REGIONAL PROFILE

Population, Economy, Housing, and Transportation Statistics and Trends in the Windham Region

Developed for the

WINDHAM REGIONAL PLAN

Adopted September 30, 2014

Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301
(802) 257-4547
www.windhamregional.org
Population Growth

The population of the 27 communities that make up the Windham Region, as reported by the 2010 US Census, totals 46,720 (Figure 2-1). Since 1950, the Windham Region has experienced uninterrupted population growth (see Figure 2-1A). The greatest population growth occurred from 1980 to 1990 with a 12.5% increase in population. The statewide growth during that same time period was 10%. From 1950 to 2000, the average ten year growth in population was 7.9%. However, the most recent decade has seen a substantial decrease in the rate of population growth. The decade from 2000 to 2010 saw only a 0.6% increase in population for the Region. No decade in the last seventy years had seen such a low rate of growth.
Table 2-1 shows the town, village, and census designated place (CDP) population changes that have occurred in the Region from 1960-2010. Towns and villages highlighted in green have shown the greatest percentage increase in population over the last fifty years, while ones highlighted in yellow have seen the smallest percentages in population change. Stratton and Brookline have seen both large population increases over the last fifty years and over the last decade. Somerset and Weston have seen the smallest population change over the last fifty years and over the last decade. Of particular note is the relatively small population growth in all of the villages and CDPs located within the Region, in spite of strong goals and policies to direct growth to villages and downtowns.
In summary, what this figure shows is that the population numbers are relatively stable in the historically industrial towns along the Connecticut River Valley. The Deerfield Valley towns of Wilmington and Dover saw moderate losses in population, and this pattern mirrors that found in other Vermont ski towns such as Ludlow and Killington. Many of our more rural towns saw population growth, with the highest rates being in the towns with some of the smallest population numbers: Stratton, Athens, Windham and Brookline. Also significant is that while Stratton does have a development hub with the Stratton Mountain Ski resort, the towns of Athens, Windham, and Brookline lack dense village or downtown districts, and thus growth in these towns continues to signify lack of development in areas of traditional development centers.
Figures 2-3 and 2-4 illustrate this major trend in population shift throughout the Region. The percentage of the total population of the Region located within the two major population centers of the Region, Brattleboro and Rockingham, has dropped significantly from 1950 to 2010. Over the same time period, the total percentage of the population found in all other towns throughout the Region has increased, except for the towns of Readsboro and Somerset. This trend can be seen even more clearly in Figure 2-4, which shows the average population change over the last thirty years in all of the regional towns, villages and census designated places. All of the major population centers, also known as the villages and census designated places, have seen decreases in population except for Newfane Village. This trend has a significant impact on land uses of these towns.
Age Characteristics

In 2010, about 19.8% of the population was under the age of 18. The working age population, those aged 18 to 64, accounted for 63.7% of the population, and about 16.5% were senior citizens age 65 years and older. Figure 2-5 shows the age distribution in the Windham Region in 1990, 2000, and 2010. In 2010, there is a significant dip in the population of residents ages 20 to 40 years old. The previous plan surmised that this trend indicates that a substantial proportion of young adults leave the area, to attend college or for other reasons, after completing high school. In 2010, only about 8% of the population was between the ages of 18 to 24.
As seen in the charts on the previous page, and in Figure 2-6 below, the overall population of the Region is aging. The population age groups from 0 to 44 years have all seen reductions in population over the last twenty years, while the age groups 45 years and older have seen increases. The fastest growing age groups since 2000 are 55 to 59 and 60 to 64, which continues the trend seen in the previous Plan. The aging of the resident population and in-migration are contributing to the increases in these age groups. By contrast, the number of people aged 35 to 44 experienced a 30.5% decrease.

Overall, the following observations can be made from the data:

- There has been a significant increase in the population of those people approaching retirement age. At the same time, the age groups entering the working population (late teens and early twenties) are small and the population of people in the childbearing ages has generally decreased. This trend has not changed since the previous plan.

- There is a significant dip in the working age population from ages 20 to 40 within the Region.

- Since the 1990’s, there has been a continual decline in the number of school-aged children.

Figure 2-6 shows a comparison of percentage of the population over 65 in Windham Region towns and in the surrounding towns in Vermont, New Hampshire, and Massachusetts. While the Region is aging, Windham Region towns overall have a lower percentage of population over 65 than do adjacent towns in Bennington and Southern Windsor Counties. The mountain towns above Manchester (Weston, Andover, Landgrove, Peru, and Winhall), have some of the highest rates in the State.

However, when the Windham Region is compared with towns in New Hampshire and Massachusetts, the Region appears to have a comparatively higher percentage of individuals 65 and over than the regions to the east and south. This information is important note as the Region looks to attract working-age populations to the area.
Household Populations

In the year 2010, there were 20,275 households in the Windham Region. The average household size in Windham County was 2.23 persons. This compares to 19,329 households in the region in 2000 with an average household size of 2.35 persons in Windham County.

As categorized by the 2010 Census, 59.5% of the total households in the Region were considered family households and 40.5% were non-family households. Of the subdivisions of these two classifications, the most common type of household in the Windham Region was husband-wife family households without children (45.14%) and householder living alone, non-family households (31.73%). As of the 2010 Census, there were more than twice as many households with a female householder and no husband present than male households with no wife present. There were also more than twice as many single-parent female households with children than single-parent male households with children.

Between 2000 and 2010, the number of one person households increased at a rate of 13.33%, much faster than the 4.89% growth in the overall number of households, but slower than the rate of increase in the previous decade. Husband and wife family households with children saw the greatest decline of all divisions with a 25.16% decrease in total households. Households where the householder was 65 years or older saw the greatest increase of the subdivisions (17.07%), which is in keeping with the aging trend of the Region. Changes in composition for other categories of households can be seen in Figure 2-7 on the next page.
Race, Ethnicity, and Minority Population

For information on these topics, refer to the Population Addendum section at the end of the Regional Profile.

Economic Characteristics

Income

Figure 2-9 summarizes changes in Windham County’s median household, median family and per capita incomes between 1979 and 2009. Over time, inflation changes the value of income in real terms. Therefore, the 1979-1999 incomes have been adjusted to 2009 levels to provide for a more revealing comparison. Between 1979 and 1999, there was a slight increasing trend in all three indicators for Windham County income levels. The per capita income continued to increase at about the same rate from 1999 to 2009. However, from 1999 to 2009 median household income increased by more than $10,000, adjusted for 2009 rates. This appears to be a significant rise from previous trends, and is most likely a result of the correspondingly high median incomes of the town of Stratton for 2009 (see Figure 2-10). It should be noted at this point that these are county indicators, and a review of town level data indicates that this increase would not be as dramatic if the entire Region were factored into the median household income indicator. Median family incomes saw a slight decrease in 2009 from 1999 levels, which altered the trend of previous decades. The divergence of the median household and median family income trends may be a result of the ever increasing non-family households in the Region, and correspondingly decreasing family incomes.

When comparing County and State income indicators, Figure 2-10, the Windham County indicators varied in their position comparatively for all indicators in 2009. It should be noted that the divergent trends of median household and family incomes are reinforced in this comparison, with Windham County median household incomes being higher than the State’s median household income and the county’s median family income being lower than the state’s median. The next page breaks down the income indicators by town for a deeper analysis.
FIGURE 2-9: MEDIAN INCOMES FOR WINDHAM COUNTY, 1979-2009 (VERMONT HOUSING DATA)

FIGURE 2-10: MEDIAN INCOME OF THE COUNTY AND STATE, 2009 (VT HOUSING DATA)
Eleven of the region's twenty-seven towns had a median household income that exceeded the state's median. Some of those towns, Stratton and Winhall, are located in the ski resort areas where there has been tremendous growth in population, mostly due to in-migration. Other towns, such as Vernon, Westminster, Newfane, Guilford, and Dummerston, are located close to Brattleboro, the largest town in the region, and as such are a short commute to a business and job center. Interestingly, Stratton has by far the highest median household and family incomes of the towns in the region, but is surpassed in median per capita income by Grafton, Halifax, Weston, and Winhall.

Town based poverty indicators, as shown in Figure 2-12, provide additional information regarding the wide variation in income and poverty at the local level. Figure 2-12 shows how the percent of individuals below the poverty level has either increased or decreased from 1999 to 2009. The towns of Marlboro and Readsboro have seen significant increases in the percent of their populations below the poverty line. Conversely, Halifax and Wilmington have seen decreases in the number of individuals in their towns below the poverty line. It should be noted here that this indicator is an five-year estimate, and that the margins of error for these estimates are large. As such, results should be continuously monitored, year to year.
CONGRESS created the NMTC program in 2000 to spur investment of private capital for economic development in both rural and urban low-income communities. Individuals and corporations receive a tax credit against federal income taxes for making investments in certain low income properties or businesses when those investments are made through a “community development entity” (CDE).

In 2000 only one census tract in the Windham Region was considered New Market Tax Credit eligible (Brattleboro). On May 1, 2012, the U.S. Department of Treasury released updated NMTC program eligibility based on the 2006-2010 American Community Survey (ACS). Based on this information the Windham Region now has five (5) eligible census tracts.

New Market Tax Credit projects tend to be larger in scope than the typical community development project. For example, the first NMTC project in the Windham Region was Commonwealth Yogurt in Brattleboro. The Brooks House project, downtown Brattleboro, has recently been deemed eligible for NMTC.
Labor Force

The Region’s labor force experienced a significant decrease from 2000 to 2010, similar to labor decreases across the country as a result of the “Great Recession” that began in 2008. The labor force shrank by 5.3% from 2000 to 2010, losing 1,369 people. This more than halved the increase from 1990 to 2000, and put the 2010 labor force at only 661 people larger than the 1990 labor force. In both 1990 and 2000, approximately 70% of the population over age 16 participated in the labor force, as compared with 62.8% by 2010. Unemployment statistics indicate that unemployment is finally on a downward trend in the Region, but the industry statistics for the Region still show large losses across many fields.

In 2011, Service Providing industries accounted for 70.63% of the employment in the recorded industries, while Goods Producing industries accounted for 15.97% and the Government sector accounted for 13.97% (See Table 2-2). The leading industries in Windham County were the trade, transportation, and utilities industry (21.3%), education and health services industry (20.61%) and leisure and hospitality industry (14.51%). Retail trade made up over a half of the trade, transportation, and utilities industry, while health care and social assistance made up over 60% of the education and health services industry and accommodation and food services made up a full 95% of the leisure and hospitality industry employment. Health care and social services experienced the largest growth between 2001 and 2011 with an increase in employment of 495. This was followed by the Government sector which increased by 313 in employment. All of the highlighted industries in Table 2-2 experienced a decrease in employment between 2001 and 2010. The trade, transportation, and utilities industries experienced the largest decrease in employment with a loss of 1,083 in employment. The largest percent change in employment was the growth of the state government sector by 76.9%. It should be noted that certain industry data was not available for analysis (in Table 2-2, (c) indicates that the information is confidential, while (s) indicates the data is suppressed to protect confidential information).

Since 2009, the unemployment rates for Windham County have begun to decline from their peak of 6.6%. The state of Vermont had experienced unemployment rates as high as 8.1% in 2010, but that rate has seen a sharp decline from 2010 to 2011. Overall, Windham County unemployment has consistently been lower than the State unemployment rate, and 2010 and 2011 saw unemployment rates lower than the last historical peak of 6.4% unemployment, which occurred in 1991.
<table>
<thead>
<tr>
<th>Industry and Subsector (c)</th>
<th>2001</th>
<th>2011</th>
<th>Change in Employment 2001-2011</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Establishments</td>
<td>Employment</td>
<td>Average Wage</td>
</tr>
<tr>
<td>Total Covered - all ownerships</td>
<td>1,948</td>
<td>23,421</td>
<td>$29,216</td>
</tr>
<tr>
<td>Private ownership</td>
<td>1,823</td>
<td>20,753</td>
<td>$29,460</td>
</tr>
<tr>
<td>Goods Producing</td>
<td>383</td>
<td>4,154</td>
<td>$33,478</td>
</tr>
<tr>
<td>Natural Resources and Mining</td>
<td>43</td>
<td>351</td>
<td>$23,422</td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting</td>
<td>42 (s)</td>
<td>(s)</td>
<td>31 (s)</td>
</tr>
<tr>
<td>Mining</td>
<td>1 (c)</td>
<td>(c)</td>
<td>2 (c)</td>
</tr>
<tr>
<td>Construction</td>
<td>225</td>
<td>969</td>
<td>$31,161</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>116</td>
<td>2,833</td>
<td>$35,171</td>
</tr>
<tr>
<td>Durable Goods</td>
<td>74</td>
<td>1,806</td>
<td>$34,464</td>
</tr>
<tr>
<td>Non-Durable Goods</td>
<td>41</td>
<td>1,027</td>
<td>$37,369</td>
</tr>
<tr>
<td>Service Providing</td>
<td>1,440</td>
<td>16,599</td>
<td>$28,455</td>
</tr>
<tr>
<td>Trade, Transportation, and Utilities</td>
<td>406</td>
<td>5,728</td>
<td>$35,247</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>71</td>
<td>1,557</td>
<td>$45,028</td>
</tr>
<tr>
<td>Retail trade</td>
<td>283</td>
<td>2,969</td>
<td>$31,558</td>
</tr>
<tr>
<td>Transportation and warehousing</td>
<td>46 (s)</td>
<td>(s)</td>
<td>42 (s)</td>
</tr>
<tr>
<td>Utilities</td>
<td>7 (c)</td>
<td>(c)</td>
<td>4 (c)</td>
</tr>
<tr>
<td>Information</td>
<td>40</td>
<td>398</td>
<td>$30,191</td>
</tr>
<tr>
<td>Financial Activities</td>
<td>137</td>
<td>900</td>
<td>$33,320</td>
</tr>
<tr>
<td>Finance and insurance</td>
<td>61</td>
<td>645</td>
<td>$37,191</td>
</tr>
<tr>
<td>Real estate and rental and leasing</td>
<td>76</td>
<td>255</td>
<td>$23,540</td>
</tr>
<tr>
<td>Professional and Business Services</td>
<td>246</td>
<td>1,337</td>
<td>$36,697</td>
</tr>
<tr>
<td>Professional and technical services</td>
<td>158 (s)</td>
<td>(s)</td>
<td>170 (s)</td>
</tr>
<tr>
<td>Management of companies and enterprises</td>
<td>2 (c)</td>
<td>(c)</td>
<td>4 (c)</td>
</tr>
<tr>
<td>Administrative and waste services</td>
<td>86</td>
<td>676</td>
<td>$31,866</td>
</tr>
<tr>
<td>Education and Health Services</td>
<td>172</td>
<td>3,865</td>
<td>$28,351</td>
</tr>
<tr>
<td>Educational services</td>
<td>28</td>
<td>1,511</td>
<td>$28,297</td>
</tr>
<tr>
<td>Health care and social assistance</td>
<td>144</td>
<td>2,354</td>
<td>$28,351</td>
</tr>
<tr>
<td>Leisure and Hospitality</td>
<td>231</td>
<td>3,602</td>
<td>$15,311</td>
</tr>
<tr>
<td>Arts, entertainment, and recreation</td>
<td>32</td>
<td>157</td>
<td>$13,161</td>
</tr>
<tr>
<td>Accommodation and food services</td>
<td>199</td>
<td>3,445</td>
<td>$15,409</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>208</td>
<td>769</td>
<td>$19,023</td>
</tr>
<tr>
<td>Government total</td>
<td>125</td>
<td>2,668</td>
<td>$27,313</td>
</tr>
<tr>
<td>Federal Government</td>
<td>47</td>
<td>187</td>
<td>$38,707</td>
</tr>
<tr>
<td>State government</td>
<td>9</td>
<td>182</td>
<td>$29,300</td>
</tr>
<tr>
<td>Local government</td>
<td>69</td>
<td>2,299</td>
<td>$26,228</td>
</tr>
</tbody>
</table>
Employment Centers

Brattleboro remains a regional employment center. About 30% of the Region’s residents who are employed reported working at businesses located in the town of Brattleboro. Businesses along the Connecticut River in Rockingham and Westminster, in the Deerfield Valley towns of Dover and Wilmington, and the ski resort industry around the town of Londonderry provide employment to about 19.7% of the Region’s workforce (with each town providing between 3-6% of the workforce). The remaining 22 towns in the Region provide employment for only about 15% of the workforce, which is a significant decrease in employment from the previous plan. However, the population growth of towns is still mostly occurring in the 22 towns that are not the significant job centers. Of the towns that do provide significant employment, population growth over the last ten years was between -20.28% (Dover), and 3.51% (Londonderry).

The census tool, OnTheMap, allows employee data to be analyzed at the county level for destination information. As evident from the maps in Figure 2-15 below, a large number of Windham County residents are employed outside the Windham Region. The map on the left indicates that Windham County residents are employed in counties from Chittenden and Washington Counties to the north, to Grafton and Hillsborough Counties, New Hampshire, to the east. The majority of Windham County residents who work outside of Windham County are employed in Windsor and Bennington Counties, Vermont, and in Cheshire County, New Hampshire.

In terms of where Windham County employees reside, this range spans from as far north as Chittenden and Washington Counties, to as far south as Franklin County, Massachusetts. A relatively high number of employees in Windham Country are coming from Cheshire County, New Hampshire, and Windsor and Bennington Counties in Vermont.

**FIGURE 2-15: LIVE/WORK LOCATIONS FOR WINDHAM COUNTY RESIDENTS AND EMPLOYEES, 2010**
The maps to the left and continued at the bottom of the page illustrate the approximate locations for employment centers located within the Windham Region. Within Windham County, the major employment centers (378-919 jobs) occur within the towns mentioned previously, Brattleboro, Rockingham, Westminster, Dover, Wilmington, and Londonderry. The town of Vernon also contains a significant employment center with Vermont Yankee being located in that town.

Smaller nodes of employment (120-377 jobs) occur within the towns of Townshend, Newfane, Guilford, Marlboro, Dummerston and Putney. Dummerston and Putney also have a scattering of small employment centers located throughout the town boundaries. The remaining towns have sporadic scattering of smaller employment centers.
Figure 2-17 provides some final employment statistics for Windham County, as reported by OnTheMap for 2010. The majority of the workforce in the County is between the ages of 30 and 54, accounting for 54.1% of the workforce. Of particular note, the workforce above the age of 55, including individuals of retirement age, accounts for a higher percentage of the workforce in the Region than the workforce of 29 years and younger. This fact coincides with other characteristics already covered in this profile.

The distribution of earnings for Windham County is divided almost equally into thirds of $1,250 per month or less, $1,251 to $3,333 per month, and more than $3,333 per month. The race of the workforce is almost entirely white, with workers of Black or African American race and Asian race accounting for about 1% of the workforce each.
Housing

Housing Unit Growth

The majority of housing units in the Windham Region are single family homes (see Figure 2-18). From 1990 to 2000, the proportion of single family homes increased from 66% to 72%. However, by 2010, that percentage had decreased back down to 66%. The remainder of the housing stock in the Region consists of 29% multi-unit housing and 5% mobile housing, with a negligible amount of housing that falls within the Boat, RV, Van, etc. category. Within the category of multi-unit housing, the subdivisions of unit categories are evenly distributed, each ranging between 3% and 6% of the total housing. In general, the categories with a greater number of units, 10 to 19 units and 20 or more units, accounted for the smallest percentage of housing in the Region.

Between 2000 and 2010, the Region’s housing stock grew by about 8.8% with the addition of about 2,802 housing units. This rate of growth is an increase from the 5% growth rate in housing stock that occurred from 1990 and 2000 in the Region. However, this rate is still nowhere near the growth rate the Region experienced between 1980 and 1990, when the number of housing units grew by nearly 32%.
Growth in total housing units within the Region’s towns has varied (Regional Profile). Somerset is the only town that experienced a decrease in housing units, from 28 in 2000 to 21 in 2010. Interestingly, the towns with the greatest rate of growth in housing stock in the last ten years were not the towns that saw highest percent of increase in population. The town of Stratton had the largest increase in housing stock with a 32.6% increase, and saw an increase in population of 58.82% from 2000 to 2010. However, the next three towns with the largest percentage increases in housing stock, Vernon (17.9%), Townshend (17.4%) and Whitingham (14.5%) saw population increases of only 3.04%, 7.22%, and 4.55% respectively. The same holds true if one looks only at numeric increases. The towns with the greatest addition of total housing units were Stratton (356), Brattleboro (312), Dover (305), and Wilmington (261). The towns with the greatest number of added residents were Athens (102), Marlboro (100), Windham (91) and Jamaica (89). This is a new development since the last Regional Plan, and may indicate a shifting of occupancy make-up in the new and existing housing stock. Additionally, three of these towns are resort towns with high seasonal housing ratios, which could also explain occurrences of increased housing without significant increases in population.

Housing Occupancy

In 2010, the Windham Region had about a 62% occupancy rate of its housing stock, which was similar to rates in 2000. About 42.6% of the housing stock in the Region was owner occupied. A total of 19.5% of the housing stock was categorized as renter occupied, and the remainder was given a vacant status (which includes seasonal housing stock). The average homeowner vacancy rate in the region is 2.57%, while the average renter vacancy rate is 9.61%.
A significant factor in the Region in terms of occupancy is seasonal housing. Between 1980 and 1990, 92 percent of all new housing units in the Region were built for vacation or seasonal use (6,347 new seasonal out of 6,866 total new units). The construction boom of the 1980's came at a time when many of the Region's resorts expanded their facilities to prolong the ski season and accommodate four-season use. This can be seen in Figure 2-20, especially in the towns of Stratton, Wilmington, and Wardsboro during this decade. Some towns, such as Somerset, Dover, and Winhall, had a significant portion of seasonal housing even before 1980, and this has remained true through 2010. Between 1990 and 2000, there was a net gain of 75 seasonal homes, followed by a net gain of 1,626 from 2000 to 2010. Regardless of these fluctuations in development surges, vacation housing continues to be an influencing factor throughout the Region, accounting for one-third of the housing stock within the Windham Region.
Housing Value

Looking at Windham County housing values in comparison to surrounding counties and the State, they fall in the middle. The median home value in 2010 in Windham County was $209,200 (Figure 2-21). This value is lower than the median home value for Vermont, but higher than some of the counties in the immediate vicinity to the Windham Region. Franklin County, Massachusetts had the highest home values in the vicinity, with median home values over $225,000. Of the counties included in the Windham Region, Windham County fell in the middle.

The towns with the highest home values in the Region are Weston, Winhall, and Stratton. As seen on the previous page, these are also towns with high percentages of seasonal housing. The town of Stratton also has the highest median monthly mortgage value at over $2,000, while the majority of towns in the Region fall between $1,000 - $1,500 median mortgage values (Figure 2-22). The highest gross rent values are found in Brookline, Windham and Marlboro. Interestingly, the town of Stratton has the lowest gross rent value in the Region.
TRANSPORTATION

Personal vehicle trips are well documented as accounting for the largest proportion of transportation in this country, and similarly so in the Region. Commuting methods provide strong documentation of this fact. Since 1980, driving to work alone has held the overwhelming majority as the method of choice for regional commuters, having remained above 70% since 1990. This is followed by 10% of commuters carpooling to work, and 8% walking to work. Carpooling as a method of commuting has been declining since 1980, while walking has seen a slight uptick after declining through 2000.

The commuter destination has also seen a shift from 1980 to 2010 (Figure 2-24).
The percentage of commuters working outside the state has increased dramatically as compared to the number of workers working within their county of residence or working from home. This trend of Windham Region residents commuting outside their state of residence is seen more clearly in the maps below. As displayed previously in the Economics section, Windham County residents are employed throughout the state, and within four counties in New Hampshire, to the east. The majority of Windham County residents who work outside of Windham County are employed in Windsor and Bennington Counties, Vermont and in Cheshire County, New Hampshire.

Employees that work within Windham County commute from counties as far north as Chittenden and Washington Counties, and from Franklin County, Massachusetts to the south. A relatively high number of commuters to Windham Country are coming from Cheshire County, New Hampshire, and Windsors and Bennington Counties in Vermont. While this data is limited to an analysis of Windham County, it supports the trends illustrated in the previous figure for the whole Region.

This dispersion of live/work locations has a direct effect on the distance and time required to arrive at one’s employment location. For residents of Windham County, the mean travel time to work increased from 18.9 minutes to 20.5 minutes to 20.6 minutes in 1990, 2000, and 2010 respectively. Figure 2-25 illustrates how the data displayed in the maps to the left translates into miles of travel for commuters.

Overall, a greater percentage of Windham County residents travel greater than 50 miles to get to work (15.9%) than employees that work outside the County and commute into Windham County to reach their employment destination (12.3%).
Additionally, those driving further than 50 miles from Windham County are generally heading to an employment destination to the north, whereas employees commuting into the County are coming from long distances from both the north and the south. In total, just over half of both commuters living in Windham County and coming to Windham County to work drive less than 10 miles. About a quarter of commuters who either live or work in Windham County travel between 10 and 24 miles.

After reviewing this data at the county level, an additional level of assessment was undertaken to further determine the direction and routes that commuters were taking into and out of the Windham Region. While Figures 2-25 to 2-27 provided broad overviews of transportation patterns, the analysis on the following page will begin to assess what this distribution of living and working locations means in terms of transportation and commuting patterns for the Region. The analysis is meant to inform further work on viable public transportation and mode-sharing routes within the Region.
The diagram in Figure 2-28 depicts commuter connections between the major employment centers in and around the Windham Region. The table in the bottom left corner shows the top twenty towns in terms of total employment for the year 2010 in immediate proximity to the Windham Region. This table includes towns located in New Hampshire and Massachusetts, as well as other towns located outside the Windham Region in Vermont. As evident from the table, the largest employment center in the Windham Region is the town of Brattleboro. The next largest employment center located within the Windham Region is the town of Dover at number fourteen, followed by the towns of Putney, Vernon, Wilmington, and Westminster, all highlighted in yellow. The orange circles in the diagram represent the relative number of jobs located in each town, relative to the largest employment center, Keene, New Hampshire.

After determining the largest employment centers in and around the Region, an analysis was run using data from the census website, OnTheMap. This tool provides data on the employment and residence locations of individuals working or living in a particular area. By collecting the data for the top employment center cities, towns, villages, and CDPs, a connection map was compiled to show the number and direction of commuters working in and around the Region. This diagram shows connections between the employment nodes for any commuter count that was equal to or greater than twenty-five people. The arrows indicate the direction of travel and magnitude of count. Town centers represented by a grey dot were nodes that were not among the top twenty employment centers but still generated twenty-five or more connections between the centers.

In assessing this diagram, it is clear that the largest web of connections occurs between Brattleboro, CDP, Keene, city, and the town of Chesterfield. It can be assumed that the majority of commuters traveling between these locations use Route 9 at some point in their commute, given that this is the only major east-west connection between these three locations. The connections generated by these three locations total an estimated 1,220 links. This high travel potential created by commuter trips would indicate that this corridor is suitable for a public transportation route. Currently the Deerfield Valley Transit Association serves the Region along Route 9 west of Brattleboro, to the town of Bennington. In 2011, DVTA transported 290,867 people through its services. This ridership could potentially be increased through connected services with public transportation routes serving Chesterfield center and Keene, or by expansion of the DVTA service area to include all of the Route 9 corridor from Bennington, Vermont to Keene, New Hampshire.

The highest connection total occurs between the town of Vernon and Brattleboro, CDP, with an estimated 408 commuters living in the town of Vernon and working in downtown Brattleboro. Hinsdale, CDP has an estimated total of 190 commuters traveling to Brattleboro, CDP, and the city of Greenfield has about 115 commuters traveling to Brattleboro, CDP. The web of transportation connections in this corner of the Windham Region provides strong evidence that public transportation routes could be viable between these large employment centers. However, the terrain and roadway network in this area would necessitate three individual routes to provide these connections.

While not generating as many connections, the clustering of employment centers along the Connecticut River Valley also provides a strong web of commuting routes to support public transportation service. Connecticut River Transit (CRT) serves much of this area, and in 2010 transported 208,093 individuals throughout the Southern Windsor and Windham Regions. The high number of connections between the city of Claremont, New Hampshire and cities and towns within this area of Vermont lends to the idea that CRT could benefit from partnering with a public transportation provider that services this region of New Hampshire, or by extending their own service into this area of New Hampshire. The connections in this area should continue to be tracked to see if commuting trips increase over the coming years.
FIGURE 2-28: COMMUTING LINKS BETWEEN THE MAJOR EMPLOYMENT CENTERS IN AND AROUND THE WINDHAM REGION, 2010

REGIONAL EMPLOYMENT CENTERS

<table>
<thead>
<tr>
<th>Location</th>
<th>Employment</th>
<th>Location</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Keene, NH</td>
<td>18,661</td>
<td>Brattleboro</td>
<td>10,956</td>
</tr>
<tr>
<td>Greenfield, MA</td>
<td>9,961</td>
<td>Bennington, VT</td>
<td>9,744</td>
</tr>
<tr>
<td>Claremont, NH</td>
<td>5,817</td>
<td>Springfield, VT</td>
<td>4,225</td>
</tr>
<tr>
<td>Manchester, VT</td>
<td>3,990</td>
<td>Bellows Falls</td>
<td>2,311</td>
</tr>
<tr>
<td>Swanzey, NH</td>
<td>2,093</td>
<td>Charlestown, NH</td>
<td>1,883</td>
</tr>
<tr>
<td>Charlestown, NH</td>
<td>1,883</td>
<td>Ludlow, VT</td>
<td>1,877</td>
</tr>
<tr>
<td>Chesterfield, NH</td>
<td>1,369</td>
<td>Walpole, NH</td>
<td>1,318</td>
</tr>
<tr>
<td>Dover</td>
<td>1,121</td>
<td>Wilmington</td>
<td>941</td>
</tr>
<tr>
<td>Putney</td>
<td>1,073</td>
<td>Northfield, MA</td>
<td>901</td>
</tr>
<tr>
<td>Vernon</td>
<td>1,056</td>
<td>Westminster, VT</td>
<td>784</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hinsdale, NH</td>
<td>743</td>
</tr>
</tbody>
</table>
One final assessment for transportation provided in this section is an analysis of vehicle ownership. The majority of households in the Windham Region continue to own two vehicles, hovering around 40% of households since 1990. Figure 2-29 shows the increasing trend of vehicle ownership that has been developing in this Region from 1980 to 2010. Ownership of two vehicles per household jumped from 32% to 40%, which demonstrated the largest increase, while households with zero vehicles fell to 7% from 12% in 1980. While the percentage of households that do not own a vehicle is small, that percentage is higher for some groups such as seniors and renters. Over 16% of households that are headed by a senior aged 65 or older do not own a vehicle. Additionally, over 17% of renter households have no vehicle available, as compared to 3.5% of owner occupied households.

As shown in Figure 2-30, centralized villages and downtowns have a lower average vehicle ownership per house-hold when compared to overall ownership for the towns in the Region. Six of the eleven villages/downtowns/census designated places in the Region have an average vehicle ownership of 1.5 vehicles or less per household. This provides an obvious distinction from the towns in the Region as a whole, of which only one, Brattleboro, has an average vehicle ownership below 1.5 vehicles per household. Densely populated areas provide more opportunity for transportation options, including walking, biking, or taking public transportation. As such, the need for personal vehicle ownership is reduced. However, because development in recent decades has continued to move away from historic downtown patterns, the need for personal vehicle ownership has increased.
FIGURE 2-30: AVERAGE NUMBER OF VEHICLES PER HOUSEHOLD BY TOWN, 2010 (5 YR ESTIMATES)
Race

This pie chart shows the percentage of the Windham Region population that report their race in each of the six race categories used in the 2010 Census. Respondents were able to report more than one race, hence the seventh category on this chart, “Two or more races.” The six race categories and the option to report more than one race have been available starting with the 2000 Census.

The Windham Region is predominantly White alone, at 95.4 percent; slightly less than five percent of the population is wholly or partly some other race. The largest non-white population in the Region identifies as Two or More Races, (nearly two percent), followed by Asian (1.0%) and Black or African American (0.9%).

Ethnicity

The Census Bureau also collects data on ethnic origin. The only two categories for ethnic origin are Hispanic or Latino (any race), or Not Hispanic or Latino. The Federal Government defines race and ethnicity as separate and distinct concepts. In the Windham Region, 1.8 percent of the population identified as being of Hispanic or Latino origin. These respondents could be of any race.

Minority Population

Another way to explore the concepts of race, ethnicity, and diversity is by looking at the Census Bureau’s data on Minority Population. A Minority is anyone who reports race and ethnicity as anything other than “White (one race), non-Hispanic or Latino.”

The chart on the following page shows the percent Minority population in the Windham Region, all of Vermont, and the United States, for the years 2000 and 2010. The percent of the population in the Windham Region whose race and ethnicity classifies them as minority is similar to that of Vermont as a whole. Windham County, however, ranks higher than all other Vermont counties except Chittenden (home to the state’s largest population center and city) in terms of percentage of minority population, and has the same percentage as Addison County.

The Windham Region and Vermont, like the rest of the U.S., became more diverse between 2000 and 2010, but the percentage of minorities in the entire country is much higher than that of Vermont or the Windham Region. On the other hand, the Region’s 30.0 percent increase in minority population during that time period puts it ahead of the country as a whole, whose minority population grew by half that rate, 14.9 percent.
The table below shows the minority population by number and percent for all Windham Region towns in 2010. Brattleboro, the Region’s most populous town, has the highest percentage minority population. There is no one unifying characteristic for the remaining higher minority percentage population towns.

Nearly all towns in the Region saw an increase in their minority populations. We have provided data for all towns. It is important to note that where population sizes are small, the percentage change may appear to be more significant than it actually is. We have noted those towns where the percentage change is not statistically meaningful.

TABLE 2-3: MINORITY POPULATION FOR WINDHAM REGION TOWNS, 2000 - 2010

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Athens</td>
<td>5.2%</td>
<td>23</td>
<td>4.1%</td>
<td>64.3%</td>
</tr>
<tr>
<td>Brattleboro</td>
<td>9.4%</td>
<td>1130</td>
<td>6.8%</td>
<td>38.5%</td>
</tr>
<tr>
<td>Brookline *</td>
<td>2.1%</td>
<td>11</td>
<td>1.1%</td>
<td>120.0%</td>
</tr>
<tr>
<td>Dover</td>
<td>4.4%</td>
<td>50</td>
<td>3.2%</td>
<td>11.1%</td>
</tr>
<tr>
<td>Dummerston</td>
<td>4.1%</td>
<td>77</td>
<td>2.1%</td>
<td>92.5%</td>
</tr>
<tr>
<td>Grafton *</td>
<td>3.4%</td>
<td>23</td>
<td>1.5%</td>
<td>130.0%</td>
</tr>
<tr>
<td>Guilford</td>
<td>3.2%</td>
<td>68</td>
<td>3.3%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Halifax *</td>
<td>3.2%</td>
<td>23</td>
<td>2.8%</td>
<td>4.5%</td>
</tr>
<tr>
<td>Jamaica</td>
<td>6.0%</td>
<td>62</td>
<td>4.5%</td>
<td>40.9%</td>
</tr>
<tr>
<td>Londonderry</td>
<td>2.9%</td>
<td>51</td>
<td>1.9%</td>
<td>59.4%</td>
</tr>
<tr>
<td>Marlboro</td>
<td>5.8%</td>
<td>62</td>
<td>4.4%</td>
<td>44.2%</td>
</tr>
<tr>
<td>Newfane</td>
<td>4.0%</td>
<td>69</td>
<td>2.6%</td>
<td>56.8%</td>
</tr>
<tr>
<td>Putney</td>
<td>7.0%</td>
<td>188</td>
<td>5.5%</td>
<td>30.6%</td>
</tr>
<tr>
<td>Readsboro *</td>
<td>1.4%</td>
<td>11</td>
<td>1.7%</td>
<td>-21.4%</td>
</tr>
<tr>
<td>Rockingham</td>
<td>5.9%</td>
<td>311</td>
<td>3.5%</td>
<td>68.1%</td>
</tr>
<tr>
<td>Searsburg *</td>
<td>3.7%</td>
<td>4</td>
<td>0.0%</td>
<td>9999.0%</td>
</tr>
<tr>
<td>Somerset *</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Stratton *</td>
<td>1.4%</td>
<td>3</td>
<td>4.4%</td>
<td>-50.0%</td>
</tr>
<tr>
<td>Townshend</td>
<td>4.5%</td>
<td>55</td>
<td>2.3%</td>
<td>103.7%</td>
</tr>
<tr>
<td>Vernon</td>
<td>4.9%</td>
<td>108</td>
<td>2.2%</td>
<td>129.8%</td>
</tr>
<tr>
<td>Wardsboro</td>
<td>3.0%</td>
<td>27</td>
<td>1.9%</td>
<td>68.8%</td>
</tr>
<tr>
<td>Westminster</td>
<td>5.0%</td>
<td>159</td>
<td>2.6%</td>
<td>89.3%</td>
</tr>
<tr>
<td>Weston *</td>
<td>2.1%</td>
<td>12</td>
<td>3.7%</td>
<td>-47.8%</td>
</tr>
<tr>
<td>Whitingham</td>
<td>2.3%</td>
<td>31</td>
<td>1.5%</td>
<td>63.2%</td>
</tr>
<tr>
<td>Wilmington</td>
<td>3.4%</td>
<td>63</td>
<td>2.9%</td>
<td>-1.6%</td>
</tr>
<tr>
<td>Windham *</td>
<td>3.1%</td>
<td>13</td>
<td>5.2%</td>
<td>-23.5%</td>
</tr>
<tr>
<td>Winhall</td>
<td>4.3%</td>
<td>33</td>
<td>4.1%</td>
<td>13.8%</td>
</tr>
</tbody>
</table>

* - towns marked with an asterisk and in italics have low total populations, low minority populations, or both. Percentages, including percent change, may not be statistically significant, or not indicative of overall larger trends.
REFERENCES

POPULATION

FIGURE 2-1: WINDHAM REGION POPULATION, 1790-2010
1790-2000 DATA SOURCE: VERMONT INDICATORS, HTTP://WWW.VCGI.ORG/INDICATORS/
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-1A: WINDHAM REGION POPULATION, 1960-2010
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

TABLE 2-1: WINDHAM REGION POPULATION TRENDS, 1960-2010
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-2: WINDHAM REGION TOWN POPULATION CHANGE, 2000-2010
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-3: TOWN POPULATION AS PERCENT OF REGIONAL POPULATION
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-4: AVERAGE CHANGE IN POPULATION, 1980-2010
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-5: WINDHAM REGION POPULATION BY AGE COHORT, 1990, 2000 & 2010
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-6: PERCENT POPULATION OVER 65 BY TOWN, 2009 (5 YR ESTIMATES)

FIGURE 2-7: WINDHAM REGION HOUSEHOLD COMPOSITION, 2010
2000 DATA SOURCE: 2000 CENSUS SF1 100% DATA, HTTP://FACTFINDER2.CENSUS.GOV/
2010 DATA SOURCE: 2010 CENSUS DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-8: WINDHAM REGION CHANGE IN HOUSEHOLD COMPOSITION, 2000-2010
2000 DATA SOURCE: 2000 CENSUS SF1 100% DATA, HTTP://FACTFINDER2.CENSUS.GOV/
2010 DATA SOURCE: 2010 CENSUS DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

ECONOMICS

FIGURE 2-9: MEDIAN INCOMES FOR WINDHAM COUNTY, 1979-2009 (5 YR ESTIMATES)
CPI FROM CONSUMER PRICE INDEX HISTORY TABLE, BUREAU OF LABOR STATISTICS, FTP://FTP.BLS.GOV/PUB/SPECIAL_REQUESTS/CPI/CPIAI.TXT
REFERENCES

ECONOMICS cont.

FIGURE 2-10: MEDIAN INCOMES OF THE COUNTY AND STATE, 2009 (VERMONT HOUSING DATA)

FIGURE 2-11: INCOME INDICATORS BY TOWN, 2009 (5 YR ESTIMATES)

FIGURE 2-12: PERCENT OF INDIVIDUALS BELOW POVERTY LINE (5 YR ESTIMATES)

FIGURE 2-13: WINDHAM REGION ELIGIBLE CENSUS TRACTS FOR NEW MARKET TAX CREDITS (NMTC), 2012
WINDHAM REGIONAL COMMISSION NEWSLETTER, AUGUST 2012

FIGURE 2-14: UNEMPLOYMENT RATES, 2000-2011 (1991 INCLUDED FOR COMPARISON)

TABLE 2-2: WINDHAM COUNTY EMPLOYMENT BY INDUSTRY, 2001 AND 2011

FIGURE 2-15: LIVE/WORK LOCATIONS FOR WINDHAM COUNTY RESIDENTS AND EMPLOYEES, 2010
2010 DATA SOURCE: HTTP://ONTHEMAP.CES.CENSUS.GOV/

FIGURE 2-16: EMPLOYMENT CENTERS WITHIN THE WINDHAM REGION, 2010
2010 DATA SOURCE: HTTP://ONTHEMAP.CES.CENSUS.GOV/

FIGURE 2-17: WINDHAM COUNTY EMPLOYEE CHARACTERISTICS BY AGE, EARNINGS, AND RACE, 2010
2010 DATA SOURCE: HTTP://ONTHEMAP.CES.CENSUS.GOV/

HOUSING

FIGURE 2-18: NUMBER OF HOUSING UNITS BY CATEGORY IN THE WINDHAM REGION, 2010 (5 YR ESTIMATES)
2010 DATA SOURCE: 2010 ACS 5-YEAR ESTIMATES, DP04 SELECTED HOUSING CHARACTERISTICS, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-19: HOUSING UNIT GROWTH BY TOWN, 2000 TO 2010
2000 DATA SOURCE: 2000 SF1 100% DATA, PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS, HTTP://FACTFINDER2.CENSUS.GOV/
2010 DATA SOURCE: 2010 SF1 100% DATA, PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS, HTTP://FACTFINDER2.CENSUS.GOV/
REFERENCES

HOUSING cont.

FIGURE 2-20: PERCENT OF SEASONAL HOUSING UNITS, BY TOWN
2010 DATA SOURCE: 2010 SF1 100% DATA, PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS,
HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-21: SOUTHERN VERMONT REGION MEDIAN VALUE OF HOUSING, 2010 (3 YR ESTIMATES)
2010 DATA SOURCE: DP04: SELECTED HOUSING CHARACTERISTICS, 2008-2010 AMERICAN COMMUNITY SURVEY 3-YEAR
ESTIMATES, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-22: MEDIAN MORTGAGE & MEDIAN RENT OF HOUSING BY TOWN, 2010 (5 YR
ESTIMATES)
2010 DATA SOURCE: DP04: SELECTED HOUSING CHARACTERISTICS, 2006-2010 AMERICAN COMMUNITY SURVEY
5-YEAR ESTIMATES, HTTP://FACTFINDER2.CENSUS.GOV/

TRANSPORTATION

FIGURE 2-23: WINDHAM REGION COMMUTING METHOD (5 YR ESTIMATES)
2010 DATA SOURCE: DP04 SELECTED HOUSING CHARACTERISTICS 2006-2010 AMERICAN COMMUNITY SURVEY 5-YEAR
ESTIMATES, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-24: WINDHAM REGION COMMUTER DESTINATION, 1980-2010 (5 YR ESTIMATES)
2010 DATA SOURCE: B08007 SEX OF WORKERS BY PLACE OF WORK--STATE AND COUNTY LEVEL UNIVERSE: WORKERS 16
YEARS AND OVER 2006-2010 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-25: COMMUTING TRENDS FOR WINDHAM COUNTY, 2010
2010 DATA SOURCE: HTTP://ONTHEMAP.CES.CENSUS.GOV/

FIGURE 2-26: COMMUTING DISTANCES FOR WINDHAM COUNTY, 2010
2010 DATA SOURCE: HTTP://ONTHEMAP.CES.CENSUS.GOV/

FIGURE 2-27: WINDHAM CO. NET INFLOW / OUTFLOW, 2010
2010 DATA SOURCE: HTTP://ONTHEMAP.CES.CENSUS.GOV/

FIGURE 2-28: COMMUTING LINKS BETWEEN THE MAJOR EMPLOYMENT CENTERS IN AND AROUND THE
WINDHAM REGION, 2010
2010 DATA SOURCE: HTTP://ONTHEMAP.CES.CENSUS.GOV/

FIGURE 2-29: WINDHAM REGION AVERAGE NUMBER OF VEHICLES PER HOUSEHOLD, 1980 & 2010 (5
YR ESTS)
1980 DATA SOURCE: VERMONT INDICATORS WEBSITE, HTTP://WWW.VCGI.ORG/INDICATORS/
2010 DATA SOURCE: DP04 SELECTED HOUSING CHARACTERISTICS 2006-2010 AMERICAN COMMUNITY SURVEY 5-YEAR
ESTIMATES, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-30: AVERAGE NUMBER OF VEHICLES PER HOUSEHOLD BY TOWN, 2010 (5 YR ESTIMATES)
2010 DATA SOURCE: DP04 SELECTED HOUSING CHARACTERISTICS 2006-2010 AMERICAN COMMUNITY SURVEY 5-YEAR
ESTIMATES, HTTP://FACTFINDER2.CENSUS.GOV/
POPULATION ADDENDUM

FIGURE 2-31: RACIAL BREAKDOWN BY PERCENT FOR THE WINDHAM REGION, 2010
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-32: HISPANIC OR LATINO ORIGIN, WINDHAM REGION, 2010
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

FIGURE 2-33: PERCENT MINORITY POPULATION, 2000 AND 2010
2010 DATA SOURCE: 2000 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/

TABLE 2-3: MINORITY POPULATION FOR WINDHAM REGION TOWNS, 2000 - 2010
2010 DATA SOURCE: 2000 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/
2010 DATA SOURCE: 2010 CENSUS, DEMOGRAPHIC PROFILE SF, HTTP://FACTFINDER2.CENSUS.GOV/