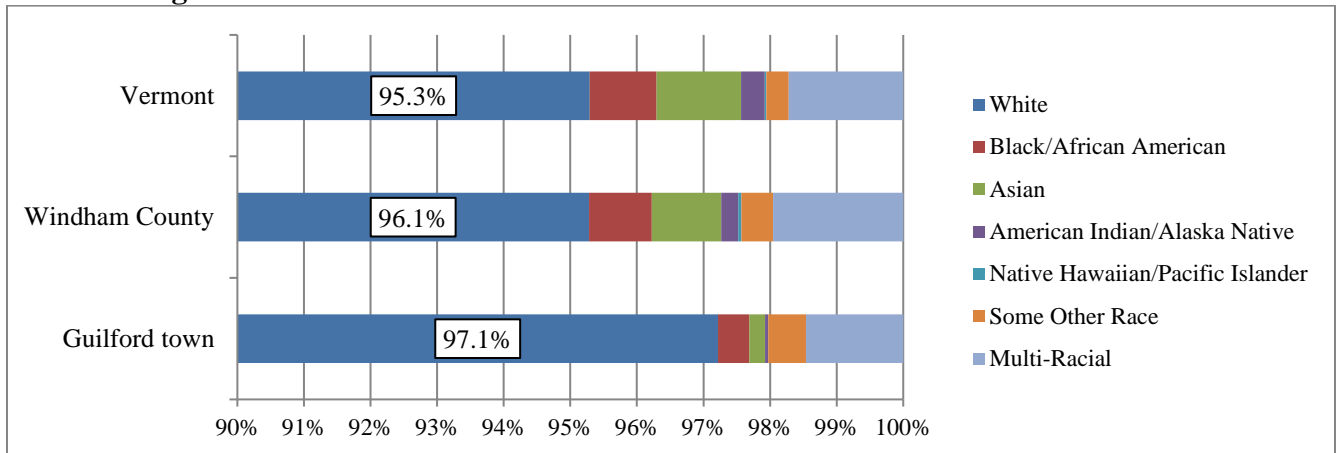
## Median Age

	Census 2000	Census 2010	Percent of Population Aged 65+ (2010)
Guilford	40.1	46.3	14.2%
Windham County	40.0	44.9	16.1%
Vermont	37.7	41.5	14.6%

Source: US Census Bureau, 2000 Census and 2010 Census

Census data shows that Guilford’s median age increased from 40.1 in 2000 to 46.3 in 2010. The median age in Guilford is quite a bit higher than that of the state, and higher than that of the county. 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

Guilford’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 49.8% of Guilford residents were native to Vermont, compared to 39.9% in the County and 51.2% across the State.

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

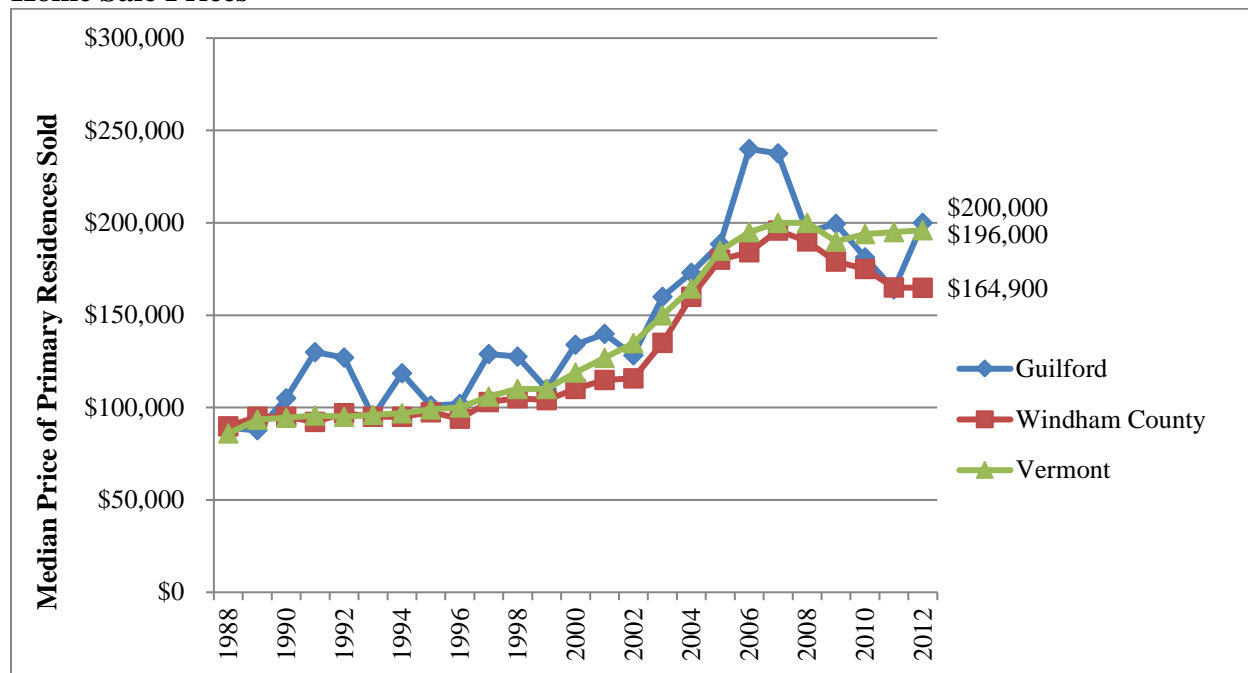
# Housing

Guilford had a higher proportion of owner occupied units and a much lower proportion of seasonal (vacation) and rental units than the County and State in both 2000 and 2010. Home sale prices tend to closely follow county and state averages. Of note is the very high increase in median home sale prices in Guilford in 2006-2007 before the return to the state average.

	Guilford		Windham County		Vermont	
	2000	2010	2000	2010	2000	2010
Total Housing Units	931	1,038	27,039	29,735	294,382	322,539
...Owner Occupied	658	723	18,375	13,124	169,784	181,407
<i>Owner occupied as percent of all housing</i>	<b>70.7%</b>	<b>70.3%</b>	<b>68.0%</b>	<b>44.1%</b>	<b>57.7%</b>	<b>56.2%</b>
...Renter Occupied	153	179	5,896	6,166	70,850	75,035
<i>Renter occupied as a percent of all housing</i>	<b>16.4%</b>	<b>17.2%</b>	<b>21.8%</b>	<b>20.7%</b>	<b>24.1%</b>	<b>23.3%</b>
...Vacant (not seasonal, recreational)	58	43	1,145	1,323	10,688	15,899
<i>Vacant (not seasonal/rec.) as a percent of all housing</i>	<b>6.2%</b>	<b>4.1%</b>	<b>4.2%</b>	<b>4.4%</b>	<b>3.6%</b>	<b>4.9%</b>
...for Seasonal, Recreational, or Occasional Use	62	93	7,519	9,122	43,060	50,198
<i>Seasonal/recreational as a percent of all housing</i>	<b>6.7%</b>	<b>9.0%</b>	<b>27.8%</b>	<b>30.7%</b>	<b>14.6%</b>	<b>15.6%</b>

Source: US Census Bureau, 2000 and 2010 Census

## Home Sale Prices



Source: Vermont Housing Finance Agency

## Housing Costs, 2007-2011 Combined Estimates

	<b>Guilford</b>	<b>Windham County</b>	<b>Vermont</b>
Households with a mortgage... percent with housing costs at or above 35% of household income	20.7%	31.0%	28.3%
Renter Households... percent with housing costs at or above 35% of household income	31.9%	34.9%	41.3%

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

Within the period of 2007-2011, housing costs for both renters and households with a mortgage were much lower than those of the county and the state.

## Employment and Labor Force

According to the American Community Survey 2007-2011 estimates, of the population aged 16 and over in Guilford, 76.2% are in the labor force.

The two tables below show the degree to which Guilford employs its own resident workers. About 10% of those employed in Guilford live in town, and only 6% of Guilford workers work in town.

### Guilford Labor Force Efficiency, 2011

	<b>Count</b>	<b>Percent</b>
Living in Guilford	801	100%
Living and Employed in Guilford	48	6.0%
Living in Guilford but Employed Outside	753	94%

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

Note: Covers Primary Jobs, not all jobs.

### Guilford Regional Employment, 2011

	<b>Count</b>	<b>Percent</b>
Employed in Guilford	490	100%
Employed and Living in Guilford	48	9.8%
Employed in Guilford but Living Outside	442	90.2%

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 Guilford Town and Windham County are highly linked in terms of labor force. For the daily commute, at least 70% of Guilford residents who work do so within Windham County. About two-thirds of those working in Guilford live in Windham County.



### The Daily Commute – Where Guilford Residents Work, 2011

	Count	Percent
Brattleboro town	415	51.8%
Vernon town	90	11.2%
Guilford town	48	6.0%
Keene city, NH	26	3.2%
Rutland city	19	2.4%
Montpelier city	16	2.0%
Bennington town	12	1.5%
Westminster town	12	1.5%
Springfield town	12	1.5%
Chesterfield town	11	1.4%
All Other Locations	140	17.5%
<b>Total</b>	<b>801</b>	<b>100.0%</b>

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

Note: Covers Primary Jobs, not all jobs.

### The Guilford Labor Shed – Where Workers Commute from to Work in Guilford, 2011

	Count	Percent
Brattleboro town	151	30.8%
Vernon town	54	11.0%
Guilford town	48	9.8%
Dummerston town	23	4.7%
Putney town	20	4.1%
Greenfield Town city, MA	13	2.7%
Hinsdale town, NH	13	2.7%
Newfane town	13	2.7%
Keene city, NH	9	1.8%
Montague town, MA	8	1.6%
All Other Locations	138	28.2%
<b>Total</b>	<b>490</b>	<b>100.0%</b>

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

The total number of primary jobs in Guilford increased from 178 to 490 between the years of 2002 and 2011. The industry representing the majority of jobs in Guilford in 2011 was Educational Services (60.8% of all jobs), a large increase from 27.5% (and nearly 250 jobs) in 2002\*\*. The next largest job sector was Manufacturing at 14.9 % of all jobs in 2011. While this was a decrease in the percentage of all jobs from 2002, 40 jobs were added in this period. Construction dropped in percentage of the total employment (from 20.2% in 2002 to 6.9% in 2011) but only lost 2 jobs in this period. The Administration & Support, Waste Management and Remediation sector also saw a large percentage drop of all jobs (10.7% in 2002 to 3.7% in 2011), but only saw a loss of 1 job. Overall, the large increase in Educational Services jobs over the period has caused redistribution of other sector's percentages of total jobs.

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

1. Health Care and Social Assistance: 17.2%
2. Educational Services: 14.2%
3. Manufacturing: 12.0%
4. Retail Trade: 10.1%

## Jobs in Guilford by Industry Sector, 2002 vs 2011

Jobs by NAICS Industry Sector	2002		2011		VT 2011
	Count	Percent	Count	Percent	Percent
Agriculture, Forestry, Fishing and Hunting	0	0.0%	0	0.0%	0.9%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0.2%
Utilities	0	0.0%	0	0.0%	0.8%
Construction	36	20.2%	34	6.9%	4.7%
Manufacturing	33	18.5%	73	14.9%	11.5%
Wholesale Trade	1	0.6%	7	1.4%	3.5%
Retail Trade	11	6.2%	9	1.8%	12.5%
Transportation and Warehousing	7	3.9%	0	0.0%	2.6%
Information	0	0.0%	4	0.8%	1.9%
Finance and Insurance	0	0.0%	0	0.0%	3.3%
Real Estate and Rental and Leasing	0	0.0%	0	0.0%	1.0%
Professional, Scientific, and Technical Services	1	0.6%	13	2.7%	5.2%
Management of Companies and Enterprises	0	0.0%	0	0.0%	0.5%
Admin & Support, Waste Mngmt and Remediation	19	10.7%	18	3.7%	3.2%
Educational Services	49	27.5%	298**	60.8%	12.9%
Health Care and Social Assistance	3	1.7%	4	0.8%	16.7%
Arts, Entertainment, and Recreation	0	0.0%	0	0.0%	1.2%
Accommodation and Food Services	0	0.0%	0	0.0%	9.1%
Other Services (excluding Public Administration)	9	5.1%	17	3.5%	2.8%
Public Administration	9	5.1%	13	2.7%	5.5%

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

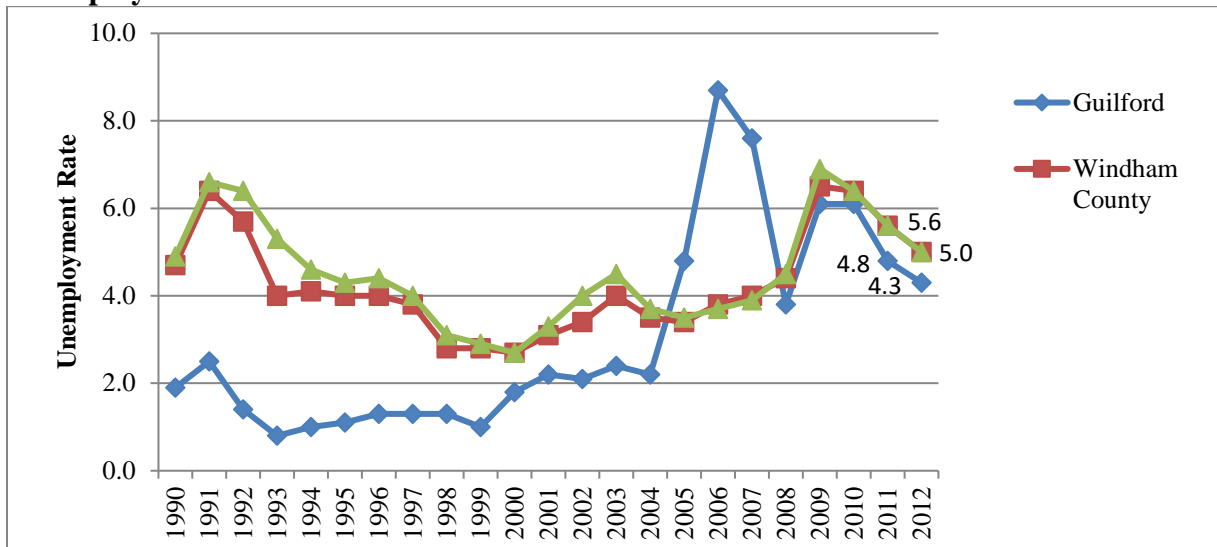
**\*\*As we share these figures for the increase in jobs in education, we find them inexplicable and assume an error or change of the way certain jobs are categorized by the Census and VTOL.**

## Industry Sectors in Which Guilford Residents Work, 2002 vs 2011

Jobs by NAICS Industry Sector	2002		2011		VT 2011
	Count	Percent	Count	Percent	Percent
Agriculture, Forestry, Fishing and Hunting	12	1.4%	10	1.2%	0.8%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0.2%
Utilities	38	4.4%	38	4.7%	0.7%
Construction	43	5.0%	37	4.6%	4.6%
Manufacturing	77	8.9%	96	12.0%	11.3%
Wholesale Trade	44	5.1%	51	6.4%	3.5%
Retail Trade	102	11.8%	81	10.1%	12.6%
Transportation and Warehousing	21	2.4%	15	1.9%	2.6%
Information	19	2.2%	13	1.6%	1.9%
Finance and Insurance	30	3.5%	35	4.4%	3.3%
Real Estate and Rental and Leasing	11	1.3%	8	1.0%	1.0%
Professional, Scientific, and Technical Services	33	3.8%	35	4.4%	5.3%
Management of Companies and Enterprises	1	0.1%	3	0.4%	0.6%
Admin & Support, Waste Mngmt & Remediation	27	3.1%	21	2.6%	3.2%
Educational Services	110	12.8%	114	14.2%	13.4%
Health Care and Social Assistance	165	19.2%	138	17.2%	16.9%
Arts, Entertainment, and Recreation	5	0.6%	2	0.2%	1.2%
Accommodation and Food Services	73	8.5%	47	5.9%	8.6%
Other Services (excluding Public Administration)	27	3.1%	25	3.1%	2.8%
Public Administration	23	2.7%	32	4.0%	5.4%

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

## Unemployment Rate



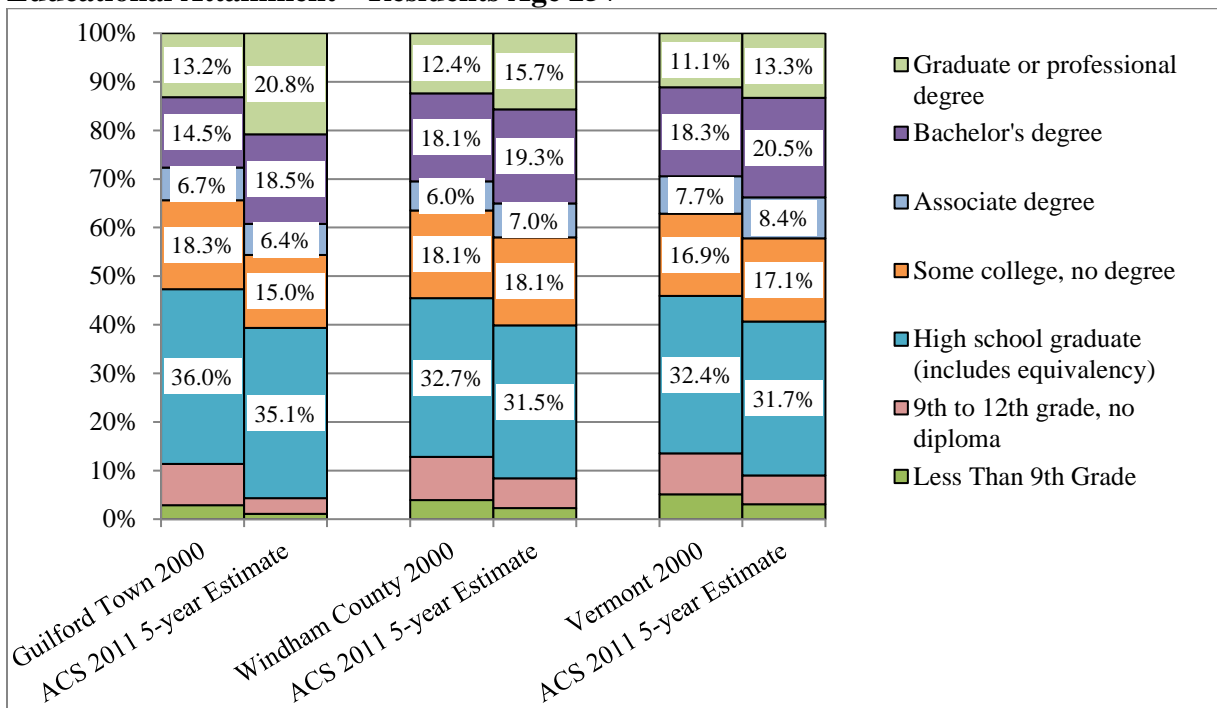
Source: US Dept. of Labor

Guilford’s unemployment rate has historically tracked below the County and State levels. In 2005, the Town’s rate peaked at 8.7%, much higher than the State and County rates, but lowered again to state and county levels in 2008. In 2009, the rate peaked again at 6.1%, but has since been on a downward trend.

## Education

Guilford has a higher number of residents with Graduate or Professional degrees than the County or the State.

### Educational Attainment – Residents Age 25+



Source: US Census Bureau, 2000 Census and 2007-2011 American Community Survey

Note: Margins of Error not shown.

# Income & Poverty

Incomes earned by households in Guilford were higher than Windham County and the State in 1999, and in the 2007-2011 samples. Comparing these changes over time is difficult due to the lack of adjustment for inflation in the available 2007-2011 data.

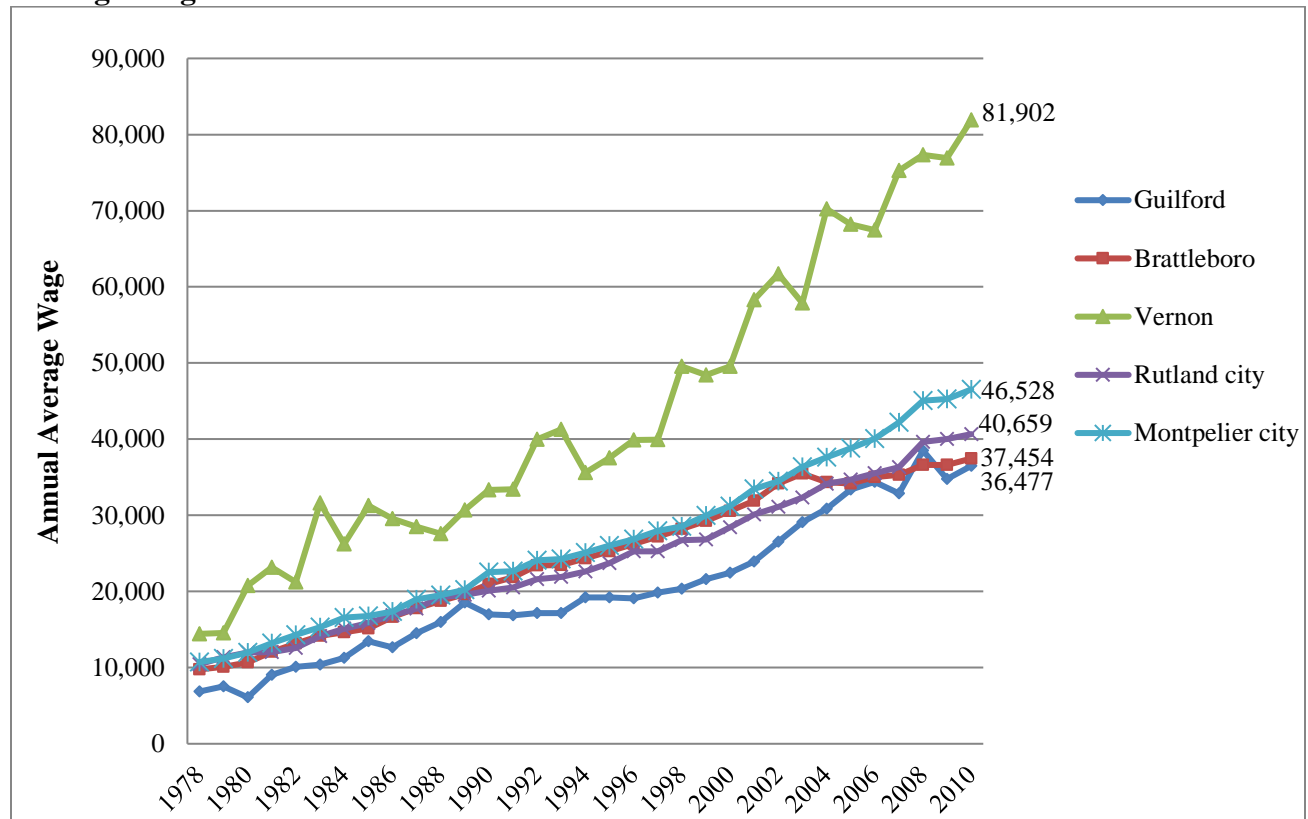
## Median Household Income

	1999 (Not Adjusted for Inflation)	2007-2011
Guilford Town	\$45,982	\$57,647
Windham County	\$38,204	\$48,953
Vermont	\$40,856	\$53,422

Sources: U.S. Census Bureau, 2000 Census of Population and Housing and 2007-2011 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 Guilford residents earn Guilford 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 Guilford workers commuted to in 2011. Note that these are averages of ALL wages paid in these towns, and not specifically the wages earned by Guilford residents.

## Poverty Rate

	1989	1999	2007-2011 ACS
Guilford	n/a	6.8%	7.6%
Windham County	n/a	9.4%	10.7%
Vermont	9.9%	9.4%	11.3%

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

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

## Food Stamps/SNAP

Percent of Households receiving food stamps	
Guilford	8.0%
Windham County	11.2%
Vermont	11.0%

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

Guilford residents have a lower rate of Food Stamp/SNAP assistance than the County and State.

## Agriculture

The 2012 Census of Agriculture data are scheduled to be released sometime in early 2014. For the time being, these data are the most up-to-date available. Farm data by Town is not available through any State or Federal sources.

### 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%
<b>Windham</b>	<b>397</b>	<b>428</b>	<b>7.8%</b>	<b>61,596</b>	<b>50,764</b>	<b>-17.6%</b>
Windsor	697	767	10.0%	89,952	95,972	6.7%
<b>Vermont</b>	<b>6,571</b>	<b>6,984</b>	<b>6.3%</b>	<b>1,244,909</b>	<b>1,233,313</b>	<b>-0.9%</b>

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%
<b>Windham</b>	<b>18,321</b>	<b>21,408</b>	<b>16.8%</b>	<b>46,150</b>	<b>50,018</b>	<b>8.4%</b>
Windsor	15,838	24,978	57.7%	22,723	32,566	43.3%
<b>Vermont</b>	<b>473,065</b>	<b>673,713</b>	<b>42.4%</b>	<b>71,993</b>	<b>96,465</b>	<b>34.0%</b>
Source: 2007 USDA Census of Agriculture						