

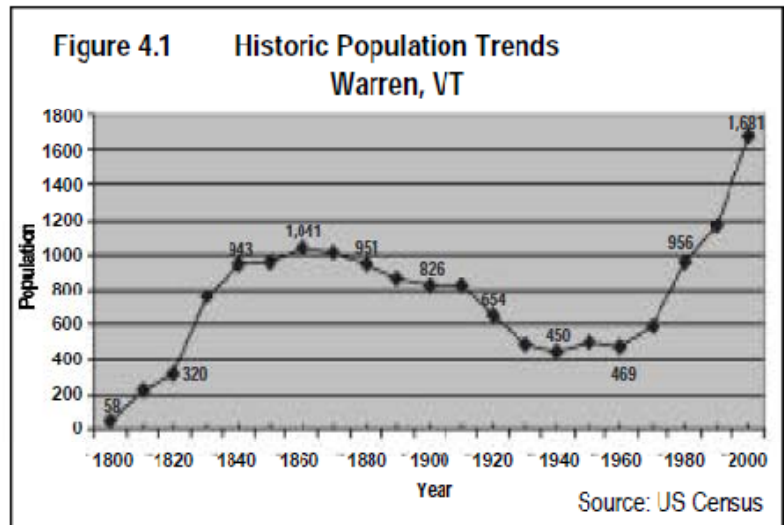
COMMUNITY PROFILE

Chapter 4

With information about Warren's population, the town can better understand its growth trends; environmental conditions; the need and demand for services and facilities; and its economic parameters. This information affects planning for energy, housing, transportation, emergency services, schools, recreation, utilities and land use. This chapter presents population trends, characteristics of Warren's population and projections to help plan for future land use and public services. Note: The qualitative / statistical information within this chapter may appear dated as this update to the Town Plan has taken place during and prior to release of the 2010 Census data.

Population Trends

Past population trends have mirrored the significant historical trends in Warren's history. These are described in Chapter 2, town History. As economic activity has expanded or contracted, so has the town's population. Figure 4.1 depicts the Census counts for each decade from 1800 to 2000. In 2000, there were 1,681 residents in



Warren.

This chapter presents population trends, characteristics of Warren's population and projections to help plan for future land use and public services.

From 1860 to 1940, Warren's population dropped from a high of 1,041 permanent residents to a low of 450, a 57% decline. Warren's population stabilized between 1940 and 1960 at about 500 people. Since 1960, Warren has experienced tremendous population growth.

Between 1990 and 2000, Warren's population growth rate of 43% surpassed that of the Mad River Valley, Washington County and the

Table 4.1 Comparative Population Growth: Warren, Mad River Valley, Washington County and Vermont 1970-2000

	Population		% Change	Pop.	% Change	Pop.	% Change
	1970	1980	1970-1980	1990	1980-1990	2000	1990-2000
Warren	588	953	62%	1,172	23%	1,681	43%
Mad River Valley	2,623	4,133	58%	4,855	17%	6,134	26%
Washington Co.	47,659	52,393	10%	54,928	5%	58,039	6%
State of Vermont	444,330	511,456	15%	562,758	10%	608,827	8%

Source: US Census 1970, 1980, 1990, 2000; Vermont Department of Health, 1996

Table 4.2 Warren Area Current and Projected Population Through 2020

Geographic Area	ACTUAL										PROJECTED										% Growth 2010	% Growth 2020	% Growth 2000-2020	% Growth 1990-2020
	1990	2000	Cens	01-Jul-01	01-Jul-02	01-Jul-03	01-Jul-04	01-Jul-05	01-Jul-06	01-Jul-07	01-Jul-08	01-Jul-09	2010	2020	2000-2020	1990-2020								
Moretown	1415	1,653		1,678	1,689	1,688	1,690	1,689	1,703	1,713	1,720	1,724	1750	1838	11.00%	30.00%								
Fayston	1422	1,141		1,162	1,173	1,194	1,206	1,223	1,235	1,238	1,239	1,240	1797	1911	15.00%	34.00%								
Waitsfield	1172	1,669		1,675	1,682	1,688	1,697	1,703	1,690	1,672	1,678	1,692	1966	2250	34.00%	92.00%								
Warren	846	1,681		1,688	1,696	1,696	1,696	1,711	1,718	1,716	1,721	1,729	1308	1461	28.00%	73.00%								
MRV Total	4855	4,481		4,525	4,551	4,578	4,599	4,637	4,643	4,626	4,638	4,661	6821	7460	22.00%	54.00%								
.Washington County	54928	58,039		58,477	58,732	58,732	58,766	58,952	58,911	58,702	58,677	58,696	59931	61322	6.00%	12.00%								
Vermont	562758	608,827		612,153	614,950	616,559	618,145	618,814	619,985	620,460	621,049	621,760	639241	666041	9.00%	18.00%								

Table 4.2 Warren Area Current and Projected Population Through 2020(Percentages of Growth)

Geographic Area	% Growth										% Growth										% Growth 2010	% Growth 2020	% Growth 2000-2020	% Growth 1990-2020
	2000	Cens	01-Jul-01	01-Jul-02	01-Jul-03	01-Jul-04	01-Jul-05	01-Jul-06	01-Jul-07	01-Jul-08	01-Jul-09	2010	2020	2000-2020	1990-2020									
Moretown	16.82%		1.51%	0.66%	-0.06%	0.12%	-0.06%	0.83%	0.59%	0.41%	0.23%	1.74%	5.03%	11.00%	30.00%									
Fayston	-19.76%		1.84%	0.95%	1.79%	1.01%	1.41%	0.98%	0.24%	0.08%	0.08%	45.04%	6.34%	15.00%	34.00%									
Waitsfield	41.55%		0.96%	0.42%	0.36%	0.53%	0.35%	-0.76%	-1.07%	0.36%	0.83%	17.16%	14.45%	34.00%	92.00%									
Warren	98.70%		0.42%	0.47%	0.00%	0.00%	0.88%	0.41%	-0.12%	0.29%	0.46%	-24.00%	11.70%	28.00%	73.00%									
MRV Total	-7.70%		0.96%	0.57%	0.59%	0.46%	0.83%	0.13%	-0.37%	0.26%	0.50%	47.07%	9.37%	22.00%	54.00%									
.Washington County	5.66%		0.75%	0.44%	0.00%	0.06%	0.32%	-0.07%	-0.35%	-0.04%	0.03%	2.14%	2.32%	6.00%	12.00%									
Vermont	8.19%		0.55%	0.46%	0.26%	0.26%	0.11%	0.19%	0.08%	0.09%	0.11%	2.93%	4.19%	9.00%	18.00%									

The U.S. Census Bureau has updated and released sub-county population estimates for July 1, 2000 through 2009

Source: Population Division, U.S. Census Bureau
 Table 5. Annual Estimates of the Resident Population for Minor Civil Divisions in Vermont, Listed Alphabetically Within County: April 1, 2000 to July 1, 2009 (SUB-EST2009-04-50)
<http://www.census.gov/popest/cities/SUB-EST2009-5.html>

State of Vermont. Table 4.1 compares the growth rates of these areas. Only 17% of the population growth in Warren can be attributed to natural increase (births minus deaths). The remainder is attributed to in-migration.

Population Projection

Projections for population growth

through the year 2020 are depicted in Table 4.2. Warren's population, as with the other Valley towns, is expected to grow more quickly than Washington County. Between 2000 and 2010, Warren's population increased by 285 people (17%), and by 2020, is projected to increase by an additional 284 people. This is a projected average annual growth rate of slightly less than 4% per year.

Table 4.3 Warren Community Profile Compared to Washington County and Vermont, 2000

	Warren	Washington County	Vermont
Population	1681	58039	608827
% Male	51.5%	49.0%	49.0%
% Female	48.5%	51.0%	51.0%
% Minority (non-white or multiple race)	3.2%	1.7%	2.1%
% Born in Vermont	30.4%	58.5%	54.3%
% Foreign Born	5.5%	3.6%	3.8%
% Veteran (civilian pop 18 years and older)	12.9%	13.9%	13.6%
% with a Disability (civilian non-institutionalized)	11.2%	17.3%	16.1%
Median Age	37.7	38.5	37.7
% Children (under 18 years)	22.9%	23.5%	24.2%
% Elderly (65 and over)	9.6%	12.9%	12.7%
% High School diploma or higher (25 years and over)	92.2%	88.4%	86.4%
% College Graduate or higher (25 years and over)	44.9%	32.2%	29.4%
Per Capita Income	\$30,405	\$21,113	\$20,625
% Below Poverty Level	8.0%	8.0%	9.4%
% Children Below Poverty Level	8.3%	9.1%	10.7%
% Elderly Below Poverty Level	3.8%	6.8%	8.5%
Families	437	15147	157736
% Families with Children (under 18 years)	28.3%	31.0%	31.8%
Average Family Size	2.89	2.91	2.96
Median Family Income	\$57,206	\$51,075	\$48,625
% Below Poverty Level	5.1%	5.5%	6.3%
% with Children below Poverty Level	8.5%	8.7%	9.7%

Source: US Census 2000

Compared to Washington County and Vermont, Warren's 2000 population was:

- **Similarly lacking in ethnic diversity** – although, with a somewhat higher population of minorities than that of the state and the county,
- **Similar in age or younger** – with the same median age as the state, but lower than that of the county and with a lower percentage of elderly residents,
- **Less "native" to Vermont** – with many more residents having been born out of state or in foreign countries,
- **More formally educated** – with considerably higher percentages of residents having obtained high school and college degrees,
- **Generally wealthier** – with significantly higher median per capita and family incomes, however,
- **Similarly impoverished** – with a similar number of individuals, families, and children living below the poverty level to the county.

These trends are not surprising for a community with a resort amenity. However, unlike many resort towns, Warren maintains an average number of children and median age in an aging country.

Population Characteristics

The US Census 2000 provides more specific information on community characteristics. Table 4.3 shows a demographic profile of the Town of Warren in the year 2000 compared to Washington County and Vermont.

Income

Table 4.4 compares the per-capita income for Warren, the other Valley towns, the county and the state. The figures in Table 4.4 show that Warren had the highest per capita income among the Valley towns in 1990 and 2000. Warren's per capita income also exceeded the state's per capita income by 47%.

The Census also reported that the median income for male year-round workers was \$6,464 more in 2000 than that for female year-round workers in Warren. The male and female median incomes for 2000 were \$32,054 and \$25,588 respectively.

Warren's median household income was 16% greater than the state average but on par

with the Valley towns. In 2000, 5.1% of Warren households lived below the poverty level. The percentage of households living below the poverty level decreased from 7% in 1990 to 5.1% in 2000. Although overall the household poverty level has decreased in Warren, the poverty level for families with female householders and no husband present is 18%.



Education

According to the 2000 Census, more than 92% of Warren residents over 25 years old were high school graduates, and nearly 45% held four-year college degrees. As shown in Table 4.5, Warren's residents are comparatively well-educated, exceeding Washington County and the State of Vermont percentages.

Table 4.4 Income and Poverty Level 2000

	Households	Per Capita	Median House Holds	Median Family	%Families Below Poverty Level
Fayston	484	\$28,196	\$53,472	\$60,938	2.9
Moretown	656	\$20,283	\$47,750	\$52,202	5.4
Waitsfield	746	\$24,209	\$45,577	\$54,868	3.9
Warren	741	30,405	\$47,437	\$57,206	5.1
Washington Co.	23,654	\$21,113	\$40,972	\$51,075	5.5
Vermont	240,744	\$20,625	\$40,856	\$48,625	6.3

Source: US Census 2000

Table 4.5

**Mad River Valley, Washington County and Vermont
Education Level Comparison (population +25)**

	1990		2000	
	% HS Grad	% 4+ Year College Grad	% HS Grad	% 4+ Year College Grad
Fayston	86.9	35.7	97	59.7
Moretown	79.6	27.4	90.7	43.8
Warren	87.7	41.6	92.3	44.9
Waitsfield	84.8	37.7	93.4	46.2
Washington Co.	81.3	24.4	88.4	32.2
Vermont	80.8	24.3	86.4	29.4

Source: US Census 2000

Table 4.6

Comparative Age Distributions, 2000

Town	< 5 years	5-17 years	18-34 years	35-64 years	65+ years
Fayston	6.1%	16.7%	17.4%	50.2%	9.6%
Moretown	6.2%	20.4%	18.6%	45.4%	9.4%
Waitsfield	5.2%	16.1%	19.7%	46.8%	12.2%
Warren	4.2%	18.7%	18.3%	49.2%	9.6%
Washington Co.	5.4%	18.1%	20.8%	42.8%	12.9%

Source: US Census 2000

Age

Understanding the town’s age distribution is critical to planning efforts. Warren’s population is aging. However, the largest share of the population falls in the 35-64 years age bracket, confirming the perception that baby boomers are retiring to the community. It is likely that Warren, along with other valley towns, will continue to attract aging baby boomers, including a large number of “empty nesters” who are more mobile and are seeking more leisure time activities, an attractive environment, and a high quality of life. If these trends continue, Warren’s population will continue to grow due to in-migration. This



suggests an on-going demand for more cultural and recreational facilities and services. While Warren has a relatively low elderly population now, it is reasonable to expect that the number will increase and that an increased demand for the services needed to support an aging and elderly population will follow. Table 4.6 compares the age distributions of Washington County and Mad River Valley communities.

Warren’s population of school-age children went through a period of decline between 2000 and 2005. Since then the population has been steadily increasing. Figure 4.2 shows Warren Elementary School enrollment for pre-kindergarten through grade 6 for each school year since 1993 and enrollment projections through the 2012 school year. Projections are based on the number of children born in town as recorded in the Town Report.

Table 4.7

Comparative Year-Round and Seasonal Housing Units, 2000

	Occupied Number	Occupied % of Total	Vacant Number	Vacant % of Total	Seasonal or Recreational Only Number	Seasonal or Recreational Only % of Total	Total Housing Stock
Fayston	484	53.8%	416	46.2%	401	44.5%	900
Waitsfield	734	80.8%	174	19.2%	159	17.5%	908
Warren	742	35.7%	1336	64.3%	1287	61.9%	2078
MRV Total	1960	50.1%	1926	49.6%	1847	47.5%	3886

Source: US Census 2000

Seasonal Population

Warren has a very large seasonal population. The bulk of the valley’s seasonal housing is located in Warren. While this group is not counted as part of the total population discussed in the US Census, the Census does count how many of the total housing units are maintained for seasonal use only. It is critical to understand the magnitude of the seasonal population, because this group places sometimes unanticipated demands on local facilities and services.

Of Warren’s 2,078 housing units, 61.9% were reported to be used for seasonal or recreational use only in the 2000 US Census. Only 742 housing units were reported to be occupied at the time the Census was taken. Table 4.7 shows that Warren has the largest proportion of seasonal units to year-round units in the valley: 69.6% of the seasonal housing in the valley is in Warren.

Household Characteristics

Housing development in the past decade has not kept pace with growth in the town’s year-round population. Between 1990 and 2000, Warren’s year-round population increased by 43%, while the housing stock grew by only 17%. This may indicate that despite the high proportion of seasonal units in Warren, such units are being converted to year-round use. In 2000, housing in Warren accounted for 53.5% of the valley’s total housing stock, but only 38.8% of year-round housing.

The decade between 1980 and 1990 was marked by a large increase in housing units in Warren. The past decade, 1990-2000 resulted in a much more moderate increase, 6.6%, in the overall number of housing units. This was lower than that of both the county and the state. Chapter 6, A Place to Live, describes housing in Warren in more detail.

Table 4.8 describes the demographic make-up of Warren’s households. Warren’s

Table 4.8

Comparison of Households, 2000

	Warren	Washington County	Vermont
Total Number HH	742	23659	240634
Avg Size of HH	2.27	2.35	2.44
% Family	58.9%	63.6%	65.6%
% Non-Family	41.1%	36.4%	34.4%
% w/ children	29.1%	31.8%	33.6%
% Single Parent	6.2%	8.8%	8.5%
% 65+ alone	5.9%	10.2%	9.5%
Median Household Income	\$47,437	\$40,972	\$40,856

Source: US Census 2000

average household size has continued to decline, much like national and statewide trends. Warren has a relatively low household size for Vermont and Washington County. Warren has an unusually high number of non-family households, which are made up of groups of non-related and non-married individuals living in the same dwelling unit. This may be related to the high cost of housing relative to the average wage paid in Warren leading to house sharing, or simply the presence of amenities that draw households of unrelated individuals.



Community Profile Goals

Goal 4.A The accommodation of the Town's fair share of the region's population growth to maintain community vitality and diversity.

Objective 4.1 To anticipate and plan for an annual population growth rate of approximately 4.0% for the next 5 to 10 years.

Implementation Strategies

- a) The town shall plan for projected population growth in order to accommodate the accompanying demand for housing, community services and facilities and economic opportunity. Consider phasing or delaying development, if necessary, to avoid adverse impacts of unanticipated growth.
- b) Manage growth to ensure the adequacy of roads, services and facilities as well as to protect the town's significant natural and cultural resources.
- c) Review and update demographic data and population projections on a regular basis. Establish and maintain method of gathering local data on building starts, housing characteristics, and other information regarding local housing stock and population trends.
- d) Growth and development in excess of the projected growth rate shall not over burden town services and facilities, or adversely impact the town's rural character. Prior to approval, it should be demonstrated that the fiscal impact of large scale development projects (major subdivisions or commercial structures greater than 3,500 square feet) shall not result in an undue financial burden on the Town.