



## *HUMAN RESOURCES, POPULATION & CENSUS*

Over the past decade, the Northwest Corner of Connecticut has come under increasing development pressure and growth, as is evidenced in the study presented to the Selectmen in October 2007 by the Land Acquisition Exploratory Committee of Kent. It reported that New Milford experienced 22% growth in population between 1990 and 2005, that nearby Sherman has grown in population some 75% in the last 25 years, and that Kent has grown 56% in that same 25-year timeframe.

How anyone determines population numbers in a town such as Kent is something of a mystery, not to be satisfactorily explained by talking to anyone in town hall or in the U.S. Census Bureau for that matter. Should we count only the full-time residents? What about the weekenders who add greatly to the fabric of the Kent community, provide a substantial amount of financial support to its charitable programs, vote on many town budgetary issues, but may not cast political votes in Kent because they legally reside elsewhere?

Nearly 20% of Kent's houses are now owned as second homes by people who live and work in New York City and other urban centers within a two- to three-hour drive. Experience shows that many of them gradually extend their weekends to longer and longer stays thanks to the electronic interconnectivity afforded by computers, cell phones, FAX machines and overnight delivery services. Some eventually move their urban-type businesses here permanently and operate successfully from their rural retreats.

When counting Kent's population should we also count the 900 or so private school students who live here for two-thirds of the year but are, in so far as the U.S. Census is concerned, residents of other places? How about the residents of The Kent, our 90-bed nursing and rehabilitation facility, the residents of Morning Star, our 18-bed assisted living facility, or the ever-changing population of guests and resident staff, about 100 on any given day who reside at High Watch Farm?

All of these groups use Kent's services, frequent our shops and restaurants, add traffic to our roads, provide jobs for our citizens and contribute to our economy while adding immeasurably to the diverse culture of our town.

With these reservations, and with the understanding that the numbers below do not tell the whole story, we present in the following two pages, the most detailed current analysis available of Kent's demographic, economic, educational, housing, employment, and quality of life available. Called "The CERC Town Profile," the document is produced annually by the Connecticut Economic Resource Center for each town in the state and is considerably more reflective of current statistics than the federal census, generated once every decade.

Data profiles are useful tools but, as is often pointed out, most recently by Kent's long-serving chairman of the Board of Finance, George Jacobsen, they can be somewhat misleading if read selectively. For example, Kent is considered a relatively wealthy town in the state, ranking 40th out of 169 towns. This is because the statistics that support this label are calculated per capita (total recorded incomes divided by the number of people). But because both the number of houses and the number of residents are relatively small, just a few people with very high incomes can skew the numbers greatly.

More importantly from an economic standpoint, Kent lacks a diverse tax base, one where industrial and commercial property owners shoulder a noteworthy portion of the tax burden. In Kent, 90% of the assessed value of developed land is residential property.

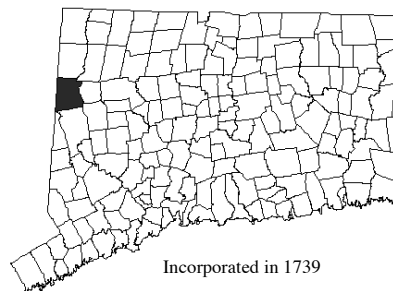
Jacobsen concludes, "Kent is rural in a low-density, stone fences and good neighbors way. Whether one sees that as a stable, enduring quality ... or as a fragile balance, threatened by economic and social forces pressing upon Kent, is a matter of perspective."

# Kent, Connecticut

## CERC Town Profile 2009

Town Hall  
P.O. Box 678  
Kent, CT 06757-0678  
(860) 927-4627

*Belongs to*  
Litchfield County  
Torrington Labor Market Area  
Northwestern Economic Dev. Region  
Northwestern Connecticut Planning Area



Incorporated in 1739

### Demographics

<i>Population (2008)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Race/Ethnicity (2008)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
1990	2,918	174,092	3,287,116	White	2,880	181,459	2,807,439
2000	2,858	182,193	3,405,565	Black	17	1,920	340,407
2008	3,047	192,363	3,540,846	Asian Pacific	47	3,545	128,690
2013	3,153	198,438	3,621,281	Native American	12	178	6,679
'08-'13 Growth / Yr	0.7%	0.6%	0.5%	Other/Multi-Race	91	5,261	257,631
				Hispanic (any race)	137	7,233	415,806
Land Area (sq. miles)	48	920	5,009	<i>Poverty Rate (1999)</i>	3.2%	4.5%	7.9%
Pop./ Sq. Mile (2008)	63	209	707	<i>Educational Attainment (2008)</i>			
Median Age (2008)	46	43	40	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2008)	1,232	76,049	1,333,050	High School Graduate	659	29%	723,175
Med HH Inc. (2008)	\$69,750	\$70,291	\$67,236	Some College	429	19%	592,297
				Bachelors or More	1,055	47%	824,309
<i>Age Distribution (2008)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	80 3%	217 7%	117 4%	467 15%	355 12%	251 8%	1,487
Female	80 3%	193 6%	122 4%	482 16%	366 12%	317 10%	1,560
County Total	9,556 5%	30,205 16%	16,331 8%	65,367 34%	42,509 22%	28,395 15%	192,363
State Total	209,662 6%	597,403 17%	332,316 9%	1,219,043 34%	692,305 20%	490,117 14%	3,540,846

### Economics

<i>Business Profile (2005)</i>	<i>% of Total</i>	<i>Top Five Grand List (2006)</i>	<i>Amount</i>	<i>% of Net</i>
<i>Sector</i>	<i>Establishments</i>	<i>Employment</i>		
Agriculture	5.8%	2.7%	Brian J Foley	\$4,585,000 1.0%
Const. and Mining	15.3%	5.5%	Jeffrey A Keswin	\$3,090,200 0.7%
Manufacturing	2.7%	2.7%	Robert H Lenz Tr	\$2,693,400 0.6%
Trans. and Utilities	4.1%	8.6%	Ann H Bass	\$2,558,200 0.6%
Trade	26.8%	30.8%	Oscar Delarenta	\$2,217,500 0.5%
Finance, Ins. and Real Estate	6.1%	2.8%	Net Grand List (2006)	\$438,164,800
Services	33.9%	46.7%	<i>Top Five Major Employers (2006)</i>	
Government	5.4%	0.2%	Kent School	Marvelwood School
			The Kent Specialty Care	Regional School District 1
			South Kent School	
			<i>Retail Sales (2006)</i>	<i>Town</i> <i>State</i>
			All Outlets	\$43,588,069 \$131,862,299,674

### Education

<i>2005-2006 School Year</i>	<i>Town</i>	<i>State</i>	<i>Connecticut Mastery Test Percent Above Goal</i>
Total Town School Enrollment	423	566,606	<i>Grade 4</i> <i>Grade 6</i> <i>Grade 8</i>
Most public school students through grade 8 attend Kent School District, which has 308 students. Students then go to Regional School District 1, which has 613 Students.			<i>Town</i> <i>State</i> <i>Town</i> <i>State</i> <i>Town</i> <i>State</i>
			Reading 64 53 64 60 n.a. 65
			Math 73 57 73 61 n.a. 56
			Writing 73 63 73 61 n.a. 61
<i>For more education data please see:</i>	<i>Students per Computer</i>	<i>Town</i> <i>State</i>	<i>Average Class Size</i> <i>Average SAT Score</i>
<a href="http://www.state.ct.us/sde/">http://www.state.ct.us/sde/</a>	Elementary:	1.0 4.0	Grade K 16.0 Grade 2 14.0
	Middle:	3.0	Grade 5 18.0 Grade 7 n.a.
	Secondary:	2.0 3.2	High School 20.9
			Verbal 548 508
			Math 516 508

# Kent

## Connecticut



### Government

Government Form: Selectman-Town Meeting

Total Revenue (2006)	\$9,201,463	Total Expenditures (2006)	\$8,670,783	Annual Debt Service (2006)	\$711,274
Tax Revenue	\$7,758,507	Education	\$5,516,979	As % of Expenditures	8.2%
Non-tax Revenue	\$1,442,956	Other	\$3,153,804	Eq. Net Grand List (2004)	\$899,132,221
Intergovernmental	\$534,733	Total Indebtness (2006)	\$7,452,215	Per Capita	\$296,450
Per Capita Tax (2006)	\$2,463	As % of Expenditures	85.9%	As % of State Average	212%
As % of State Average	117.9%	Per Capita	\$2,366	Date of Last Revaluation (2005)	2003
		As % of State Average	117.5%	Moody's Bond Rating (2006)	A1
				Actual Mill Rate (2006)	16.98
				Equalized Mill Rate (2006)	8.58
				% of Grand List Com/Ind (2003)	7.8%

### Housing/Real Estate

<i>Housing Stock (2007)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	Owner Occupied Dwellings (2000)	837	53,813	869,742
Existing Units (total)	1,545	83,596	1,445,682	As % Total Dwellings	57%	68%	63%
% Single Unit	86.0%	77.6%	64.8%	Subsidize Housing (2007)	53	4,353	149,340
New Permits Auth. (2007)	8	384	7,746	<i>Distribution of House Sales (2007)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
As % Existing Units	0.52%	0.46%	0.54%	Number of Sales			
Demolitions (2007)	1	42	1,285	Less than \$100,000	0	55	495
House Sales (2007)	25	2,049	32,395	\$100,000-\$199,999	3	539	5,866
Median Price	\$340,000	\$265,000	\$295,000	\$200,000-\$299,999	9	613	10,094
Built Pre 1950 share (2000)	36.9%	36.3%	31.5%	\$300,000-\$399,999	6	381	5,655
				\$400,000 or More	7	461	10,285

### Labor Force

<i>Place of Residence (2007)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Commuters (2000)</i>		
Labor Force	1,604	105,500	1,865,499	Commuters into Town from:	Town Residents Commuting to:	
Employed	1,553	100,961	1,780,481	Kent	654	Kent 654
Unemployed	51	4,539	85,018	New Milford	103	New Milford 130
Unemployment Rate	3.2%	4.3%	4.6%	Amenia, NY	68	Danbury 89
<i>Place of Work (2007)</i>				Dover, NY	65	Manhattan, NY 78
# of Units	171	6,133	104,094	Litchfield	61	Sharon 53
Total Employment	1,124	62,878	1,686,262	Torrington	57	Washington 44
2000-'07 Growth AAGR	-4.2%	-0.7%	0.1%	Cornwall	51	North East, NY 28
Mfg Employment	35	10,907	191,264	Warren	44	Ridgefield 23
				Sharon	42	North Canaan 22
				Danbury	31	Litchfield 22

### Quality of Life

<i>Residential Utilities</i>					
Electric Provider					
Connecticut Light & Power					
(800) 286-2000					
Gas Provider					
na					
na					
Water Provider					
Aquarion Water Company					
(800) 732-9678					
Cable Provider					
Charter Communications of Western Connect					
(800) 827-8288					
<i>Library (2001)</i>	<i>Town</i>	<i>State</i>	<i>Distance to Major Cities Miles</i>		
Total Volumes	22,700		Hartford	40	
Circulation Per Capita	5.8		Boston	132	
			New York City	78	
			Providence	105	
<i>Banks (2007)</i>	<i>Town</i>	<i>State</i>			
Lodging (1998)	10	756			
Day Care Facilities (1999)	3	1,721			
Infant Mortality Rate					
Per 1,000 births (2001)	0.0	4.5			
Crime Rate (2004)					
Per 100,000 Residents	923	2,981			
<i>Hospitals (1999)</i>	<i>Town</i>	<i>County</i>			
Total Beds	0	3			

## RECOMMENDATIONS

1. Continue periodic socio-economic data surveys on Kent and its economic development, making proactive changes that try to balance affordable housing and other issues upon which a diverse and viable population are based.

## REFERENCES

[www.cerc.com](http://www.cerc.com), website of the nonprofit Connecticut Economic Resource Center

Jacobsen, George (Fall 2006) *Kent Green Boulevard Banner*, Vol. 2, Issue 1, 2006, "Socio-economics of Kent."

