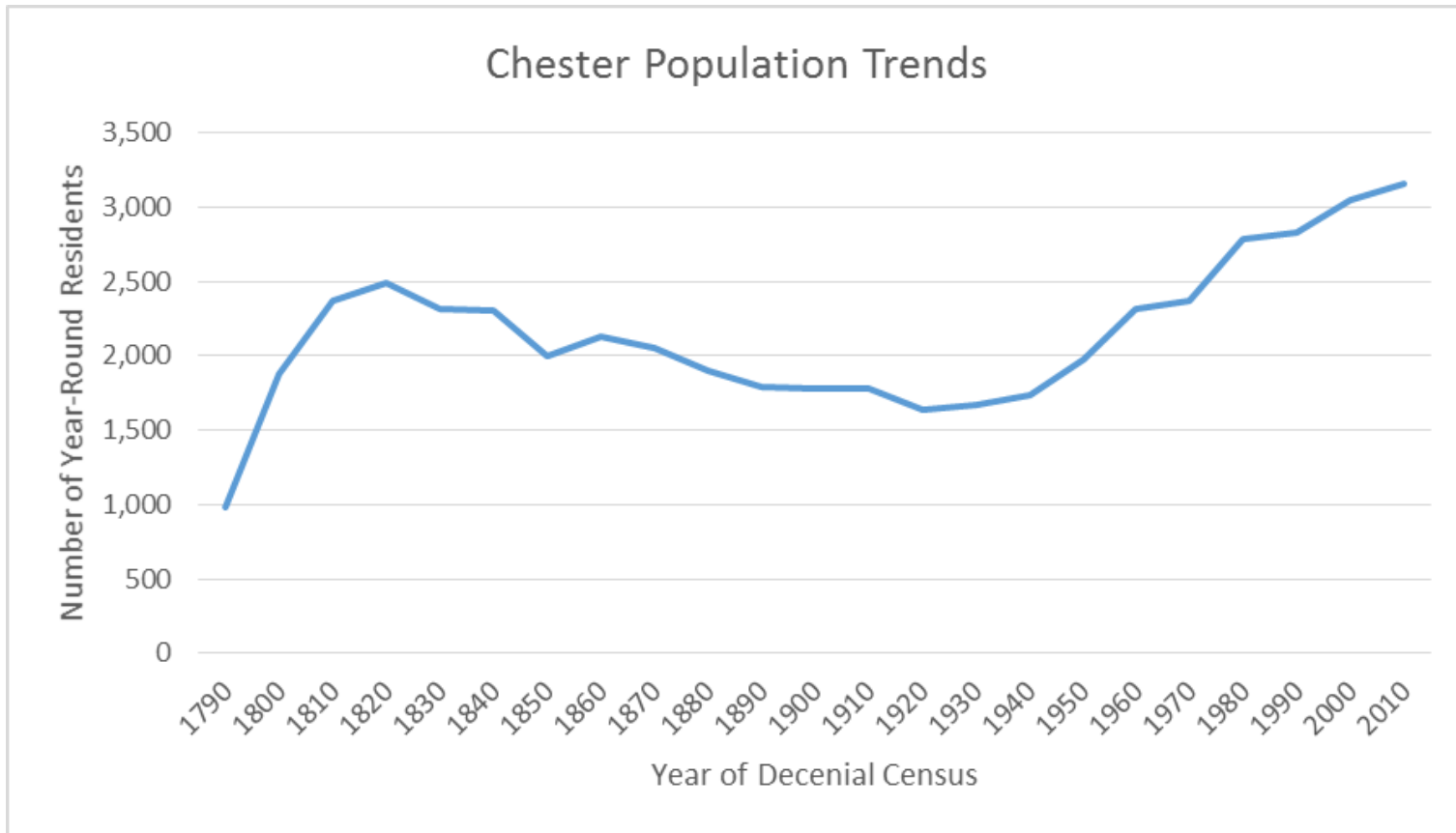


Chester Town Plan Update 2015

Economic Statistics



Population Projections					
Population Projection Scenarios	2010	2020		2030	
	Population	Projection	% Change from 2010	Projection	% Change from 2010
Scenario A - based on 1990s migration rates	3,154	3,366	6.7%	3,494	10.8%
Scenario B - based on 2000s migration rates		3,181	0.9%	3,153	0.0%

Source: Vermont Population Projections – 2010 - 2030 (State of Vermont, August 2013)

Table 1.1: Summary of Existing Land Use

Type	Number	Acres	% of Total Grand List Valuation
Residential with less than 6 acres	840	1,447	37.5%
Residential with 6 or more acres	441	19,317	34.2%
Miscellaneous	139	1,814	1.7%
Woodland	130	6,890	2.9%
Commercial	126	873	13.2%
Mobile Home with Land	116	1,464	3.2%
Seasonal home with 6 or more acres	27	2,361	1.0%
Vacation home with less than 6 acres	15	28	0.2%
Mobile Home without Land	13	1	0.1%
Commercial Apartment	10	13	1.2%
Industrial	7	30	0.8%
Farm	3	640	0.5%
Utility Electric	2	0	3.4%

Source: 2014 Grand List (VT Dept. of Taxes)

NOTE: "Woodland" is a grand list category; it does not reflect future land use nor zoning districts

Southern Windsor County Current Use Program 2013

	Total Acres	Total Enrolled Parcels	Total Enrolled Acres	% of Total Acres
Andover	18,432	44	5,682	30.8%
Baltimore	3,008	8	1,115	37.1%
Cavendish	25,344	77	8,857	34.9%
Chester	35,776	174	16,862	47.1%
Ludlow	22,912	38	3,650	15.9%
Reading	26,560	89	12,797	48.2%
Springfield	31,557	137	12,708	40.3%
Weathersfield	28,032	103	9,300	33.2%
West Windsor	12,544	86	6,162	49.1%
Windsor	15,808	37	3,048	19.3%

Source: State of Vermont Department of Taxes Annual Report

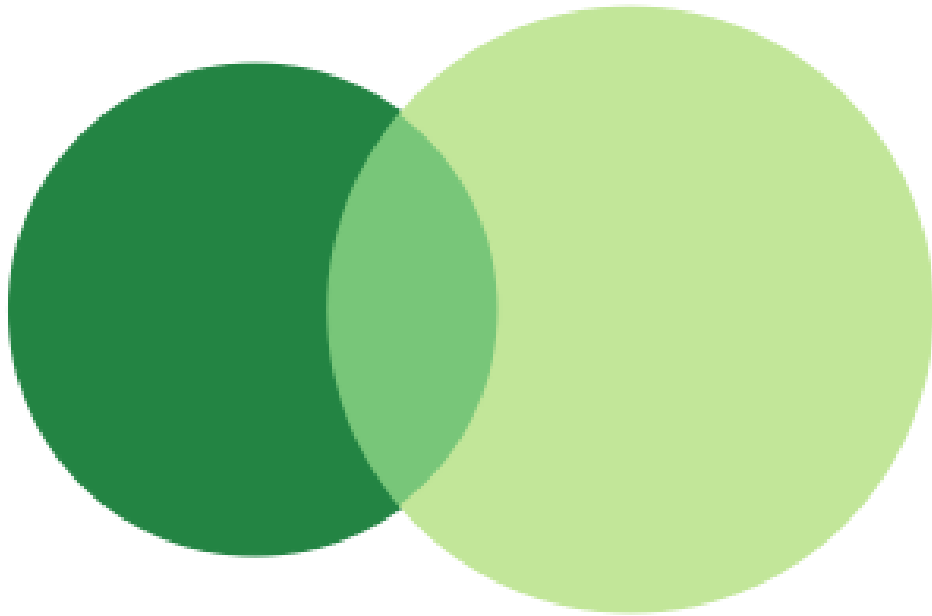
Covered Employment & Wages

Year	Establishments	Employment	Total Wages	Average Wages
2005	125	952	\$27,440,000	\$28,811
2006	126	956	\$27,960,000	\$29,240
2007	126	888	\$27,930,000	\$31,444
2008	136	898	\$28,510,000	\$31,738
2009	137	848	\$28,120,000	\$33,158
2010	132	844	\$27,460,000	\$32,546
2011	124	839	\$27,840,000	\$33,185
2012	124	820	\$28,990,000	\$35,334
2013	126	823	\$29,930,000	\$36,381
2014	130	846	\$31,850,000	\$36,877

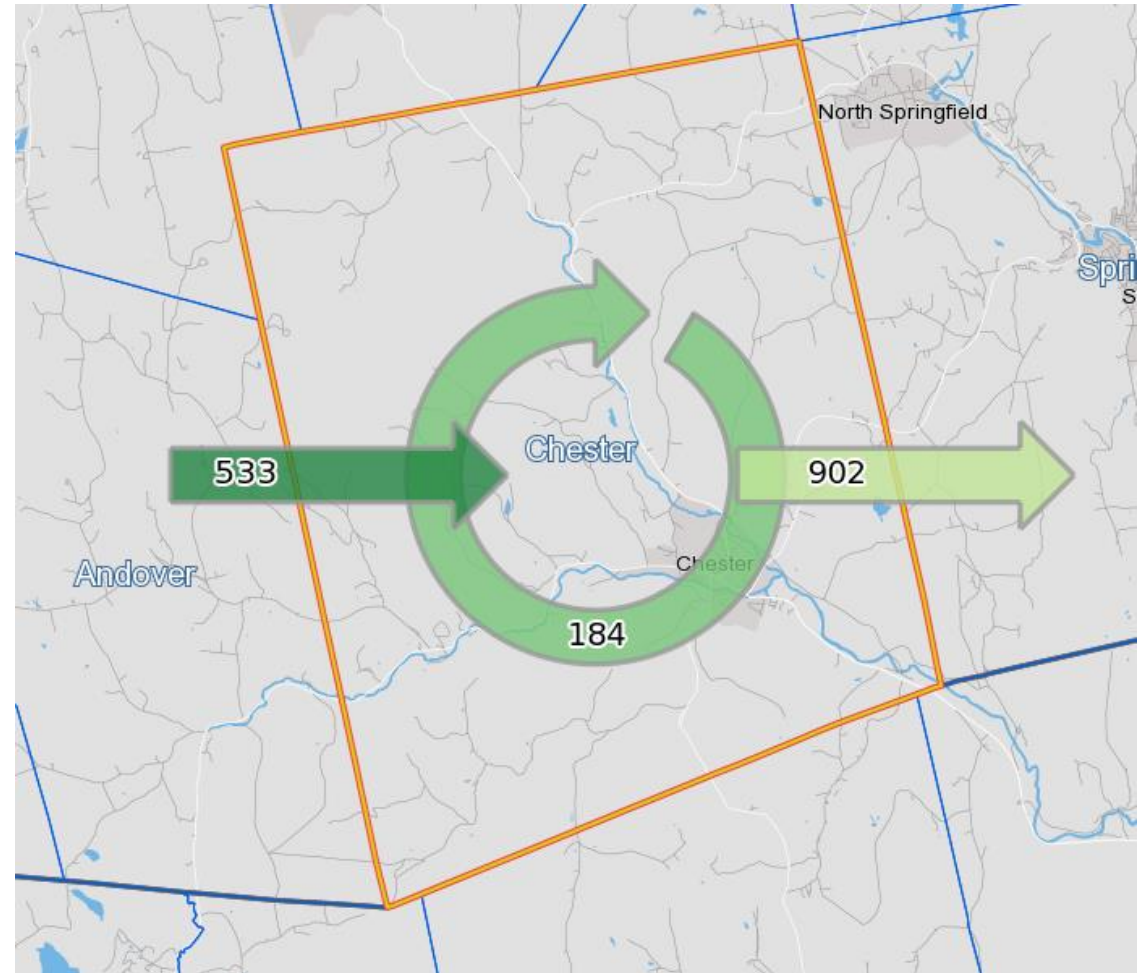
Source: Economic & Labor market Information, VT Dept. of Labor,

<http://www.vtlmi.info/indareanaics.cfm>

Inflow/Outflow Job Counts in 2013



- 533 - Employed in Selection Area, Live Outside
- 902 - Live in Selection Area, Employed Outside
- 184 - Employed and Live in Selection Area



Summary of Chester Jobs (2013)		
Total Primary Jobs	717	
Jobs by Earnings	Count	Share
\$1,250 per month or less	156	21.8%
\$1,251 to \$3,333 per month	281	39.2%
More than \$3,333 per month	280	39.1%
Key Sectors	Count	Share
Information	159	22.2%
Educational Services	156	21.8%
Accommodation and Food Services	76	10.6%
Public Administration	71	9.9%
Other Services (excluding Public Administration)	42	5.9%
Retail Trade	41	5.7%
Construction	39	5.4%
Manufacturing	31	4.3%
Jobs by Worker Educational Attainment	Count	Share
Less than high school	40	5.6%
High school or equivalent, no college	166	23.2%
Some college or Associate degree	182	25.4%
Bachelor's degree or advanced degree	205	28.6%
Educational attainment not available (workers aged 29 or younger)	124	17.3%

Summary or Chester Resident's Jobs (2013)		
Total Primary Jobs	1,086	
Jobs by Earnings	Count	Share
\$1,250 per month or less	297	27.3%
\$1,251 to \$3,333 per month	386	35.5%
More than \$3,333 per month	403	37.1%
Key Sectors	Count	Share
Health Care and Social Assistance	171	15.7%
Educational Services	151	13.9%
Manufacturing	133	12.2%
Accommodation and Food Services	131	12.1%
Retail Trade	125	11.5%
Public Administration	71	6.5%
Construction	51	4.7%
Wholesale Trade	38	3.5%
Jobs by Worker Educational Attainment	Count	Share
Less than high school	72	6.6%
High school or equivalent, no college	273	25.1%
Some college or Associate degree	291	26.8%
Bachelor's degree or advanced degree	228	21.0%
Educational attainment not available (workers aged 29 or younger)	222	20.4%

Summary of Chester Jobs (2013)

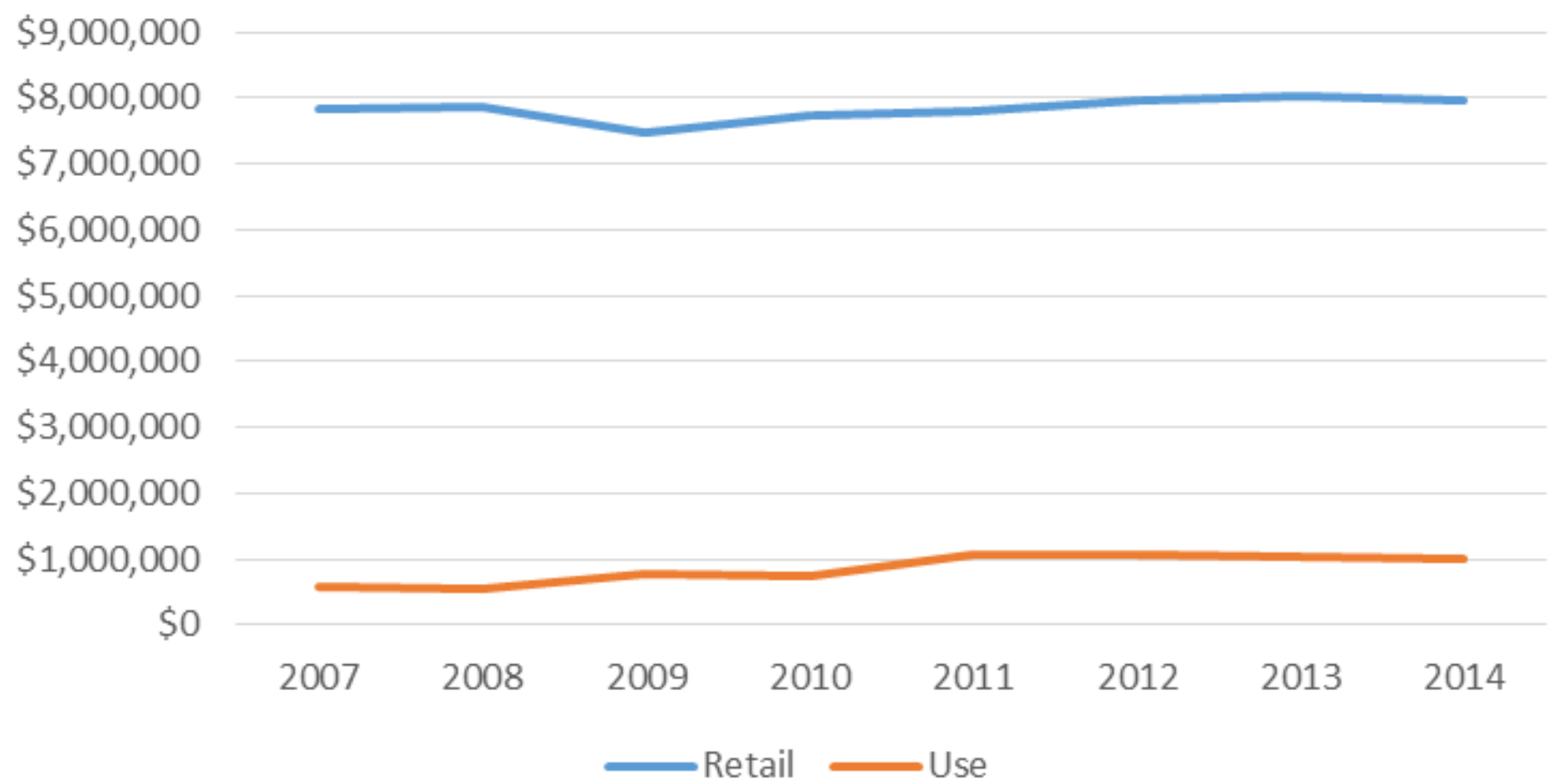
Home Locations	Count	Share
Chester town (Windsor, VT)	184	25.7%
Springfield town (Windsor, VT)	95	13.2%
Rockingham town (Windham, VT)	35	4.9%
Ludlow town (Windsor, VT)	29	4.0%
Andover town (Windsor, VT)	28	3.9%
Westminster town (Windham, VT)	25	3.5%
Cavendish town (Windsor, VT)	25	3.5%
Weston town (Windsor, VT)	22	3.1%
Londonderry town (Windham, VT)	17	2.4%
Weathersfield town (Windsor, VT)	13	1.8%
All Other Locations	244	34.0%

Summary of Chester Resident's Jobs (2013)

Work Destination	Count	Share
Chester town (Windsor, VT)	184	16.9%
Springfield town (Windsor, VT)	171	15.7%
Ludlow town (Windsor, VT)	93	8.6%
Londonderry town (Windham, VT)	55	5.1%
Rockingham town (Windham, VT)	50	4.6%
Weston town (Windsor, VT)	41	3.8%
Westminster town (Windham, VT)	37	3.4%
Cavendish town (Windsor, VT)	30	2.8%
Brattleboro town (Windham, VT)	27	2.5%
Hartford town (Windsor, VT)	27	2.5%
All Other Locations	371	34.2%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2013).

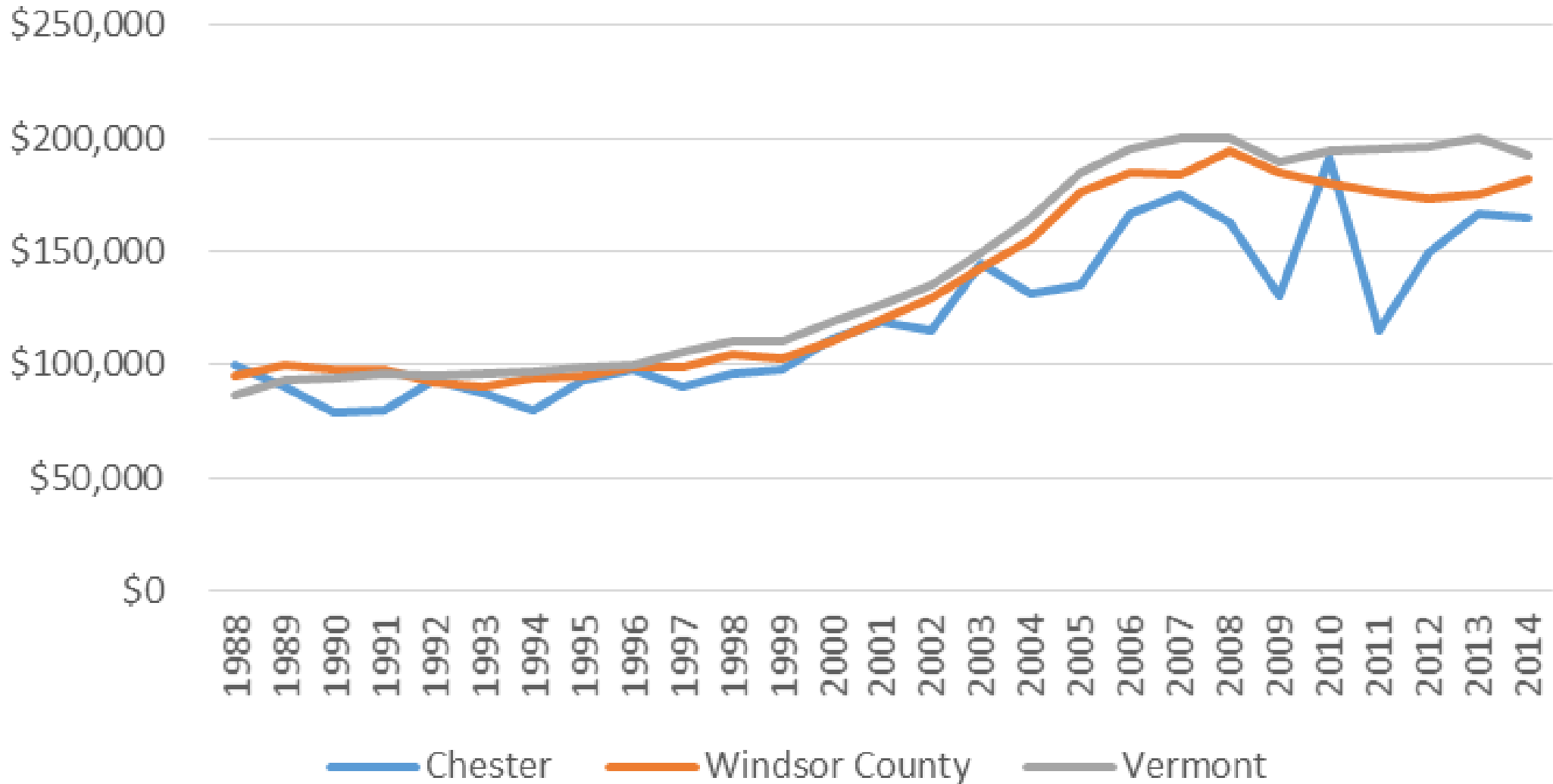
Chester Sales and Use Tax Statistics (2007-2014)



Ability to Afford

	Town of Chester	Windsor County	State of Vermont
Owner-Occupied Units			
Median Household Income (Owner-Occupied Units)	\$60,337	\$62,816	\$64,771
Median Value of Owner-Occupied Units	\$195,200	\$216,300	\$216,800
Owner costs at or above 30% of household income	30.90%	34.20%	32.00%
Owner costs at or above 50% of household income	6.30%	13.70%	12.00%
Renter-Occupied Units			
Median Household Income (Rental Units)	\$24,123	\$30,927	\$30,943
Median Gross Rent (All Units)	\$787	\$852	\$875
Costs at or above 30% of household income	44.40%	47.80%	52.50%
Costs at or above 50% of household income	23.30%	23.40%	26.40%
Source: American Community Survey 2009-2013, US Census Bureau			

Median Price of Primary Residences Sold



Price of an Affordable House Based on Certain Income Levels

Income Levels	Income	Affordable Sales Price	Cash at Closing
50% of Median County Income	\$26,230	\$87,500	\$8,293
80% of Median County Income ¹	\$41,968	\$142,000	\$12,123
100% of Median Town Income	\$47,656	\$161,500	\$13,527
150% of Median Town Income	\$71,484	\$244,000	\$19,467

Sources: US Census Bureau American Community Survey 2009-2013; VHFA Home Mortgage Calculator

¹ Affordable housing is defined under 24 V.S.A. §4303 based upon 80% of the County Median Income

Investing In Place for Economic Growth and Competitiveness

A National Survey conducted for the American Planning Association in March 2014 is documented in the above referenced study, which can be found at <http://www.planning.org/policy/polls/investing/>. The results, which indicate what “Millennials” (ages 21 to 34) and “Active Boomers” (ages 50 to 65) desire in a place to live, can inform local economic development efforts. Certain study findings are highlighted below.

Priorities when choosing a neighborhood:

- 62% of millennials want to be close to their job
- 51% of active boomers want to be close to retail and entertainment
- 1/3 of all want convenient transit
- 63% of active boomers want to age-in-place
- 56% of millennials prefer to live in a walkable community

The **best way to grow the economy is investing in the community**, including schools, transportation choices and walkable areas:

65% overall 74% millennials 60% active boomers

Most **focus on healthy communities** (i.e. parks, trails, healthy food) when deciding where to live:

52% millennials 59% active boomers