

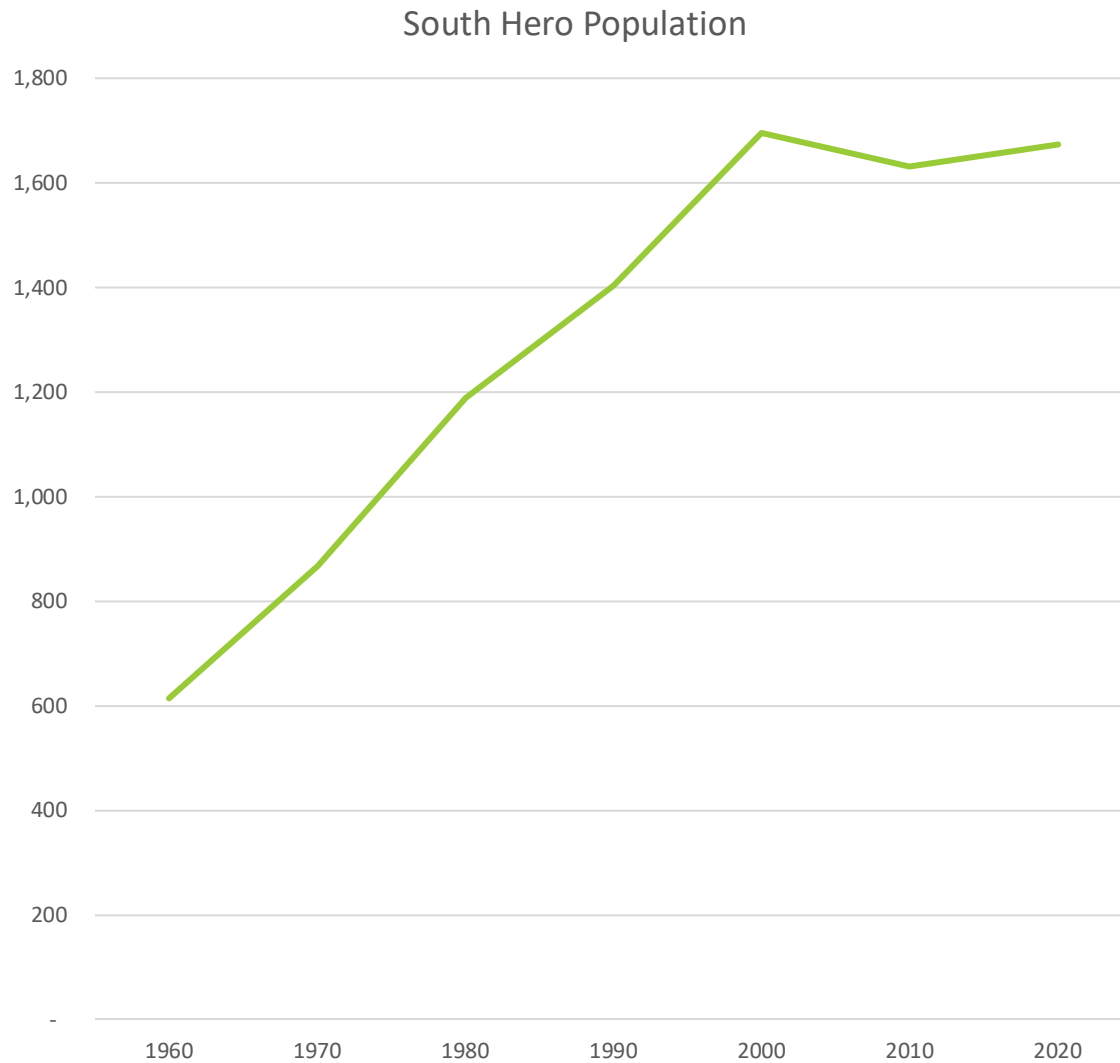
South Hero Data Presentation

MAY 18, 2022

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Community Overview

- Population: 1,674 people
- Population Growth 2010-2020: +43 people (+3%)
- Households: 632 households (2.59 people per household)



Land Use

- The acreage devoted to residential dwellings has increased somewhat, average parcel acreage is similar to that seen in 2013.
- Average residential acreage is roughly 5.5 acres. This is somewhat skewed by the 25% of residential properties on lots of greater than 6 acres. Of the 75% of residential properties on less than 6 acres, the average parcel size is 1.7 acres.

Definitions

Seasonal, Grand List: A property is listed as seasonal on the Grand List if it not fit for year-round occupation (i.e. a camp).

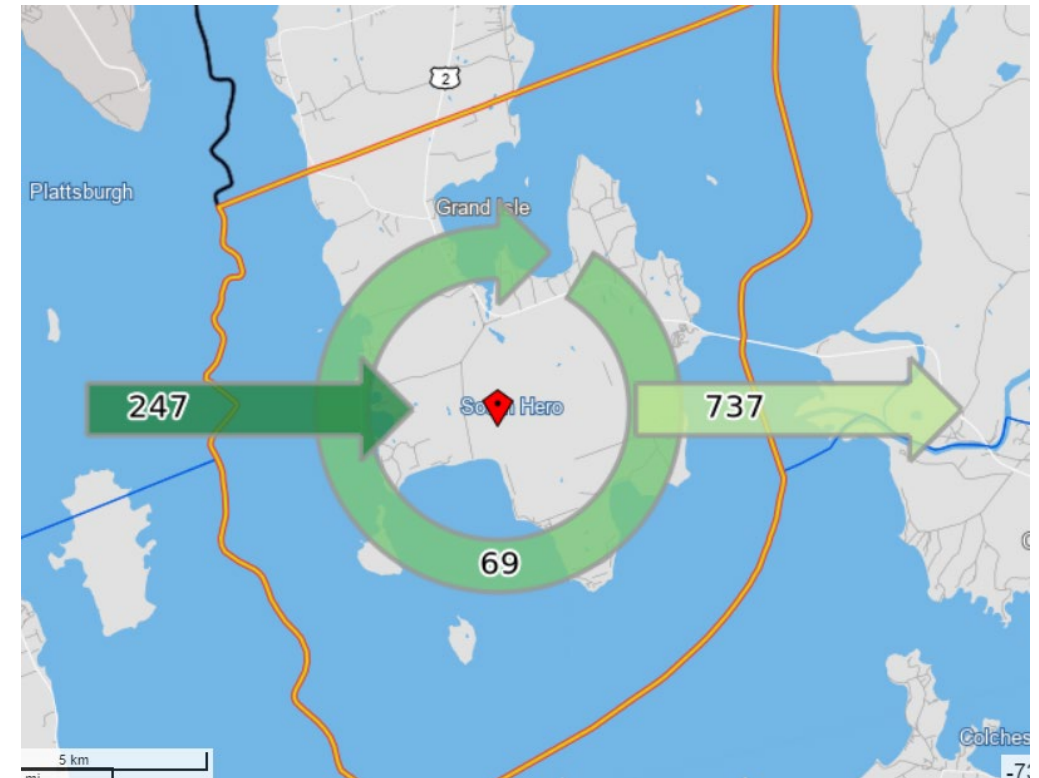
Seasonal, US American Community Survey: A dwelling unit is considered seasonal if it is not a household's primary dwelling.

Land Use Acreage						
	# of Acres		% of Total		Avg. Acreage	
	2013	2020	2013	2020	2013	2020
Residential	3861.3	4046.61	41.8%	44%	5.7	5.5
Seasonal	1161.3	1200.33	12.6%	13%	5.4	6.1
Mobile Homes (Not on Land)	0.0	23.62	0.0%	0%	0.0	.2
Agricultural	2527.4	2400.49	27.4%	26%	140.4	160.0
Commercial	618.9	311.28	6.7%	3%	14.7	9.2
Commercial Apt	15.1	13.1	0.2%	0%	3.8	13.1
Unimproved	777.9	538.43	8.4%	6%	8.8	8.3
Public & Utility	261.6	66.97	2.8%	1%	9.7	4.0
Other	3.6	495.67	0.0%	5%	0.9	15.5

Data Source: South Hero Grand List

Transportation & Complete Streets

- 78% of South Hero residents commuted alone in 2020. Increasing percentages of South Hero residents are carpooling (10%) or are working from home (12%).
- Roughly 65% of South Hero commuters commute to Chittenden County, just 8% stay in South Hero. Burlington, South Burlington and Williston are the top 3 commuting destinations.
- The average commute time is 28 minutes.



Annual Average Daily Traffic

	2008	2010	2012	2015	2018
US2 @ Landon Rd (East Shore Rd)	8500	8800	8700	8800	8400
US2 @ VT314	4700	4300	5000	6100	6100
VT314 @ GI Town Line	3200	3200	3100	3200	3200

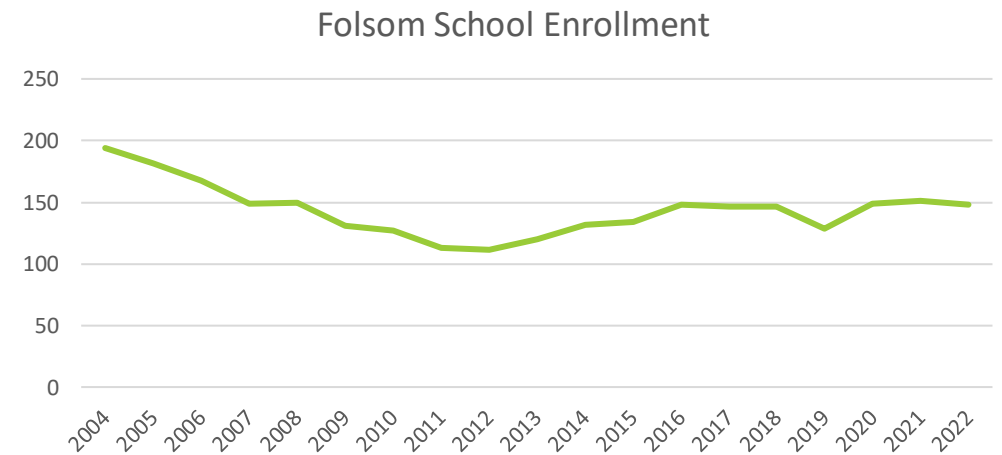
Data Source: Vermont Agency of Transportation

Transportation & Complete Streets

- South Hero has 29.46 miles of road, 61% of roads are paved.
- Daily traffic counts on state roads in South Hero have stayed relatively stable since 2008.

Municipal Facilities and Services

- Assessed property values in South Hero have an impact on the Town's ability to provide services. Total assessed property value in 2020 was \$509 million, a 3% increase since 2014.
- Population 65+ has increased significantly in the last 10 years- from 12% in 2010 to 22% in 2020
- Population under age 18 has stayed similar over past 10 years (19% in 2010, 22% in 2020).
- School population has been relatively static since 2010.



Municipal & Community Facilities and Services

Information & data updates will be collected on community & municipal services in South Hero

Folsom Education and Community Center

South Hero Town Office

South Hero Meeting House

South Hero Town Beach

South Hero Fire District #4

Worthen Library

C.I.D.E.R.

South Hero Fire Department & Rescue Squad

Housing: Housing Stock



1,096 housing units



35% of all units are used seasonally.



2% of all units are used as full-time short-term rentals (May-October)



85% of all year-round units are owner-occupied. 15% of year-round units are renter-occupied.



89% are single household detached dwelling.



19% of housing units are built prior to 1939.

Housing: Housing Affordability

- Median home price: \$430,000 (2021).
- Those making the median income for the Burlington-South Burlington MSA are unable to afford homeownership in South Hero.
- Median income and low-income households can afford the median rent in South Hero, but very low-income households cannot.
 - Not much rental housing is available in South Hero- 9% of all housing units

Homeownership Affordability

	Income	Affordable House Price	Affordability Gap
Median Income	\$73,447.00	\$253,000.00	-\$177,000.00
Low Income (80%)	\$58,757.60	\$192,000.00	-\$238,000.00
Very Low Income (50%)	\$36,723.50	\$125,000.00	-\$305,000.00

Renter Affordability

	Income	Affordable Rent	Affordability Gap
Median Income	\$73,447.00	\$1,545.63	\$295.63
Low Income (80%)	\$58,757.60	\$1,262.97	\$12.97
Very Low Income (50%)	\$36,723.50	\$829.61	-\$420.39

Definitions

Affordable: Housing is considered affordable if the total cost is no more than 30% of a household's income.

Burlington-South Burlington MSA: A Census-defined region consisting of Chittenden, Franklin and Grand Isle Counties.

Housing: Housing Affordability



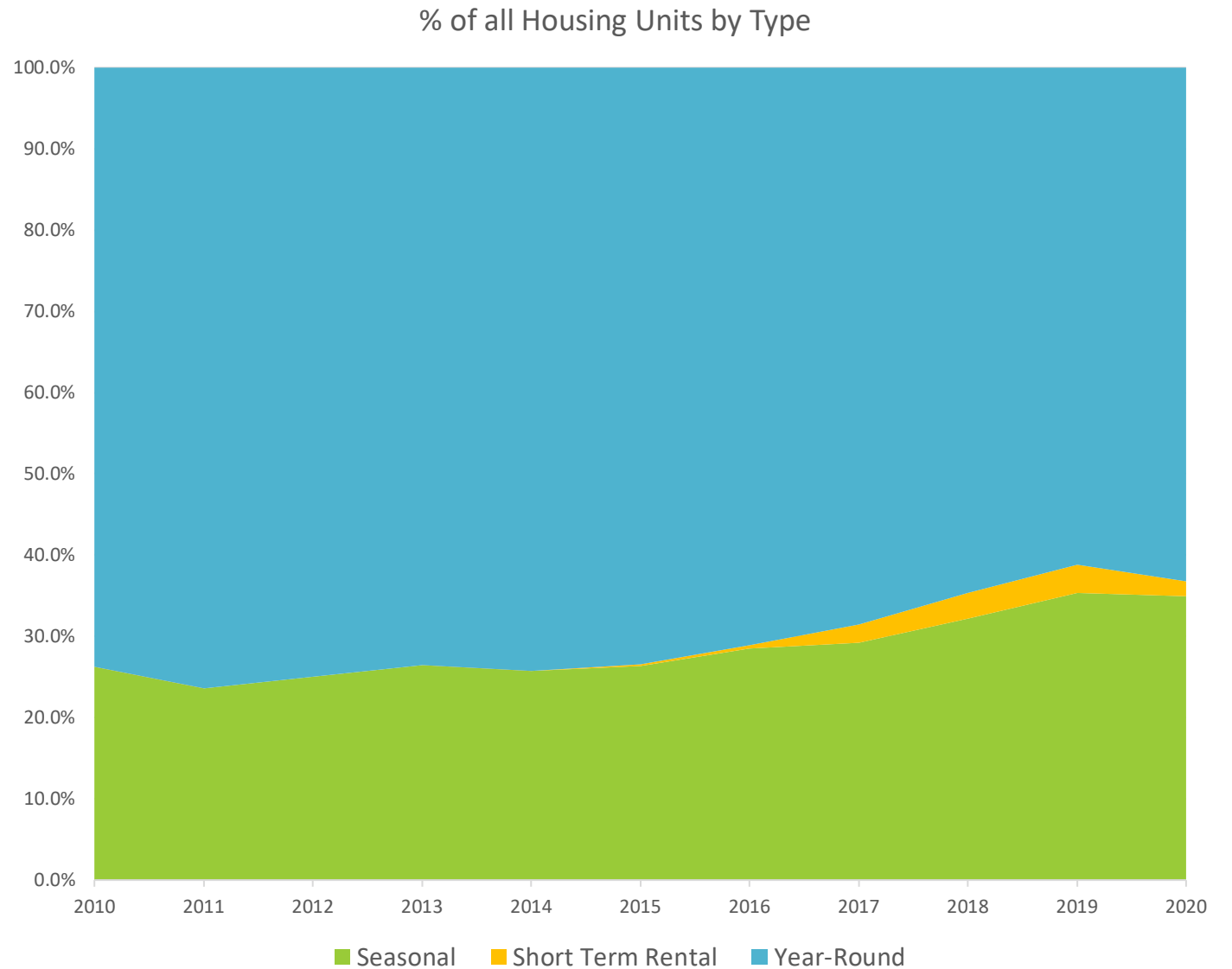
23% of homeowners and 18% of renters are defined as cost-burdened, spending more than 30% of their income on housing.



Homeowners over 65 are more likely to be cost-burdened.
Renters under 34 or over 65 are more likely to be cost-burdened.

Future Housing Demand

South Hero's population has stayed roughly the same in the last 10 years, as has its average household size. However, since 2010, the number of seasonal units has grown by 9%. Additionally, short-term rentals have increased. If seasonal and short-term rental demand increases, then there will be demand for new housing units.



Future Housing Demand

- Quality of Existing Housing Stock
 - 19% built before 1939- may need weatherization & other improvements over time.
 - Rental and homeowner units are about equally likely to have been built before 1939.
- Construction of New Housing Stock
 - About 3% of housing units have been constructed in the last 20 years, showing there is not much new housing development in South Hero.
 - Vacancy rates are 3.1% for rental units, and 1.8% for homeowner occupied units. These are below healthy rates of 5% and 3% respectively. However. High margins of error makes this data somewhat difficult to interpret.
- Affordable Housing
 - South Hero residents are facing cost-burdens and potential new residents cannot afford homeownership.
 - Rental units are more affordable- but only 15% of all year-round housing units are rentals.
- Senior Housing
 - Senior population has nearly doubled in last 10 years.
 - Older homeowners & renters are more likely to be cost-burdened.
 - Smaller units, single-story units, ADUs and senior-specific housing can all support aging-in-place.

Local Economy

South Hero has 68 businesses with 335 employees. The number of businesses and employees in South Hero has stayed relatively level over the past 10 years.

1.7% of South Hero residents are unemployed, as of February 2022.

The overall size of the South Hero labor force has decreased 6% from pre-pandemic levels.

Climate and Flood Resilience

- 5% of E911 mapped structures are located in the FEMA floodplain and are at risk for flooding.
- Over the past 30 years, there have been 4 declared flood emergencies and 11 other flood events in South Hero. At least \$70,000 in local damages are known to have occurred because of these events.